

PLAT RECORDING SHEET

PLAT NAME: Summerview Section Five Partial Replat No. 1

PLAT NO: _____

ACREAGE: 10.094

LEAGUE: Isaac N. Charles Survey and The Joseph San Pierre Survey

ABSTRACT NUMBER: A-17 and A-81

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 63

NUMBER OF RESERVES: 0

OWNERS: M/I Homes of Houston, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRANNON BOOZER, VICE PRESIDENT OF LAND, AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, HEREINAFTER REFERRED TO AS OWNERS OF THE 10.094 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUMMERVIEW SECTION FIVE PARTIAL REPLAT NO. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR 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 UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AND ADDITION ELEVEN FEET, SIX INCHES (11'6") FOR TEEN 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (UE AND AE) 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 UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AND ADDITION TEN FEET, SIX INCHES (10'6") FOR TEEN 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (UE AND AE) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DAMAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, 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) 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SUMMERVIEW SECTION FIVE PARTIAL REPLAT NO. 1 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, 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, THE M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, HEREUNTO AUTHORIZED, AND ATTESTED BY BRUCE SCHULER, ITS VICE PRESIDENT OF LAND ACQUISITION, AND HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2026.

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
BRANNON BOOZER, VICE PRESIDENT OF LAND

BY: _____
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, OF M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

COMMISSION EXPIRES: _____

I, DEVIN R. ROYAL, AM AUTHORIZED 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 OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

I, CHAD R. HARTMANN, 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.

CHAD R. HARTMANN
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 109947

THIS PLAT OF SUMMERVIEW SECTION FIVE PARTIAL REPLAT NO. 1, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY _____ OF _____, 2026

BY: _____
AMY PEARCE, CHAIRMAN

BY: _____
GRACE MALVEAUX, CO-CHAIRMAN

THIS PLAT OF SUMMERVIEW SECTION FIVE PARTIAL REPLAT NO. 1, WAS APPROVED ON _____

2026, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF _____, 2026, PROVIDED HOWEVER THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS THEREAFTER.

BY: _____
DONALD MCCOY, MAYOR

BY: _____
MARIELA RODRIGUEZ, CITY SECRETARY

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

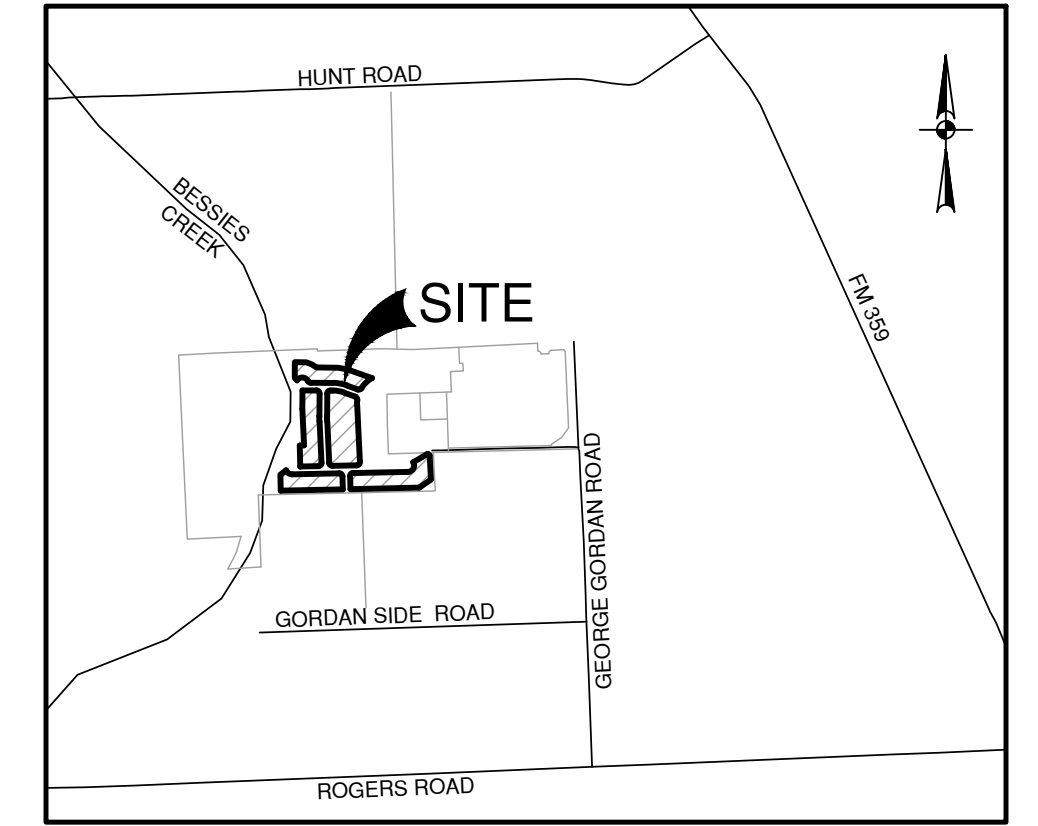
MY OFFICE ON _____, 2026, AT _____ O'CLOCK ____M., AND IN PLAT

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



LOCATION MAP
KEY MAP 522 B NOT-TO-SCALE

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 THE 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 _____, 2026.

VINCENT MORALES
COMMISSIONER PRECINCT 1

GRADY PRESTAGE
COMMISSIONER PRECINCT 2

ANDY MEYERS
COMMISSIONER PRECINCT 3

DEXTER L. MCCOY
COMMISSIONER PRECINCT 4

KP GEORGE
COUNTY JUDGE

SUMMERVIEW SECTION FIVE PARTIAL REPLAT NO. 1

A SUBDIVISION OF 10.094 ACRES LOCATED IN THE
ISAAC N. CHARLES, A-17 AND
THE JOSEPH SAN PIERRE SURVEY, A-81
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

ALSO BEING
A PARTIAL REPLAT OF SUMMERVIEW SECTION FIVE,
LOTS 1-40, BLOCK 1, LOTS 22-36, BLOCK 2
AND LOTS 1-27, BLOCK 3,
AS RECORDED IN PLAT NO. 20250058, FBCPR

REASON FOR REPLAT:
(TO CHANGE LOT WIDTH SIZE FROM 40' WIDE LOTS INTO 50' WIDE LOTS,
REVISE SIDE LOT UTILITY EASEMENTS AND CHANGE THE 25' BUILDING LINE TO A
20' BUILDING LINE ALONG THE CUL-DE-SACS)

63 LOTS 0 RESERVES 5 BLOCKS

JANUARY 2026

OWNER:
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
10720 W. SAM HOUSTON PKWY. N., STE. 100
HOUSTON, TX 77064
TEL: (281)223-1602

PAPE-DAWSON

CONTACT: BRANNON BOOZER, VICE PRESIDENT OF LAND AND 2107 CITYWEST BLVD., 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION AND TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

- GENERAL NOTES:
- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE, FILE NO. 2791025-09421, JANUARY 2026, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.0001166053.
 - THERE ARE NO PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
 - THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AND ZONE "AE" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0085M DATED JANUARY 29, 2021.
 - ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
 - ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN ON THE PLAT.
 - THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, CAD 7, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT FORT BEND ESD #4, A PORTION IN THE CITY OF FULSHEAR, E.T.J., AND A PORTION IN THE FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 195.
 - ALL EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNER'S ASSOCIATION, MAP NUMBER MUNICIPAL UTILITY DISTRICT NO. 195, OR OTHER PERPETUAL PRIVATE ENTITY.
 - CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) MARKER NO. N1505 X (PID NO. AWS483); TOP OF A STAINLESS ROD IN SLEEVE ACCESSED THROUGH A 5-INCH LOGO CAP; THE MARKER IS LOCATED ON THE NORTH SIDE OF FM1093 APPROXIMATELY 1.34 MILES WEST OF THE CITY OF FULSHEAR (FM359), NORTH ON A DIRT DRIVE APPROXIMATELY 142 FEET FROM THE CENTERLINE OF FM1093, 13 FEET WEST OF THE CENTER OF THE DIRT DRIVE, AND 3 FEET SOUTH OF THE WESTERLY GATE POST. ELEVATION = 109.50 FEET (NAVD88, 1991 ADJUSTMENT).
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 113.34' FEET ABOVE MEAN SEA LEVEL (NAVD 88 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.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5) FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE 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 IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - A MINIMUM DISTANCE OF TEN (10') FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - CONTOURS SHOWN HEREON ARE NAVD 88 DATUM.
 - BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 - FORT BEND COUNTY DRAINAGE DISTRICT MAINTAINS ITS EXISTING EASEMENTS ALONG BROOKSHIRE CREEK AND HAS THE RIGHTS TO USE THE ADDITIONAL 370' EASEMENT FOR MAINTENANCE OPERATIONS AND FUTURE EXPANSION OF THE CREEK.
 - THE HOME OWNERS'S ASSOCIATION WILL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR THE RETAINING WALLS WITHIN THE PLAT.

METES AND BOUNDS DESCRIPTION BLOCK 1

A 1.415 ACRE, OR 61,648 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 5.337 ACRE TRACT OF LAND CONVEYED TO M/J HOMES OF HOUSTON, LLC, DESCRIBED IN A PLAT SUMMERVIEW SECTION FIVE, BLOCK 3, AS RECORDED IN FORT BEND COUNTY PLAT NUMBER 20250058, SITUATED IN THE ISAAC N. CHARLES SURVEY, ABSTRACT NUMBER 17 AND JOSEPH SAN PIERRE SURVEY, ABSTRACT NUMBER 81, IN THE CITY OF FULSHEAR, E.T.J., FORT BEND COUNTY, TEXAS, SAID 1.415 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAZ2011) EPOCH 2010.00:

- BEGINNING: AT A 5/8 INCH IRON ROD (COSTELLO INC) FOUND FOR THE SOUTHEAST CORNER OF SAID BLOCK 1, ON THE NORTH LINE OF A RESTRICTED RESERVE "B" OF SAID SUMMERVIEW SECTION FIVE, AND ON THE WEST RIGHT-OF-WAY LINE OF GLEAMING MEADOWS ROAD (60 FEET WIDE) AS RECORDED UNDER PLAT NUMBER 20250058, OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: S 88°46'22" W, A DISTANCE OF 485.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT;
- THENCE: N 01°13'38" W, A DISTANCE OF 125.00 FEET TO A POINT FOR AN ANGLE POINT;
- THENCE: N 53°22'09" E, A DISTANCE OF 56.05 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT AND ON THE SOUTH RIGHT-OF-WAY LINE OF SUNNY SHADE DRIVE (60 FEET WIDE) AS RECORDED UNDER PLAT NUMBER 20250059, OF THE FORT BEND COUNTY PLAT RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
- THENCE: ALONG A NON-TANGENT CURVE TO THE LEFT, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°28'47", A CHORD BEARING AND DISTANCE OF S 56°29'16" E, 56.98 FEET, FOR AN ARC LENGTH OF 60.63 FEET TO A POINT TO A POINT OF TANGENCY;
- THENCE: N 88°46'22" E FOR A DISTANCE OF 367.49 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°28'47", A CHORD BEARING AND DISTANCE OF S 46°13'38" E, 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;
- THENCE: S 01°13'38" E FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.415 ACRES IN FORT BEND COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION BLOCK 2

A 1.915 ACRE, OR 83,398 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 5.337 ACRE TRACT OF LAND CONVEYED TO M/J HOMES OF HOUSTON, LLC, DESCRIBED IN A PLAT SUMMERVIEW SECTION FIVE, BLOCK 3, AS RECORDED IN FORT BEND COUNTY PLAT NUMBER 20250058, SITUATED IN THE ISAAC N. CHARLES SURVEY, ABSTRACT NUMBER 17 AND JOSEPH SAN PIERRE SURVEY, ABSTRACT NUMBER 81, IN THE CITY OF FULSHEAR, E.T.J., FORT BEND COUNTY, TEXAS, SAID 1.915 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAZ2011) EPOCH 2010.00:

- BEGINNING: AT A 5/8 INCH IRON ROD (COSTELLO INC) FOUND FOR THE SOUTHEAST CORNER OF SAID BLOCK 2, ON THE WEST LINE OF A RESTRICTED RESERVE "B" OF SAID SUMMERVIEW SECTION FIVE, AND ON THE NORTH RIGHT-OF-WAY LINE OF SUNNY SHADE DRIVE (60 FEET WIDE) AS RECORDED UNDER PLAT NUMBER 20250058, OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: N 01°13'38" W, A DISTANCE OF 164.00 FEET TO A POINT FOR CORNER;
- THENCE: N 87°10'59" E, A DISTANCE OF 33.02 FEET TO A POINT FOR AN INTERIOR CORNER;
- THENCE: N 02°49'01" W, A DISTANCE OF 285.08 FEET TO AN ANGLE POINT;
- THENCE: N 00°32'24" E, A DISTANCE OF 144.13 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT AND ON THE SOUTH RIGHT-OF-WAY LINE OF SUNSCAPE COURT (60 FEET WIDE) AS RECORDED UNDER PLAT NUMBER 20250058, OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: S 89°27'36" E, A DISTANCE OF 109.76 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF S 44°27'36" E, 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY AND ON THE WEST RIGHT-OF-WAY LINE OF SWIMMING HOLE ROAD (60 FEET WIDE) AS RECORDED UNDER PLAT NUMBER 20250058, OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: S 00°32'24" W, A DISTANCE OF 175.96 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- THENCE: ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 03°21'26", A CHORD BEARING AND DISTANCE OF S 01°08'18" E, 41.01 FEET, FOR AN ARC LENGTH OF 41.01 FEET TO A POINT OF TANGENCY;
- THENCE: S 02°49'01" E FOR A DISTANCE OF 322.47 FEET TO A POINT FOR THE BEGINNING OF THE TANGENT CURVE TO THE RIGHT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°35'23", A CHORD BEARING AND DISTANCE OF S 42°58'40" W, 35.84 FEET, FOR AN ARC LENGTH OF 39.96 FEET TO A POINT OF TANGENCY;
- THENCE: S 88°46'22" W FOR A DISTANCE OF 139.63 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 05°17'02", A CHORD BEARING AND DISTANCE OF N 88°35'07" W, 2.30 FEET, FOR AN ARC LENGTH OF 2.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.915 ACRES IN FORT BEND COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION BLOCK 3

A 1.593 ACRE, OR 69,398 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 5.337 ACRE TRACT OF LAND CONVEYED TO M/J HOMES OF HOUSTON, LLC, DESCRIBED IN A PLAT SUMMERVIEW SECTION FIVE, BLOCK 3, AS RECORDED IN FORT BEND COUNTY PLAT NUMBER 20250058, SITUATED IN THE ISAAC N. CHARLES SURVEY, ABSTRACT NUMBER 17 AND JOSEPH SAN PIERRE SURVEY, ABSTRACT NUMBER 81, IN THE CITY OF FULSHEAR, E.T.J., FORT BEND COUNTY, TEXAS, SAID 1.593 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAZ2011) EPOCH 2010.00:

- BEGINNING: AT A 5/8 INCH IRON ROD (COSTELLO INC) FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK 3, ON THE EAST LINE OF RESTRICTED RESERVE "B" AND THE SOUTH LINE OF RESTRICTED RESERVE "A" AS RECORDED UNDER PLAT NUMBER 20250058, OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: S 89°27'36" E, A DISTANCE OF 90.00 FEET TO AN ANGLE POINT;
- THENCE: S 68°30'52" E, A DISTANCE OF 42.83 FEET TO AN ANGLE POINT;
- THENCE: S 57°46'33" E, A DISTANCE OF 47.01 FEET TO AN ANGLE POINT;
- THENCE: S 89°27'36" E, A DISTANCE OF 168.43 FEET TO AN ANGLE POINT;
- THENCE: S 79°16'28" E, A DISTANCE OF 50.83 FEET TO AN ANGLE POINT;
- THENCE: S 74°52'45" E, A DISTANCE OF 50.71 FEET TO AN ANGLE POINT;
- THENCE: S 70°17'00" E, A DISTANCE OF 176.33 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT AND ON THE WEST RIGHT-OF-WAY LINE OF SUMMER VIEW WAY (60 FEET WIDE) AS RECORDED UNDER PLAT NUMBER 20250058 OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: ALONG A NON-TANGENT CURVE TO THE LEFT, A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 28°15'00", A CHORD BEARING AND DISTANCE OF S 46°17'51" W, 112.26 FEET, FOR AN ARC LENGTH OF 113.40 FEET TO A POINT OF REVERSE CURVE;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°32'39", A CHORD BEARING AND DISTANCE OF S 70°56'41" W, 31.31 FEET, FOR AN ARC LENGTH OF 33.84 FEET TO A POINT OF TANGENCY AND ON THE NORTH RIGHT-OF-WAY LINE OF SUNSCAPE COURT AS RECORDED UNDER PLAT NUMBER 20250058 OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: N 70°17'00" W, A DISTANCE OF 91.89 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- THENCE: ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 19°10'36", A CHORD BEARING AND DISTANCE OF N 79°52'18" W, 109.93 FEET, FOR AN ARC LENGTH OF 110.45 FEET TO A POINT;
- THENCE: N 89°27'36" W, A DISTANCE OF 173.14 FEET TO A POINT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 62°10'55", A CHORD BEARING AND DISTANCE OF N 58°22'08" W, 25.82 FEET, FOR AN ARC LENGTH OF 27.13 FEET TO A POINT;
- THENCE: ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 118°20'45", A CHORD BEARING AND DISTANCE OF N 86°27'03" W, 85.87 FEET, FOR AN ARC LENGTH OF 103.28 FEET TO A POINT;
- THENCE: N 44°05'13" W, A DISTANCE OF 25.57 FEET TO A POINT;
- THENCE: N 00°32'24" E, A DISTANCE OF 123.96 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.593 ACRES IN FORT BEND COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION BLOCK 4

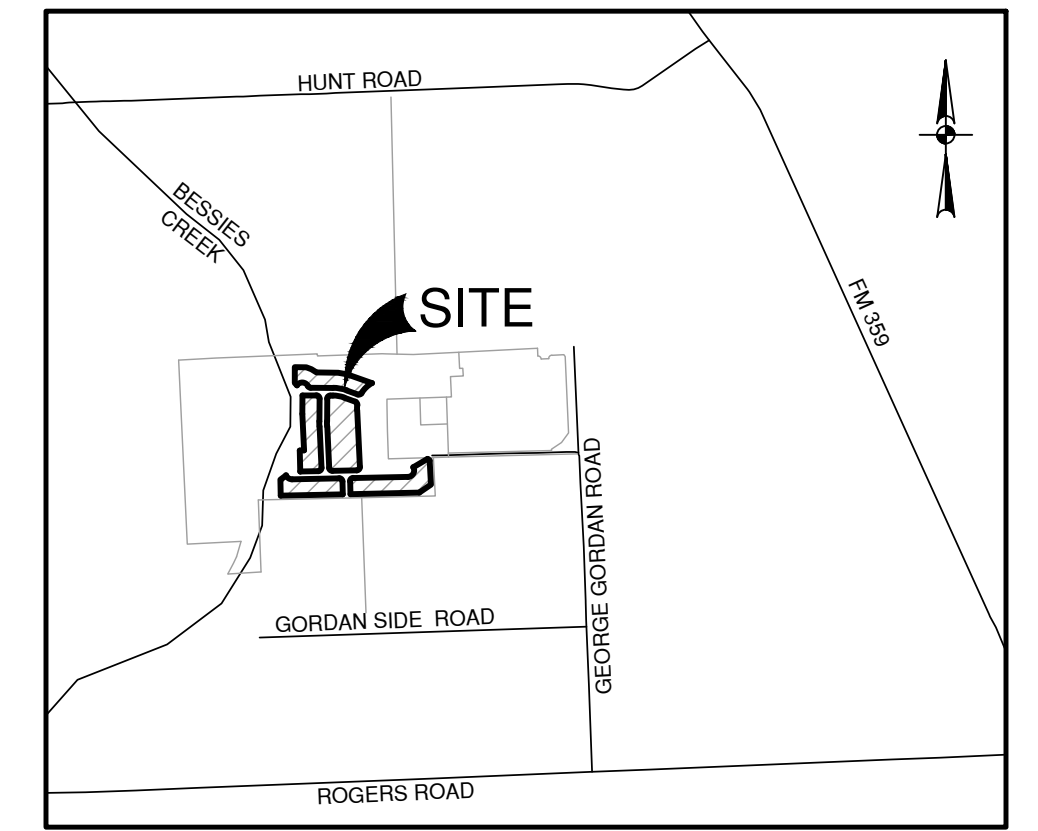
A 3.102 ACRE, OR 135,124 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 5.337 ACRE TRACT OF LAND CONVEYED TO M/J HOMES OF HOUSTON, LLC, DESCRIBED IN A PLAT SUMMERVIEW SECTION FIVE, BLOCK 4, AS RECORDED IN FORT BEND COUNTY PLAT NUMBER 20250058, SITUATED IN THE ISAAC N. CHARLES SURVEY, ABSTRACT NUMBER 17 AND JOSEPH SAN PIERRE SURVEY, ABSTRACT NUMBER 81, IN THE CITY OF FULSHEAR, E.T.J., FORT BEND COUNTY, TEXAS, SAID 3.102 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAZ2011) EPOCH 2010.00:

- BEGINNING: AT A 5/8 INCH IRON ROD (COSTELLO INC) FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK 4, ON THE SOUTH RIGHT-OF-WAY LINE OF SUNSCAPE COURT (60 FEET WIDE) AS RECORDED UNDER PLAT NUMBER 20250058, OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: ALONG A NON-TANGENT CURVE TO THE RIGHT, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°32'39", A CHORD BEARING AND DISTANCE OF S 31°30'40" E, 31.31 FEET, FOR AN ARC LENGTH OF 33.84 FEET TO A POINT OF REVERSE CURVE;
- THENCE: ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 10°04'41", A CHORD BEARING AND DISTANCE OF S 02°13'19" W, 40.40 FEET, FOR AN ARC LENGTH OF 40.46 FEET TO A POINT OF TANGENCY;
- THENCE: S 02°49'01" E, A DISTANCE OF 443.28 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°35'23", A CHORD BEARING AND DISTANCE OF S 42°58'40" W, 35.84 FEET, FOR AN ARC LENGTH OF 39.96 FEET TO A POINT OF TANGENCY;
- THENCE: S 88°46'22" W, A DISTANCE OF 190.07 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°24'37", A CHORD BEARING AND DISTANCE OF N 47°01'20" W, 34.86 FEET, FOR AN ARC LENGTH OF 38.58 FEET TO A POINT OF TANGENCY;
- THENCE: N 02°49'01" W FOR A DISTANCE OF 325.53 FEET TO A POINT FOR THE BEGINNING OF TANGENT CURVE TO THE RIGHT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 03°21'26", A CHORD BEARING AND DISTANCE OF N 01°08'18" W, 37.49 FEET, FOR AN ARC LENGTH OF 37.50 FEET TO A POINT OF TANGENCY;
- THENCE: N 00°32'24" E FOR A DISTANCE OF 175.96 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF N 45°32'24" E, 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;
- THENCE: S 89°27'36" E FOR A DISTANCE OF 18.18 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 19°10'36", A CHORD BEARING AND DISTANCE OF S 79°52'18" E, 89.95 FEET, FOR AN ARC LENGTH OF 90.37 FEET TO A POINT OF TANGENCY;
- THENCE: S 70°17'00" E FOR A DISTANCE OF 91.89 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.102 ACRES IN FORT BEND COUNTY, TEXAS.

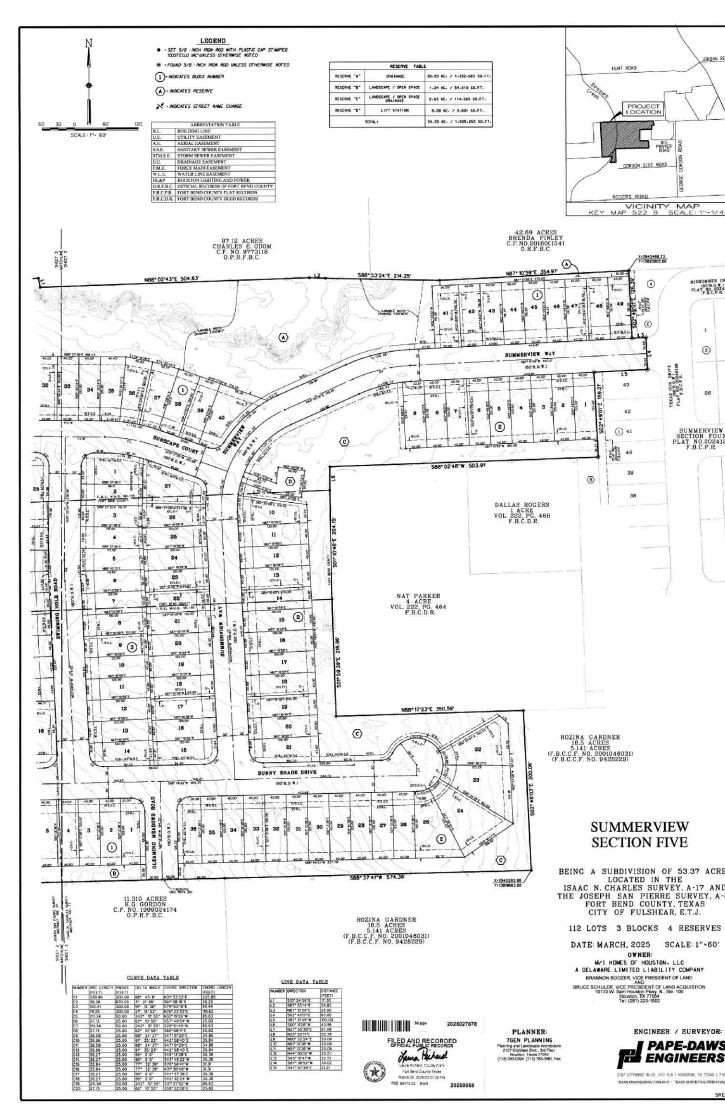
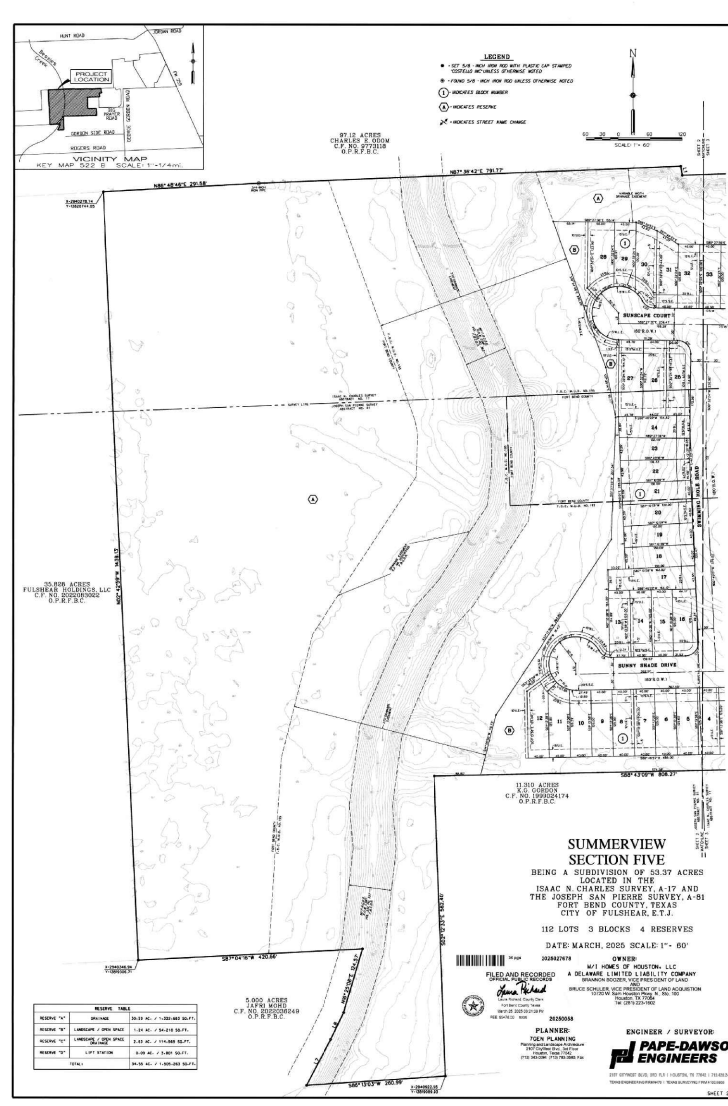
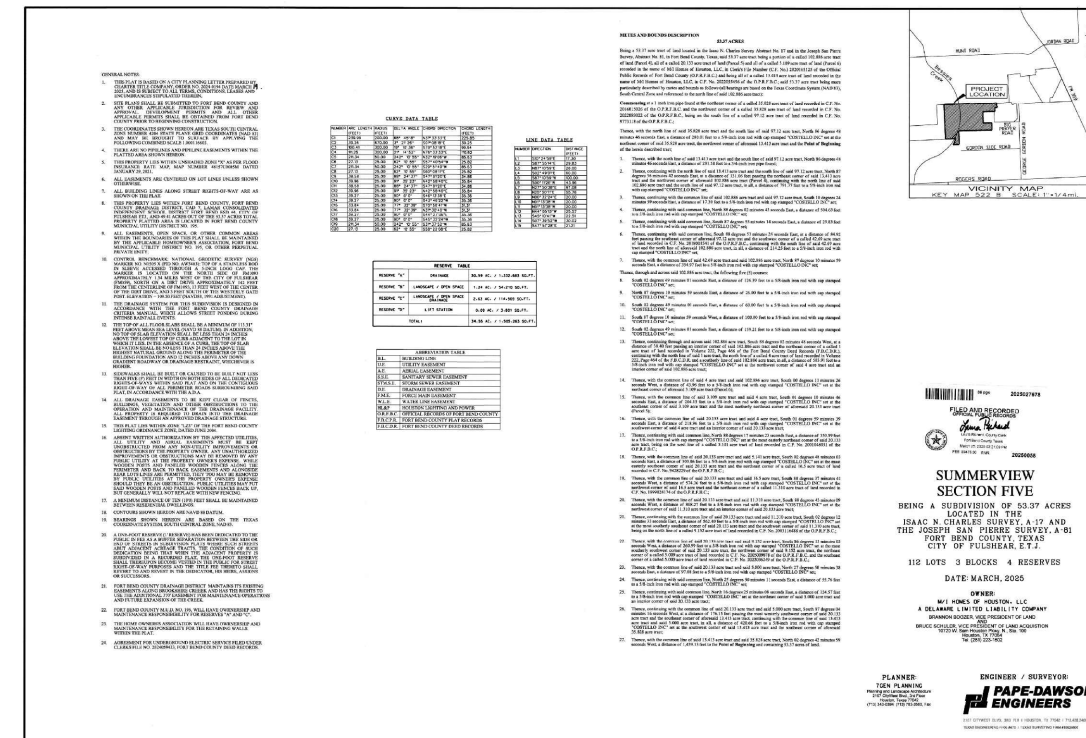
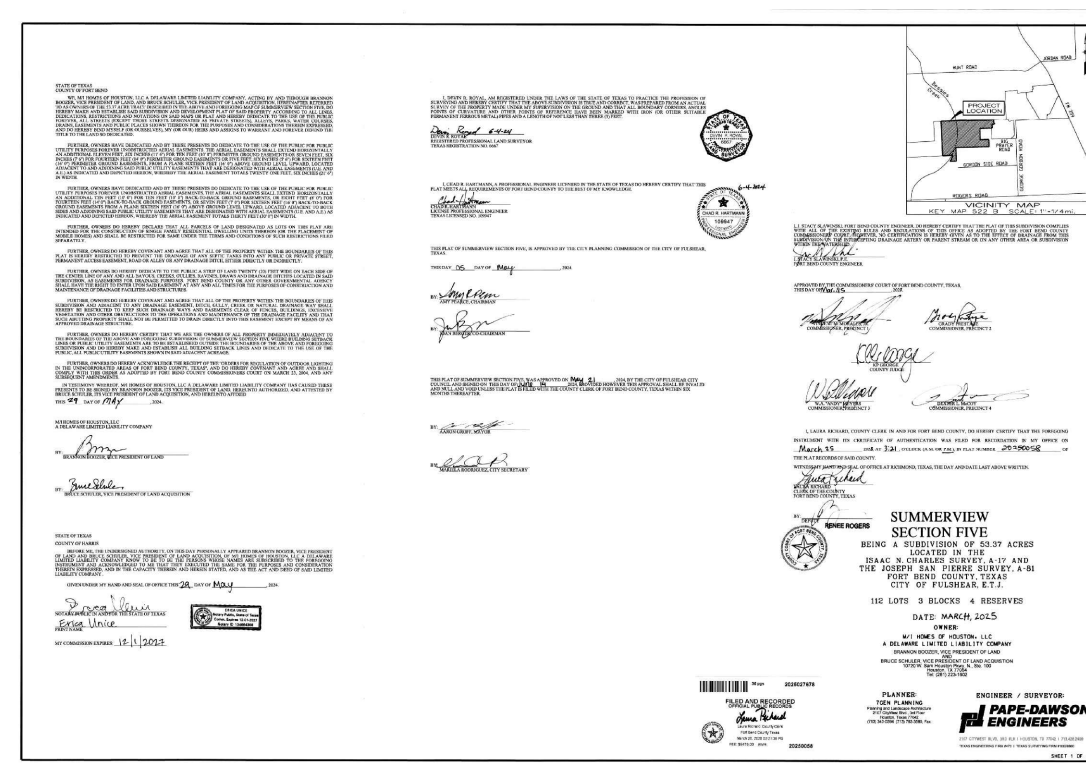
METES AND BOUNDS DESCRIPTION BLOCK 5

A 2.069 ACRE, OR 90,143 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A PORTION OF A 5.337 ACRE TRACT OF LAND CONVEYED TO M/J HOMES OF HOUSTON, LLC, DESCRIBED IN A PLAT SUMMERVIEW SECTION FIVE, BLOCK 5, AS RECORDED IN FORT BEND COUNTY PLAT NUMBER 20250058, SITUATED IN THE ISAAC N. CHARLES SURVEY, ABSTRACT NUMBER 17 AND JOSEPH SAN PIERRE SURVEY, ABSTRACT NUMBER 81, IN THE CITY OF FULSHEAR, E.T.J., FORT BEND COUNTY, TEXAS, SAID 2.069 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NAZ2011) EPOCH 2010.00:

- BEGINNING: AT A 5/8 INCH IRON ROD (COSTELLO INC) FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK 5 AND LOT 1, ON THE SOUTH LINE OF RESTRICTED RESERVE "C" AS RECORDED UNDER PLAT NUMBER 20250058, OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: S 47°57'28" E, A DISTANCE OF 21.21 FEET TO AN ANGLE POINT;
- THENCE: S 02°57'28" E, A DISTANCE OF 187.94 FEET TO A POINT;
- THENCE: S 55°16'47" W, A DISTANCE OF 109.82 FEET TO A POINT;
- THENCE: S 88°46'22" W, A DISTANCE OF 537.79 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT AND ON THE EAST RIGHT-OF-WAY LINE OF GLEAMING MEADOWS ROAD (60 FEET WIDE) AS RECORDED UNDER PLAT NUMBER 20250058, OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: N 01°13'38" W, A DISTANCE OF 100.00 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE: ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF N 43°46'22" E, 35.36 FEET, FOR AN ARC LENGTH OF 39.27 FEET TO A POINT AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SUNNY SHADE DRIVE (60 FEET WIDE) AS RECORDED UNDER PLAT NUMBER 20250058, OF THE FORT BEND COUNTY PLAT RECORDS;
- THENCE: N 88°46'22" E, A DISTANCE OF 425.86 FEET TO A POINT FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- THENCE: ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 119°12'38", A CHORD BEARING AND DISTANCE OF N 29°10'03" E, 86.26 FEET, FOR AN ARC LENGTH OF 104.03 FEET TO A POINT;
- THENCE: N 59°33'44" E, A DISTANCE OF 130.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.06939 ACRES IN FORT BEND COUNTY, TEXAS.



LOCATION MAP
KEY MAP 522 B NOT-TO-SCALE



SUMMERVIEW SECTION FIVE PARTIAL REPLAT NO. 1

A SUBDIVISION OF 10.094 ACRES LOCATED IN THE ISAAC N. CHARLES, A-17 AND THE JOSEPH SAN PIERRE SURVEY, A-81 FORT BEND COUNTY, TEXAS CITY OF FULSHEAR, E.T.J. ALSO BEING A PARTIAL REPLAT OF SUMMERVIEW SECTION FIVE, LOTS 1-40, BLOCK 1, LOTS 22-36, BLOCK 2 AND LOTS 1-27, BLOCK 3, AS RECORDED IN PLAT NO. 20250058, FBCPR

REASON FOR REPLAT: (TO CHANGE LOT WIDTH SIZE FROM 40' WIDE LOTS INTO 50' WIDE LOTS, REVISE SIDE LOT UTILITY EASEMENTS AND CHANGE THE 25' BUILDING LINE TO A 20' BUILDING LINE ALONG THE CUL-DE-SACS)

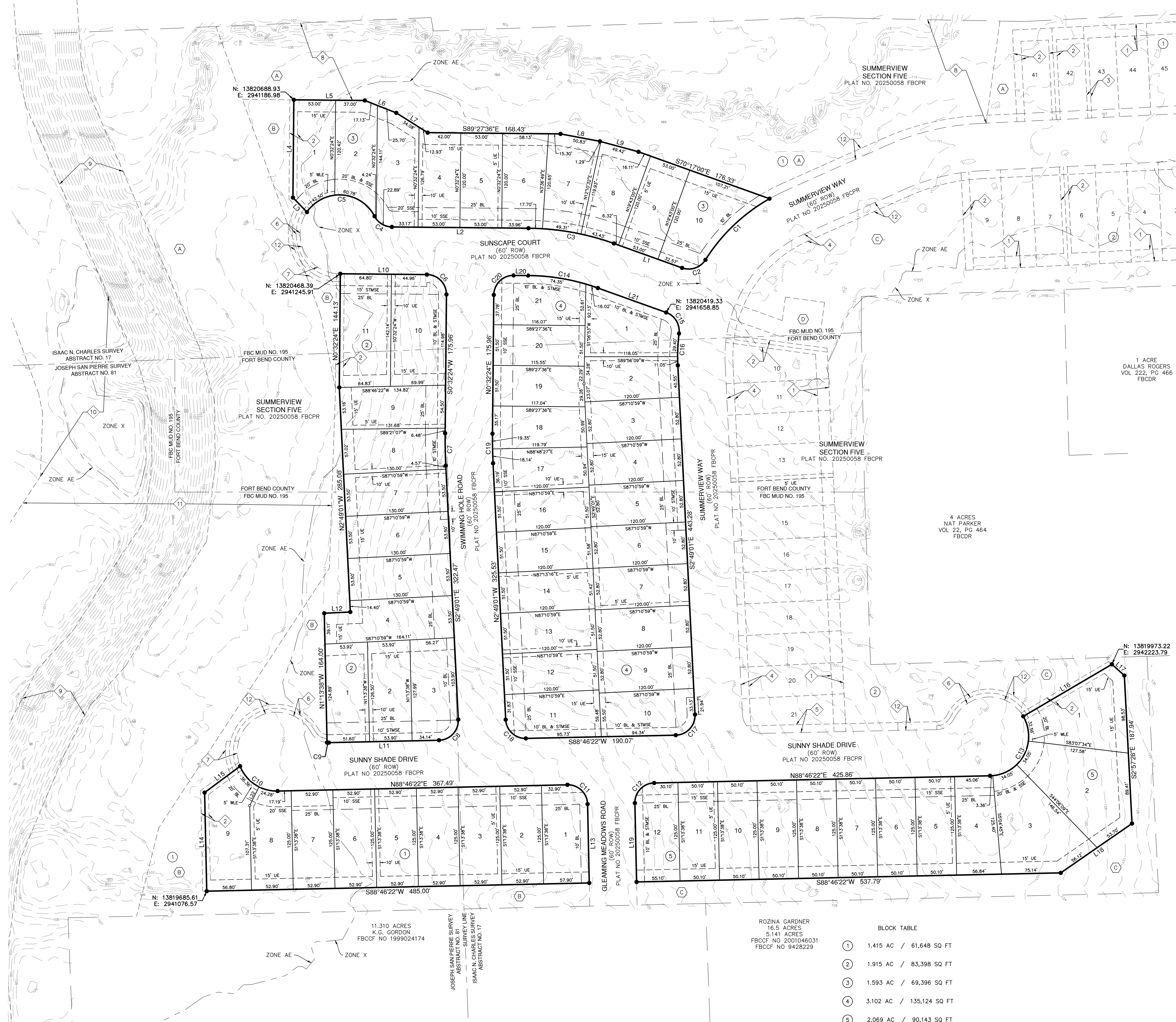
63 LOTS 0 RESERVES 5 BLOCKS
JANUARY 2026

OWNER:
M/J HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
10720 W. SAM HOUSTON PKWY. N., STE. 100
HOUSTON, TX 77064
TEL: (281)223-1602

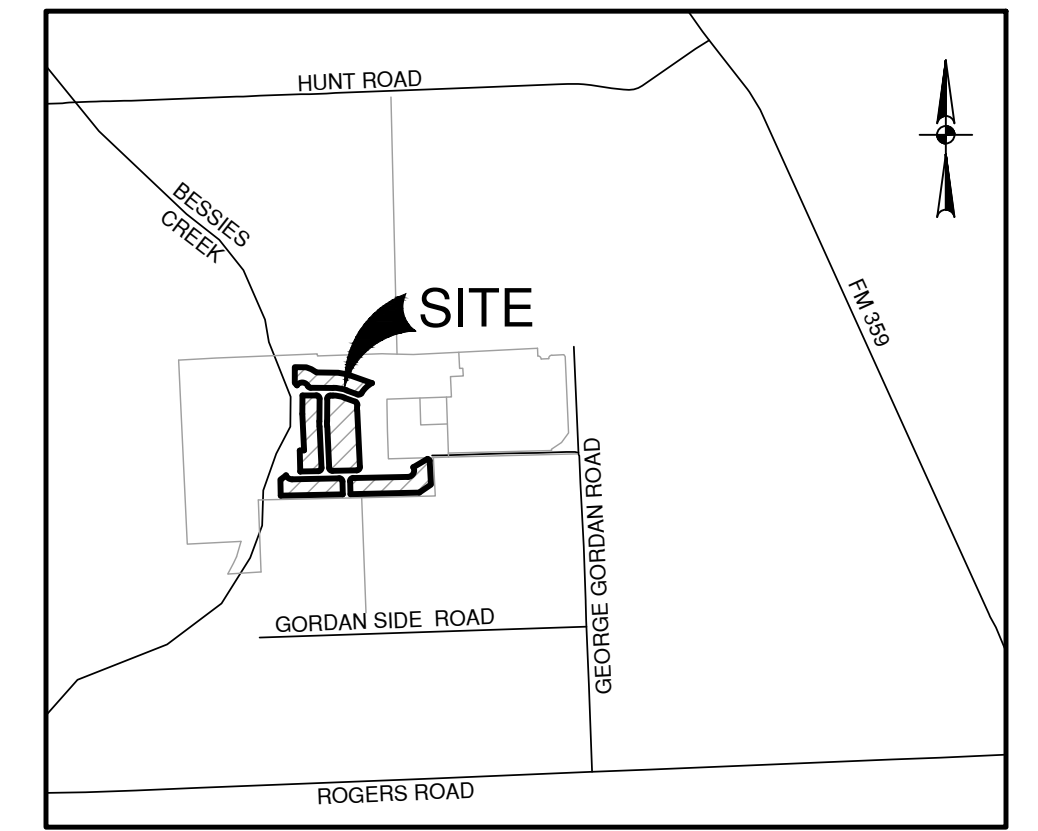
CONTACT: BRANNON BOOZER, VICE PRESIDENT OF LAND AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION

2107 CITYWEST BLVD. 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PAPE-DAWSON
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



LINE #	BEARING	LENGTH
L1	N70°17'00"W	91.89'
L2	N89°27'36"W	173.14'
L3	N44°02'13"W	25.57'
L4	N0°32'24"E	123.96'
L5	S89°27'36"E	90.00'
L6	S68°30'52"E	42.83'
L7	S57°46'33"E	47.01'
L8	S79°16'28"E	50.83'
L9	S74°52'45"E	50.71'
L10	S89°27'36"E	109.76'
L11	S88°46'22"W	139.63'
L12	N87°10'59"E	33.02'
L13	S1°13'38"E	100.00'
L14	N1°13'38"W	125.00'
L15	N53°22'09"E	56.05'
L16	N59°33'44"E	130.32'
L17	S47°57'28"E	21.21'
L18	S55°16'47"W	109.82'
L19	N1°13'38"W	100.00'
L20	S89°27'36"E	18.18'
L21	S70°17'00"E	91.89'
L22	S26°35'27"W	26.53'



LOCATION MAP
KEY MAP 522 B NOT-TO-SCALE

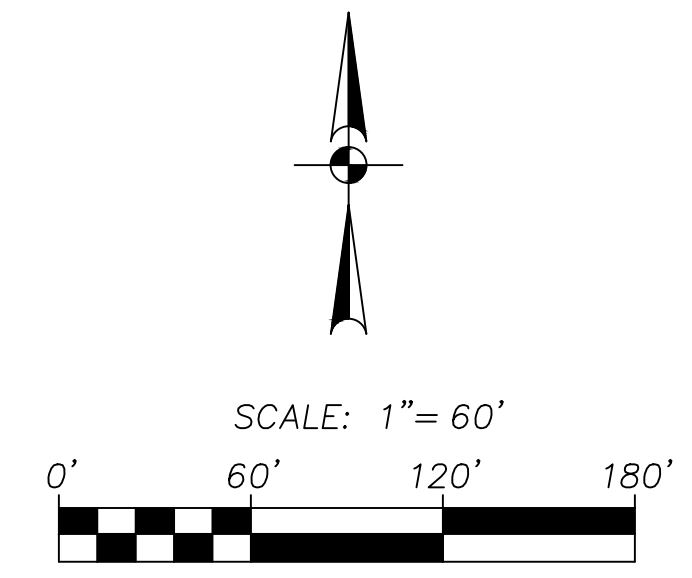
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	230.00'	281°59'00"	S46°17'51"W	112.26'	113.40'
C2	25.00'	77°32'39"	S70°56'41"W	31.31'	33.84'
C3	330.00'	19°10'36"	N79°52'18"W	109.93'	110.45'
C4	25.00'	62°10'55"	N56°22'08"W	25.82'	27.13'
C5	50.00'	118°29'45"	N86°27'03"W	85.67'	103.28'
C6	25.00'	90°00'00"	S44°27'36"E	35.36'	39.27'
C7	700.00'	3°21'28"	S1°08'18"E	41.01'	41.01'
C8	25.00'	91°35'23"	S42°58'40"W	35.84'	39.96'
C9	25.00'	51°7'02"	N86°35'07"W	2.30'	2.31'
C10	50.00'	69°28'45"	S56°29'16"E	56.98'	60.63'
C11	25.00'	90°00'00"	S46°13'38"E	35.36'	39.27'
C12	25.00'	90°00'00"	N43°46'22"E	35.36'	39.27'
C13	50.00'	119°12'38"	N29°10'03"E	86.26'	104.03'
C14	270.00'	19°10'36"	S79°52'18"E	89.95'	90.37'
C15	25.00'	77°32'39"	S31°30'40"E	31.31'	33.84'
C16	230.00'	10°04'41"	S21°31'9"W	40.40'	40.46'
C17	25.00'	91°35'23"	S42°58'40"W	35.84'	39.96'
C18	25.00'	88°24'37"	N47°01'20"W	34.86'	38.58'
C19	640.00'	3°21'28"	N1°08'18"W	37.49'	37.50'
C20	25.00'	90°00'00"	N45°32'24"E	35.36'	39.27'

LEGEND

- FOUND IRON ROD (UNLESS NOTED OTHERWISE)
- FBCCF NO. FORT BEND COUNTY CLERK FILE NUMBER
- FBCPR FORT BEND COUNTY DEED RECORDS
- FBCPD FORT BEND COUNTY PLAT RECORDS
- N: NORTHING COORDINATES
- E: EASTING COORDINATES
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- ① BLOCK SYMBOL
- Ⓐ RESERVE SYMBOL
- Ⓛ EXISTING EASEMENT SYMBOL
- UE UTILITY EASEMENT
- SSE SANITARY SEWER EASEMENT
- WLE WATER LINE EASEMENT
- STMS SEWAGE EASEMENT

EXISTING EASEMENTS & BUILDING LINE

- ① 15' UTILITY EASEMENT PLAT NO. 20250058 FBCPR
- ② 10' UTILITY EASEMENT PLAT NO. 20250058 FBCPR
- ③ 5' UTILITY EASEMENT PLAT NO. 20250058 FBCPR
- ④ 10' SANITARY SEWER EASEMENT PLAT NO. 20250058 FBCPR
- ⑤ 10' STORM SEWER EASEMENT PLAT NO. 20250058 FBCPR
- ⑥ 5' WATER LINE EASEMENT PLAT NO. 20250058 FBCPR
- ⑦ 15' STORM SEWER EASEMENT PLAT NO. 20250058 FBCPR
- ⑧ VARIABLE WIDTH DRAINAGE EASEMENT PLAT NO. 20250058 FBCPR
- ⑨ 80' FORT BEND COUNTY DRAINAGE DISTRICT VOL 332, PG 363 FBCDR
- ⑩ DRAINAGE EASEMENT C.F. NO. 2020165126 FBCDR
- ⑪ 370' DRAINAGE EASEMENT PLAT NO. 20250058 FBCPR
- ⑫ 10' BUILDING LINE PLAT NO. 20250058 FBCPR



SUMMERVIEW SECTION FIVE PARTIAL REPLAT NO. 1

A SUBDIVISION OF 10.094 ACRES LOCATED IN THE ISAAC N. CHARLES, A-17 AND THE JOSEPH SAN PIERRE SURVEY, A-81 FORT BEND COUNTY, TEXAS CITY OF FULSHEAR, E.T.J. ALSO BEING A PARTIAL REPLAT OF SUMMERVIEW SECTION FIVE, LOTS 1-40, BLOCK 1, LOTS 22-36, BLOCK 2 AND LOTS 1-27, BLOCK 3, AS RECORDED IN PLAT NO. 20250058, FBCPR

REASON FOR REPLAT:
(TO CHANGE LOT WIDTH SIZE FROM 40' WIDE LOTS INTO 50' WIDE LOTS, REVISE SIDE LOT UTILITY EASEMENTS AND CHANGE THE 25' BUILDING LINE TO A 20' BUILDING LINE ALONG THE CUL-DE-SACS)

63 LOTS 0 RESERVES 5 BLOCKS
SCALE: 1" = 60' JANUARY 2026

OWNER:
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
10720 W. SAM HOUSTON PKWY. N., STE. 100
HOUSTON, TX 77064
TEL: (281)223-1602

CONTACT: BRANNON BOOZER, VICE PRESIDENT OF LAND AND AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION

2107 CITYWEST BLVD., 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PAPE-DAWSON

BLOCK	ACRES	SQ FT
①	1.415 AC	61,648 SQ FT
②	1.915 AC	83,398 SQ FT
③	1.593 AC	69,396 SQ FT
④	3.102 AC	135,124 SQ FT
⑤	2.069 AC	90,143 SQ FT

ROZINA GARDNER
16.5 ACRES
5.141 ACRES
FBCCF NO 2001046031
FBCCF NO 9428229

N: 13819685.61
E: 2941076.57

11.310 ACRES
K.G. GORDON
FBCCF NO 1999024174

JOSEPH SAN PIERRE SURVEY
ABSTRACT NO. 81
ISAAC N. CHARLES SURVEY
ABSTRACT NO. 17