

PLAT RECORDING SHEET

PLAT NAME: Esperanza Section 2

PLAT NO: _____

ACREAGE: 19.574

LEAGUE: H.&T.C R.R. CO. Survey

ABSTRACT NUMBER: 239

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 120

NUMBER OF RESERVES: 4

OWNERS: Houston LD, LLC,

(DEPUTY CLERK)

B:\PROJECT DIRECTORY\09102 - RAUSCH COLEMAN\0002.01 - SECTION 2\CAD\PLAT\09102-02 PLAT 022824.DWG

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MICHAEL JOHNSON, AUTHORIZED SIGNATORY, OWNERS OF THE 19.574 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ESPERANZA SECTION 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LAWS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF ESPERANZA SECTION 2 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS, AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL JOHNSON, AUTHORIZED SIGNATORY, HEREUNTO AUTHORIZED, THIS _____ DAY OF _____ 2025.

HOUSTON LD, LLC, A TEXAS
LIMITED LIABILITY COMPANY

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, DBA FRIENDSWOOD
DEVELOPMENT COMPANY, ITS AGENT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 21, 2025

BY: U.S. HOME, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
MICHAEL JOHNSON, AUTHORIZED SIGNATORY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL JOHNSON, AUTHORIZED SIGNATORY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME: _____

MY COMMISSION EXPIRES: _____

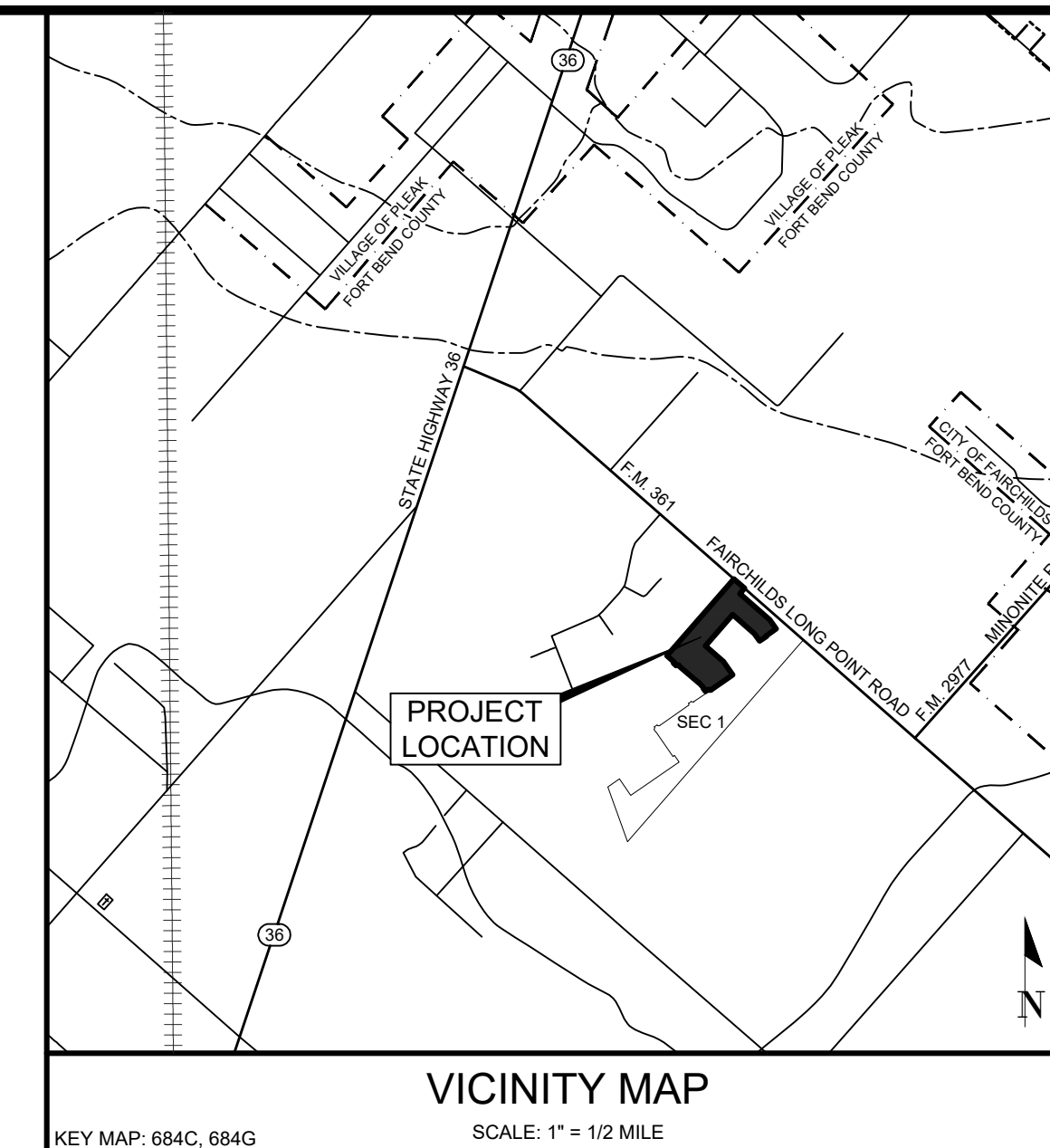
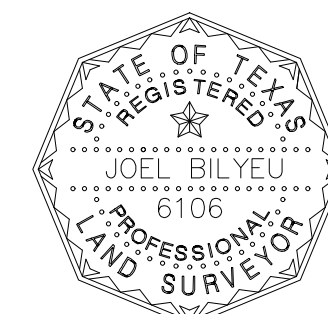
I, JULIANA BIHLET, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

JULIANA BIHLET, P.E.
TEXAS REGISTRATION NO. 104900



I, JOEL BILYEU, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH OF ONE INCH (5/8) AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.

JOEL BILYEU
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6106



I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2025.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

DEXTER L. MCGOY
COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ 2025, AT _____ O'CLOCK _____ M., IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD,
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

ESPERANZA SECTION 2

A SUBDIVISION OF
19.574 ACRES OF LAND
LOCATED IN THE
H.&T.C. R.R. CO. SURVEY, ABSTRACT NO. 239
FORT BEND COUNTY, TEXAS

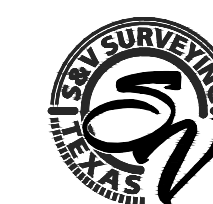
120 LOTS 3 BLOCKS 4 RESERVES

DATE: AUGUST, 2025

OWNER
HOUSTON LD, LLC,
A TEXAS LIMITED LIABILITY COMPANY
4058 N. COLLEGE AVENUE
FAYETTEVILLE, AR 72703

ENGINEER
BLACKLINE
ENGINEERING

1616 S. Voss, Suite 300
Houston, TX 77057
(832) 451-5959
Firm No. 14051
WWW.BLACKLINE-ENG.COM



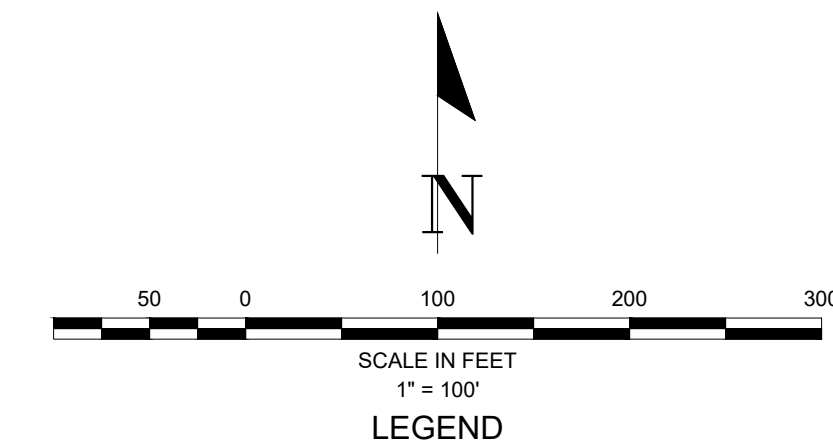
SURVEYOR

S & V SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
2011 KRAHN ROAD SPRING, TEXAS 77388
OFFICE - (281) 353-2570 FAX - (281) 353-2407
TBPELS Firm No. 100247-00
www.svsurveying.com

NOTES:

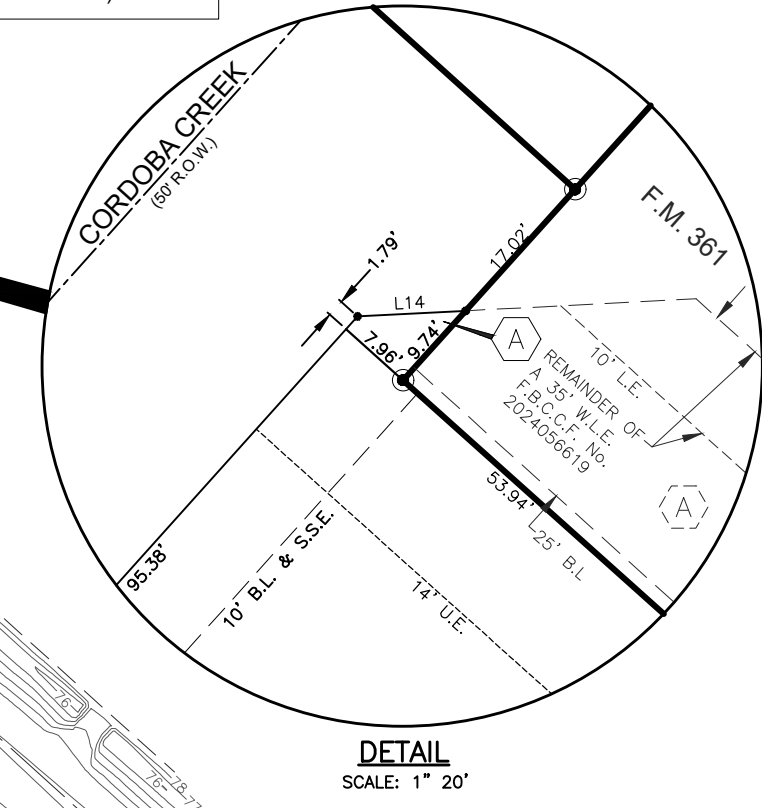
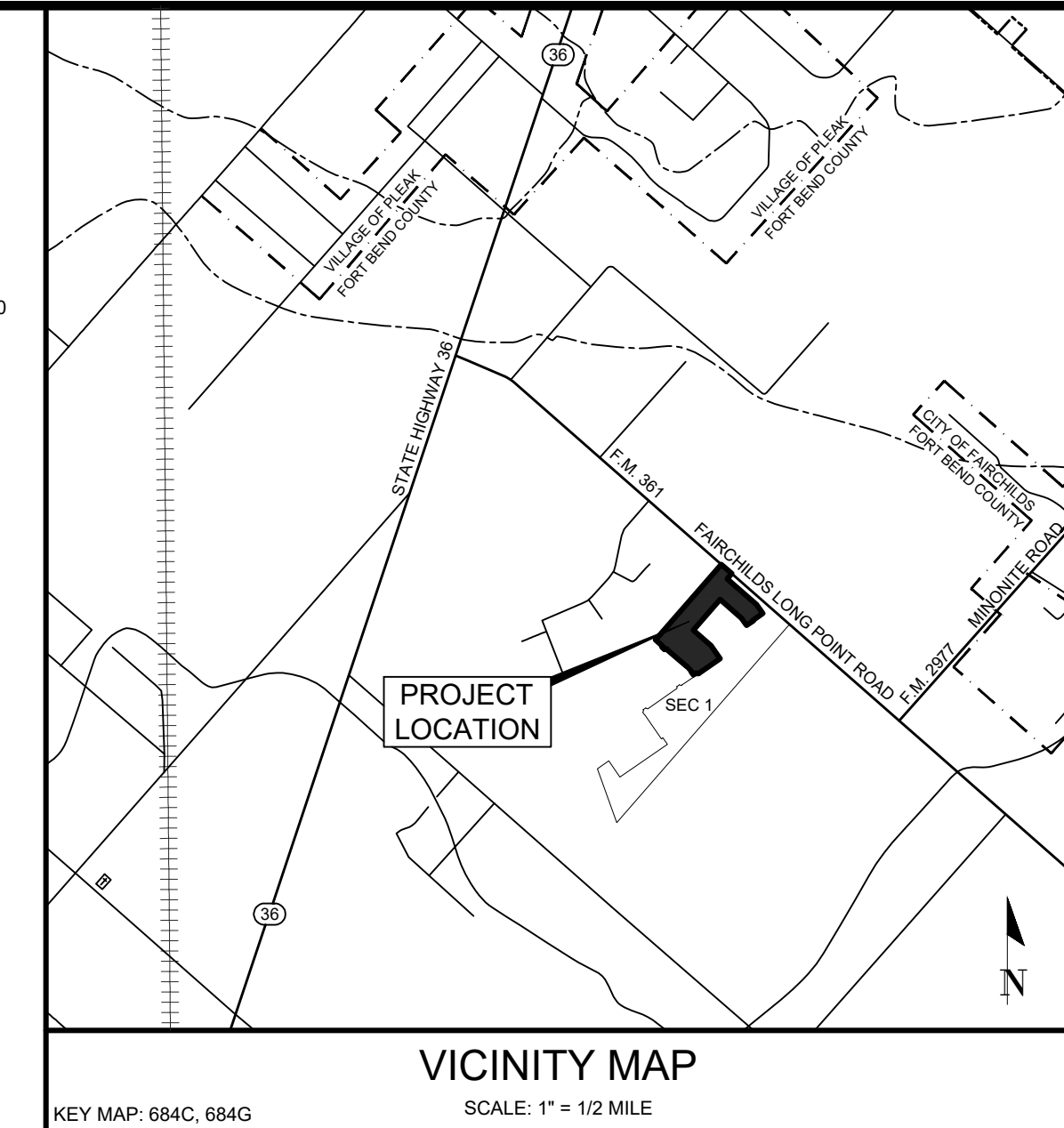
- PROJECT BENCHMARK: NGS MONUMENT "TXRO REF MON 1", WITH A PID OF DR8259, HAVING A PUBLISHED ELEVATION OF 94.2 FEET. ALL ELEVATIONS AND CONTOURS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988.
- TEMPORARY BENCHMARK: 600 NAIL SET APPROXIMATELY 403 FEET SOUTHWEST OF THE FM 361 RIGHT OF WAY AND 36.6 FEET OFFSET FROM THE SOUTHERLY BOUNDARY LINE OF THE FELDHOFF LOT 31 TRACT.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 256, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, NEEDVILLE I.S.D., WHARTON COUNTY JUNIOR COLLEGE AND CAD 12.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48157C0400M REVISED DATE JANUARY 29, 2021, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 83.69 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM), IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN LIGHT ZONE LZ2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAVD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999865357370.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BE BESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
- RESTRICTED RESERVE "A", "B" AND "D" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
- RESTRICTED RESERVE "C" TO BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 256.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 5' UTILITY EASEMENT (U.E.) RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2024077037.
- 10' SANITARY SEWER EASEMENT (S.S.E.) RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2024058485.
- TEMPORARY ACCESS EASEMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2024058488.
- 7' UTILITY EASEMENT (U.E.) RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2024077038.
- ALL ELEVATIONS SHOWN ARE REFERENCED TO NGS MONUMENT "TXRO REF MON 1", WITH A PID OF DR8259, HAVING A PUBLISHED ELEVATION OF 94.2 FEET. ALL ELEVATIONS AND CONTOURS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.001 AC. - 46 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO LANDSCAPE/UTILITY USE	0.116 AC. - 5,055 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO DRAINAGE USE	0.712 AC. - 30,999 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.067 AC. - 2,937 S.F.
TOTAL			0.896 AC. - 39,037 S.F.



LEGEND

AC	= ACRE
A.E.	= AERIAL EASEMENT
B.L.	= BUILDING LINE
C.C.F.	= COUNTY CLERK FILE
F.B.C.C.F.	= FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	= FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	= FORT BEND COUNTY PLAT RECORDS
L.E.	= LANDSCAPE EASEMENT
LTD.	= LIMITED
NO.	= NUMBER
O.P.R.F.B.C.	= OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
PG.	= PAGE
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
S.S.E.	= SANITARY SEWER EASEMENT
STM S.E.	= STORM SEWER EASEMENT
U.E.	= UTILITY EASEMENT
VOL.	= VOLUME
W.L.E.	= WATER LINE EASEMENT
X	= EASTING COORDINATE
Y	= NORTHING COORDINATE
—	= STREET NAME CHANGE
①	= BLOCK NUMBER
●	= SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
○	= FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)



DISTRICT NAMES	
F.B.C. ASSISTANCE DISTRICT	12
WCID	N/A
MUD	FBC MUD NO 256
LID	N/A
DID	FBC DRAINAGE DISTRICT
SCHOOL	NEEDVILLE ISD WHARTON COUNTY JUNIOR COLLEGE
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	NO CITY OR ETJ
UTILITIES CO.	CENTERPOINT ENERGY FBC DRAINAGE DISTRICT
ESD	10

LINE TABLE		
LINE	BEARING	LENGTH
L1	S42°02'34"W	101.76'
L2	S34°01'19"E	156.84'
L3	S56°02'42"W	170.00'
L4	S33°57'18"E	8.58'
L5	S55°58'41"W	122.19'
L6	N34°21'11"W	130.09'
L7	S56°02'42"W	50.00'
L8	N33°57'18"W	50.62'
L9	N48°04'34"W	50.00'
L10	N41°55'26"E	18.43'
L11	N48°04'34"W	142.55'
L12	S33°57'18"E	74.35'
L13	S33°57'18"E	50.62'
L14	S87°00'06"W	11.27'
L15	N02°59'54"W	35.40'
L16	S45°33'00"E	50.57'
L17	S40°40'15"E	61.18'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N78°57'18"W	35.36'
C2	475.00'	14°06'47"	117.00'	N41°00'42"W	116.71'
C3	25.00'	90°00'28"	39.27'	S86°55'41"W	35.36'
C4	500.00'	14°09'27"	123.55'	S41°02'02"E	123.23'
C5	500.00'	14°06'47"	123.16'	S41°00'42"E	122.85'
C6	25.00'	90°02'12"	39.29'	S03°05'39"E	35.37'
C7	525.00'	14°09'27"	129.72'	S41°02'02"E	129.39'
C8	475.00'	14°09'27"	117.37'	N41°02'02"W	117.07'
C9	25.00'	89°57'48"	39.25'	S86°54'21"W	35.34'
C10	25.00'	89°59'32"	39.27'	S03°04'19"E	35.35'
C11	25.00'	48°11'23"	21.03'	S72°09'47"E	20.41'
C12	50.00'	276°22'46"	241.19'	S41°55'55"W	66.67'
C13	25.00'	48°11'23"	21.03'	N23°58'24"W	20.41'
C14	25.00'	90°00'28"	39.27'	S86°55'41"W	35.36'
C15	25.00'	89°59'32"	39.27'	S03°04'19"E	35.35'
C16	525.00'	14°06'47"	129.32'	S41°00'42"E	128.99'



ESPERANZA SECTION 2

A SUBDIVISION OF 19.574 ACRES OF LAND LOCATED IN THE H.&T.C. R.R. CO. SURVEY, ABSTRACT NO. 239 FORT BEND COUNTY, TEXAS

120 LOTS 3 BLOCKS 4 RESERVES
DATE: AUGUST, 2025 SCALE: 1" = 100'

OWNER
HOUSTON LD, LLC,
A TEXAS LIMITED LIABILITY COMPANY
4058 N. COLLEGE AVENUE
FAYETTEVILLE, AR 72703
PHONE: 713-434-6034

ENGINEER SURVEYOR

BLACKLINE ENGINEERING
1616 S. Voss, Suite 300
Houston, TX 77057
(832) 431-5959
Firm No. 14051
WWW.BLACKLINE-ENG.COM

S & V SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
2011 KRAVIN ROAD SPRING, TEXAS 77388
OFFICE - (281) 353-2570 FAX - (281) 353-2407
TBPELS Firm No. 100247-00
www.svsurveying.com

B:\PROJECT DIRECTORY\09102 - RAUSCH COLEMAN\0002.01 - SECTION 2\CAD\PLAT\09102-02 PLAT-022824.DWG