

PLAT RECORDING SHEET

PLAT NAME: New Territory Detention Expansion No. 1

PLAT NO: _____

ACREAGE: 12.066

LEAGUE: J.H. Cartwright Survey

ABSTRACT NUMBER: 16

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: Fort Bend County Levee Improvement District No. 7

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

THE UNDERSIGNED, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF NEW TERRITORY DETENTION EXPANSION NO. 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS SHOWN THEREON AND DESIGNATE SAID SUBDIVISION AS NEW TERRITORY DETENTION EXPANSION NO. 1, 12,066 ACRES, LOCATED IN THE J.H. CARTWRIGHT SURVEY, ABSTRACT NUMBER 16, FORT BEND COUNTY, TEXAS, AND HEREBY DEDICATES TO PUBLIC USE AS SUCH, THE STREETS AND EASEMENTS SHOWN THEREON FOREVER AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND FOREVER 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 PURPOSE 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 (I.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 PURPOSE 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") 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 ANY 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, OWNERS 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 ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS 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, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CINDY PICAZO, ITS CHAIRMAN, THEREUNTO ATTESTED, BY ITS SECRETARY, NATHAN BEDEE, THIS _____ DAY OF _____, 2025.

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7

By: _____
CINDY PICAZO, CHAIRMAN

ATTEST: _____
NATHAN BEDEE, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CINDY PICAZO, CHAIRMAN OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, A SUBDIVISION OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN BEDEE, SECRETARY OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, A SUBDIVISION OF THE STATE OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED 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

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLES POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.

KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797
DATE _____

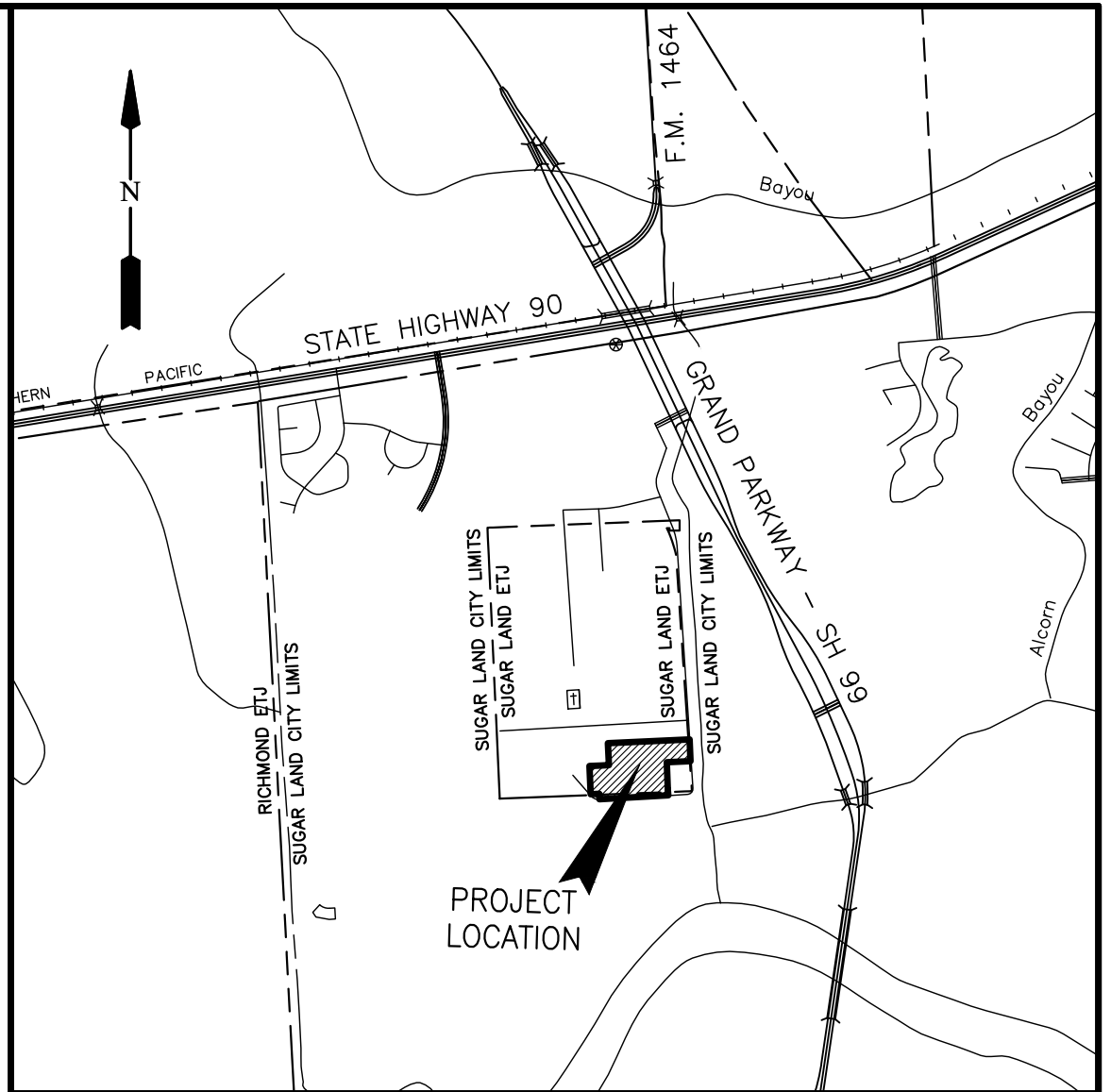
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF NEW TERRITORY DETENTION EXPANSION NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING THIS PLAT THIS _____ DAY OF _____, 2025.

MATTHEW CALIGUR
CHAIR

LINDA MENDENHALL
CITY CLERK

NOTES:

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988, 2021 ADJUSTMENT.
- ALL BEARINGS REFERENCED TO THE TEXAS PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY ABSTRACT SERVICES OF HOUSTON, G.F. NO. 7910-25-3456, EFFECTIVE DATE JULY 25, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT, THE CITY LIMITS OF SUGAR LAND, THE ETJ OF THE CITY LIMITS OF SUGAR LAND, AND FORT BEND COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 5.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND, PRIOR TO THE CERTIFICATION OF COMPLIANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND. SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR SIDE. (DOES NOT APPLY TO US99 AND GRAND PARKWAY) COMMERCIAL BUILDING DEVELOPERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION FRONT AND ALONG STREETS ON WHICH NON-RESIDENTIAL CONSTRUCTION SIDE. (BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED.)
- NEW TERRITORY DETENTION EXPANSION NO. 1 LIES WITHIN SHADE ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NO. 48157C0260L, DATED APRIL 2, 2014.
- NEW CONSTRUCTION IS ELEVATED SUFFICIENTLY SO THAT THE MINIMUM FINISH FLOOR (SLAB) ELEVATION IS AT LEAST 2 FEET ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY ATLAS 14, VOL. 11, TEXAS, 1.5 FEET ABOVE ADJACENT NATURAL GROUND, OR 1 FOOT ABOVE TOP OF CURB, WHICHEVER IS THE HIGHER ELEVATION. PROVIDED HOWEVER:
 - FOR NEW CONSTRUCTION LOCATED INSIDE LEVEE PROTECTED AREAS (I.E., LEVEE IMPROVEMENT DISTRICTS), THE MINIMUM FINISHED FLOOR ELEVATION IS AT LEAST 2 FEET ABOVE MAXIMUM PONDING ELEVATIONS (ESTABLISHED USING ATLAS 14, VOL. 11, TEXAS), 1.5 FEET ABOVE ADJACENT NATURAL GROUND, OR 1 FOOT ABOVE TOP OF CURB, WHICHEVER IS THE HIGHER ELEVATION.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
- SITE PLANS SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE STANDARDS IN CHAPTER FIVE, ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE, ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS SPECIFIED IN CHAPTER FIVE, ARTICLE III, SECTION 5-22 BUILDING LINES, OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- PROJECT BENCHMARK: CITY OF SUGAR LAND GEODETIC CONTROL STATION SGR-RM009: 3" BRASS CAP STAMPED "RM 009" IN THE CENTERLINE OF NEW TERRITORY BLVD LOCATED +/- 850 FEET EAST OF THE CENTERLINE OF THE INTERSECTION OF HOMEWARD WAY AND NEW TERRITORY BLVD. (THIS REFERENCE MARKER IS NO LONGER PUBLISHED BY THE CITY OF SUGAR LAND, TX)
ELEVATION = 76.50 FEET (NAVD88 2001 ADJ.) (GE0ID99)
- AFFIDAVIT TO THE PUBLIC - CERTIFICATION OF OSSF REQUIRING MAINTENANCE, AS SET OUT IN CLERK'S FILE NO. 2022101374.



VICINITY MAP
SCALE: 1"= 2,000'
KEY MAP NO. 607A

I, J. STACY SLAWINSKI, 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 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.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

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

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

FINAL PLAT OF NEW TERRITORY DETENTION EXPANSION NO. 1

A SUBDIVISION OF 12,066 ACRES OF LAND SITUATED IN
THE J.H. CARTWRIGHT SURVEY, ABSTRACT 16,
FORT BEND COUNTY, TEXAS

0 LOTS 3 RESERVES 0 BLOCKS
OCTOBER 1, 2025 JOB NO. 2703-2012.205

OWNER:
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
CINDY PICAZO, CHAIRMAN
1300 POST OAK BOULEVARD, SUITE 1400, HOUSTON, TEXAS 77056
(713) 623-4531

SURVEYOR: **LJA Surveying, Inc.** ENGINEER: **LJA Engineering, Inc.**
3600 W Sam Houston Parkway S Phone 713.953.5200 3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026 Suite 600 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382 Houston, Texas 77042 FRN - F-1386

CALLED 1.0 ACRE
BRENTS LIVING TRUST
F.N. 2021076842
F.B.C.O.P.R.

CALLED 1.0 ACRE
JOHN & MEI MEZAK
F.N. 2015137174
F.B.C.O.P.R.

CALLED 4.99997 ACRES
TARIQ N. AHMED
F.N. 2022055192
F.B.C.O.P.R.

CALLED 2.316 ACRES
DAVID T. CHANG & ELLEN
MEIJUNG WANG
F.N. 2017137228
F.B.C.O.P.R.

CALLED 1.0 ACRE
TAPIA VALENTIN
F.N. 2008086593
F.B.C.O.P.R.

CALLED 1.0000 ACRES
ROSIE MARIA BISHOP
F.N. 9559874
F.B.C.O.P.R.

CALLED 0.0685 ACRES
FORT BEND COUNTY
F.N. 1990056234
F.B.C.O.P.R.

CALLED 0.1128 ACRES
FORT BEND COUNTY
F.N. 1999056235
F.B.C.O.P.R.

CALLED 0.0685 ACRES
FORT BEND COUNTY
F.N. 1990056234
F.B.C.O.P.R.

CALLED 1.412 ACRES
FORT BEND COUNTY
F.N. 9735964, F.B.C.O.P.R.
ANNEXED TO CITY
F.N. 2017105661, F.B.C.O.P.R.

CALLED 0.0880 ACRES
FORT BEND COUNTY
F.N. 1999056236
F.B.C.O.P.R.

ELLIS CREEK
(DITCH "M")
(WIDTH VARIES)
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
VOL. 2152, PG. 541
F.B.C.D.R.

REMAINDER OF
CALLED 1.0 ACRE
FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 7
F.N. 202400429
F.B.C.O.P.R.

P.O.B.

NAD83 GRID COORDINATES
X= 3,022,212.31
Y= 11,776,507.03

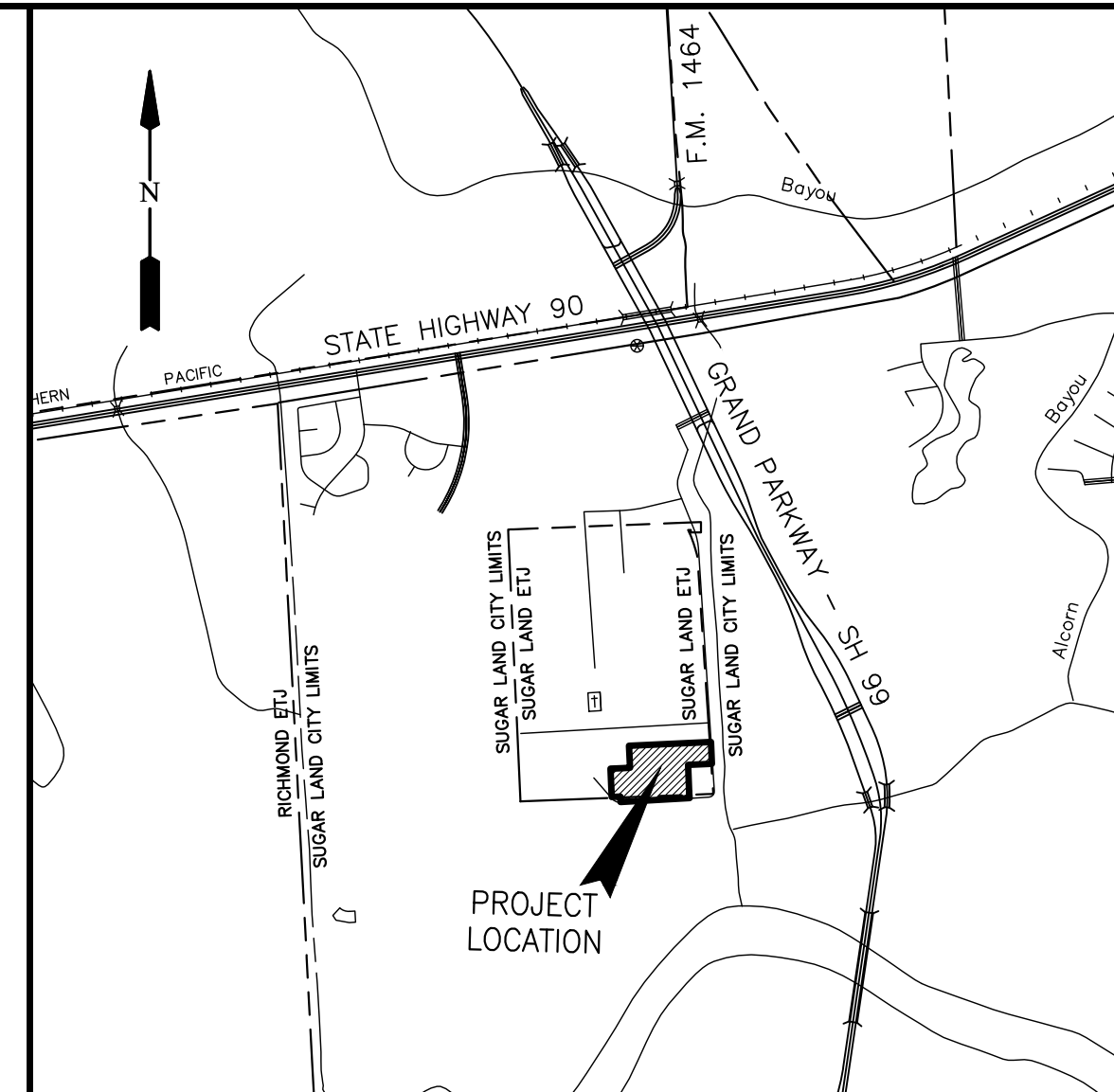
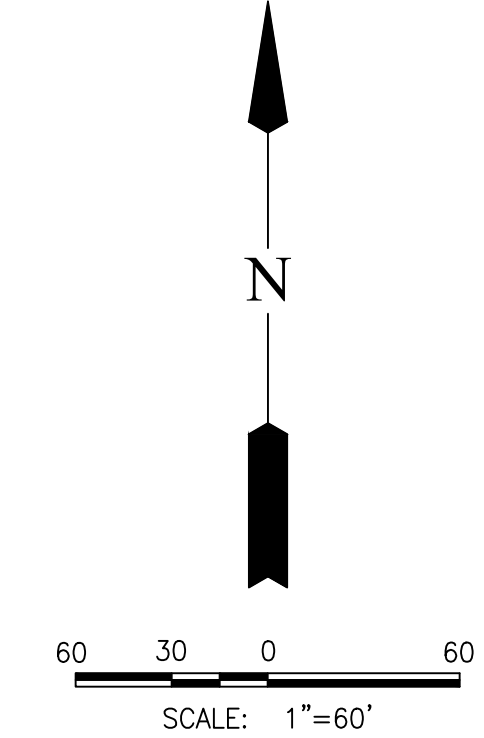
CALLLED 0.1817 ACRES
FORT BEND COUNTY
F.N. 1999056239
F.B.C.O.P.R.

CALLLED 1.412 ACRES
FORT BEND COUNTY
F.N. 9735964, F.B.C.O.P.R.
ANNEXED TO CITY
F.N. 2017105661
F.B.C.O.P.R.

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING CHORD
C1	60.00'	89°50'06"	94.08'	S 42°20'56" W 84.73'
C2	60.00'	89°51'52"	94.11'	N 42°20'03" E 84.75'
C3	25.00'	89°52'02"	39.21'	S 42°20'08" W 35.31'
C4	95.00'	89°51'52"	149.00'	S 42°20'03" W 134.19'
C5	25.00'	89°50'06"	39.20'	S 42°20'56" W 35.30'
C6	25.00'	89°17'18"	38.96'	N 42°04'31" E 35.14'
C7	95.00'	89°50'06"	148.95'	N 42°20'56" E 134.16'
C8	25.00'	89°51'52"	39.21'	N 42°20'03" E 35.31'
C9	25.00'	90°07'58"	39.33'	N 47°39'52" W 35.40'

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 03°16'50" E	60.00'	
L2	N 02°34'07" W	60.00'	
L3	S 86°43'10" W	94.70'	
L4	S 87°15'59" W	96.49'	

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	10.321	449,591	RESTRICTED TO DETENTION
B	0.183	7,955	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.400	17,426	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	10.904	474,972	



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Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER: **LJA Engineering, Inc.**
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.O.B. INDICATES POINT OF BEGINNING
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - FND. INDICATES FOUND
 - I.R. INDICATES IRON ROD
 - I.P. INDICATES IRON PIPE
 - (S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS