

PLAT RECORDING SHEET

PLAT NAME: Westgate Sec 1

PLAT NO: _____

ACREAGE: 41.87

LEAGUE: Section 19 H. & T.C. R.R. CO. Survey

ABSTRACT NUMBER: 215

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 136

NUMBER OF RESERVES: 19

OWNERS: LGI Homes – Texas, LLC,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, RANDALL PHILLIP, DIRECTOR OF LAND DEVELOPMENT AND NICHOLAS SANDOVAL, LAND DEVELOPMENT MANAGER BEING OFFICERS OF LGI HOMES - TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 41.87 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WESTGATE SEC 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 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 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 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 DEDICATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR THE 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 DAMAGE 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF WESTGATE SEC 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, 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, LGI HOMES - TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY RANDALL PHILLIP, ITS DIRECTOR OF LAND DEVELOPMENT, HEREUNTO AUTHORIZED,

ATTESTED BY NICHOLAS SANDOVAL, LAND DEVELOPMENT MANAGER, AND ITS COMMON SEAL HEREUNTO

AFFIXED THIS ____ DAY OF _____, 2026.

LGI HOMES - TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: LGI HOMES - TEXAS, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS AUTHORIZED AGENT

BY: _____ ATTEST: _____
RANDALL PHILLIP NICHOLAS SANDOVAL
DIRECTOR OF LAND DEVELOPMENT LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

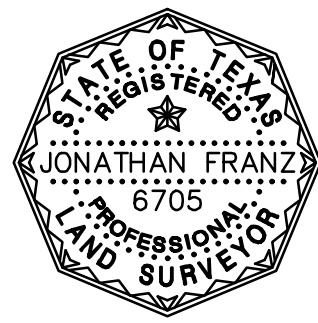
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RANDALL PHILLIP, DIRECTOR OF LAND DEVELOPMENT, AND NICHOLAS SANDOVAL, LAND DEVELOPMENT MANAGER, OF LGI HOMES - TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR
FORT BEND COUNTY, TEXAS

CERTIFICATE FOR SURVEYOR

I, JONATHAN FRANZ 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) RODS AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

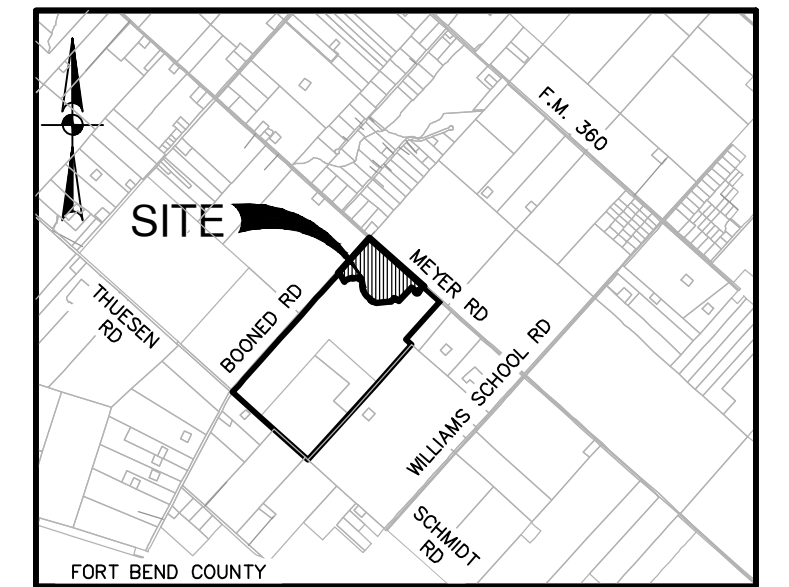


JONATHAN FRANZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6705

CERTIFICATE FOR ENGINEER

I, JORDAN KONESHECK, 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.

JORDAN KONESHECK
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 118617



LOCATION MAP
NOT-TO-SCALE
KEY MAP 6830, 6835
ZIP CODE: 77461

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 M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

K.P. 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 ON _____, 2026 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

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 261
LID	N/A
DID	N/A
SCHOOL	NEEDVILLE ISD
FIRE	NEEDVILLE VOLUNTEER FIRE DEPARTMENT AND FORT BEND ESD 9
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	FORT BEND COUNTY MUD NO. 261 CENTERPOINT ENERGY, INC.
COLLEGE	WHARTON COUNTY JR COLLEGE
FORT BEND DRAINAGE	FORT BEND COUNTY DRAINAGE DISTRICT
FORT BEND GENERAL	N/A

WESTGATE SEC 1

A SUBDIVISION OF 41.87 ACRES
LOCATED IN THE SECTION 19, H.&T.C. R.R. CO.
SURVEY, ABSTRACT NUMBER 215, FORT BEND
COUNTY, TEXAS.

136 LOTS 19 RESERVES 5 BLOCKS

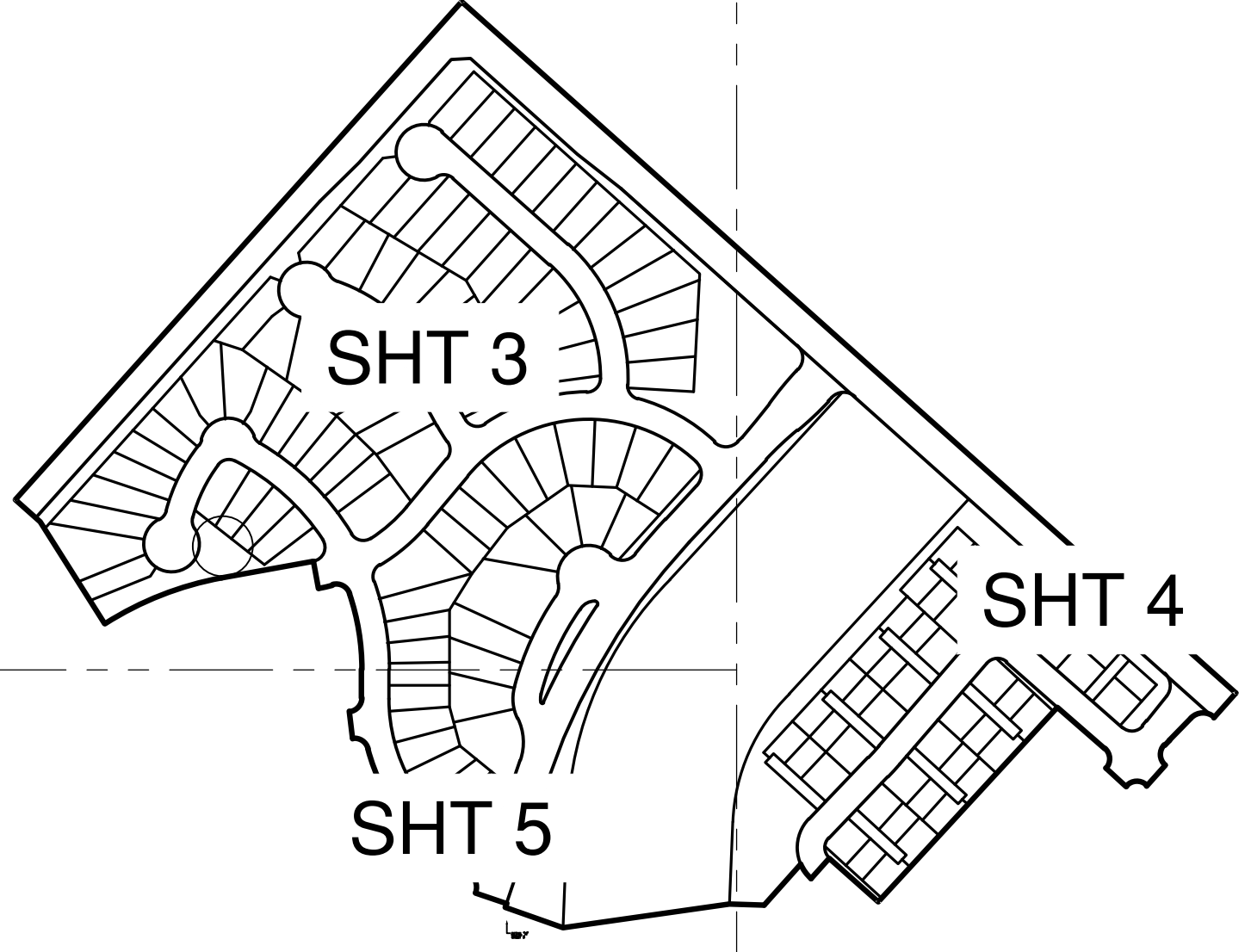
JANUARY 2026

OWNER:
LGI HOMES - TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

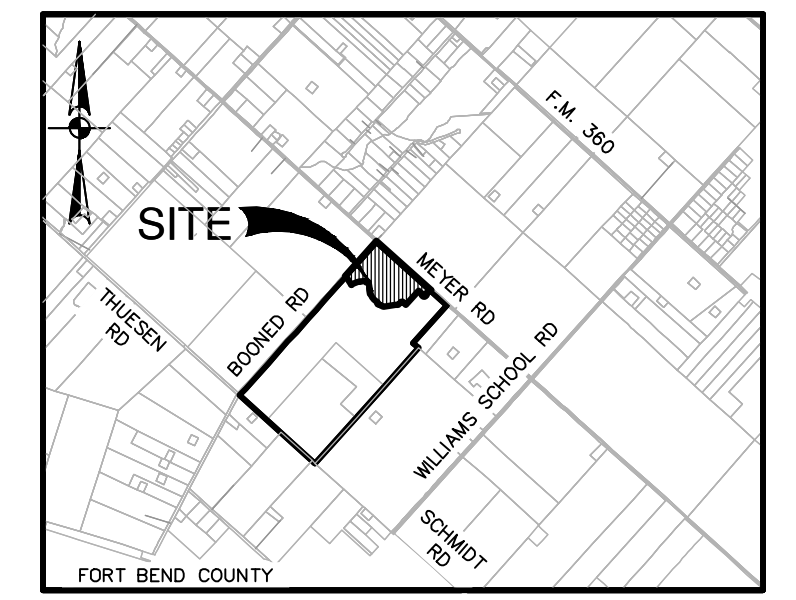
ADDRESS:
1450 LAKE ROBBINS DRIVE
SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281-362-8998

PAPE-DAWSON
2107 CITYVIEW BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

EXISTING EASEMENTS	
1	WATERLINE EASEMENT FBCCF NO. 2025109706
2	SANITARY SEWER EASEMENT FBCCF NO. 2025109705
3	30' TEMPORARY ACCESS EASEMENT FBCCF NO. 2025109702
4	STORM SEWER EASEMENT FBCCF NO. 2025109703
5	11' WATERLINE EASEMENT FBCCF NO. 2023082490
6	11' WATERLINE EASEMENT FBCCF NO. 2023082489
7	10' WATERLINE EASEMENT FBCCF NO. 2023082491
8	10' WATERLINE EASEMENT FBCCF NO. 2023082492
9	7' UTILITY EASEMENT FBCCF NO. 2023081429
10	11' SANITARY SEWER EASEMENT FBCCF NO. 2023081430
11	11' WATERLINE EASEMENT FBCCF NO. 2023082493
12	20' STORM SEWER EASEMENT FBCCF NO. 2023081433
13	STORM SEWER EASEMENT FBCCF NO. 2025109704
14	WATERLINE EASEMENT FBCCF NO. 2023089918



SCALE: 1"=300'
SHEET INDEX



LOCATION MAP
NOT TO SCALE
KEY MAP 6930, 6935
ZIP CODE: 77461

NOTES

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.9998700169.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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.
- 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 ABUT ADJACENT ACREAGE TRACTS; THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 98.17 FEET ABOVE MEAN SEA LEVEL (NAVD 99 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONING DURING INTENSE RAINFALL EVENTS.
- DRAINAGE AND DETENTION MAINTENANCE WILL BE PROVIDED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 261.
- THIS PLAT LIES WITHIN LIGHT ZONE L22 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THERE ARE NO KNOWN PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-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.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0375M, DATED DECEMBER 21, 2017.
- ALL EASEMENTS ARE CENTERED ON THE LOT LINES UNLESS OTHERWISE NOTED.

RESERVE TABLE				
RESERVE	ACREAGE	RESTRICTED TO	PROPOSED OWNER	MAINTENANCE
A	2.008 AC. 87,466 SQ. FT	OPEN SPACE AMENITY	HOA	HOA
B	0.149 AC. 6,498 SQ. FT	OPEN SPACE AMENITY	HOA	HOA
C	0.475 AC. 20,889 SQ. FT	OPEN SPACE AMENITY	HOA	HOA
D	0.066 AC. 2,879 SQ. FT	OPEN SPACE AMENITY	HOA	HOA
E	0.085 AC. 3,687 SQ. FT	OPEN SPACE AMENITY	HOA	HOA
F	0.783 AC. 34,101 SQ. FT	OPEN SPACE AMENITY	HOA	HOA
G	7.026 AC. 306,073 SQ. FT	DRAINAGE/ DETENTION	FBC MUD 261	FBC MUD 261
H	1.512 AC. 65,845 SQ. FT	OPEN SPACE AMENITY	HOA	HOA
I	0.050 AC. 2,187 SQ. FT	PRIVATE ACCESS/PUBLIC UTILITY	HOA	HOA
J	0.051 AC. 2,223 SQ. FT	PRIVATE ACCESS/PUBLIC UTILITY	HOA	HOA
K	0.066 AC. 2,872 SQ. FT	PRIVATE ACCESS/PUBLIC UTILITY	HOA	HOA
L	0.064 AC. 2,790 SQ. FT	PRIVATE ACCESS/PUBLIC UTILITY	HOA	HOA
M	0.066 AC. 2,890 SQ. FT	PRIVATE ACCESS/PUBLIC UTILITY	HOA	HOA
N	0.065 AC. 2,821 SQ. FT	PRIVATE ACCESS/PUBLIC UTILITY	HOA	HOA
O	0.026 AC. 1,140 SQ. FT	OPEN SPACE AMENITY	HOA	HOA
P	0.064 AC. 2,795 SQ. FT	PRIVATE ACCESS/PUBLIC UTILITY	HOA	HOA
Q	0.065 AC. 2,817 SQ. FT	PRIVATE ACCESS/PUBLIC UTILITY	HOA	HOA
R	0.062 AC. 2,700 SQ. FT	PRIVATE ACCESS/PUBLIC UTILITY	HOA	HOA
S	0.030 AC. 1,323 SQ. FT	OPEN SPACE AMENITY	HOA	HOA

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S41°46'04"W	60.00'
L2	S44°42'11"W	56.15'
L3	S41°20'33"W	50.00'
L4	N48°39'27"W	2.16'
L5	S41°46'04"W	0.74'
L6	N48°14'14"W	50.00'
L7	N48°39'27"W	114.03'
L8	N48°14'14"W	119.33'
L9	S41°45'46"W	50.00'
L10	S41°45'46"W	99.48'
L11	N88°08'44"W	62.49'
L12	N70°31'13"W	111.35'
L13	N71°07'03"W	60.00'
L14	N71°22'28"W	50.00'
L15	N00°23'23"E	51.36'
L16	N10°40'50"W	50.00'
L17	S79°33'27"W	168.67'
L18	N48°09'08"W	60.00'
L19	S12°19'32"E	5.02'
L20	N46°57'52"W	60.50'
L21	S7°43'37"W	13.67'
L22	N41°46'04"E	25.00'
L23	N107°7'34"E	5.00'
L24	N1°36'58"W	0.77'
L25	S85°50'21"E	5.00'
L26	S00°23'23"W	53.37'
L27	S82°47'54"W	46.70'
L28	N67°30'37"W	8.54'
L29	N14°36'49"E	2.28'
L30	N34°54'52"E	2.28'
L31	S80°7'07"E	20.68'
L32	S54°44'00"W	20.19'
L33	N10°44'00"E	8.31'
L34	N82°08'16"E	25.00'
L35	N12°18'54"W	20.00'
L36	S69°46'03"E	20.00'
L37	S52°56'29"W	28.36'
L38	N33°39'31"E	25.63'
L39	N42°23'57"W	25.59'
L40	S33°15'14"W	20.00'
L41	S68°06'14"W	39.49'
L42	S68°06'14"W	33.72'
L43	N48°13'56"W	66.00'
L44	N48°13'56"W	66.00'
L45	S48°13'56"E	66.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L46	N48°13'56"W	66.00'
L47	S56°04'33"W	9.25'
L48	N15°09'35"W	11.88'
L49	N42°35'16"E	66.00'
L50	N42°35'16"E	66.00'
L51	N47°24'44"W	14.00'
L52	S42°35'16"W	22.00'
L53	S42°35'16"W	66.00'
L54	S42°35'16"W	66.00'
L55	N15°09'35"W	11.88'
L56	N42°35'16"E	66.00'
L57	N42°35'16"E	66.00'
L58	N47°24'44"W	14.00'
L59	S42°35'16"W	22.00'
L60	S42°35'16"W	66.00'
L61	S42°35'16"W	66.00'
L62	N42°35'16"E	66.00'
L63	N42°35'16"E	66.00'
L64	N47°24'44"W	14.00'
L65	S42°35'16"W	22.00'
L66	S42°35'16"W	66.00'
L67	S42°35'16"W	66.00'
L68	N42°35'16"E	66.00'
L69	N42°35'16"E	66.00'
L70	N47°24'44"W	14.53'
L71	S42°35'16"W	22.00'
L72	N42°35'16"E	66.00'
L73	N42°35'16"E	66.00'
L74	N47°24'44"W	20.52'
L75	N42°35'16"E	22.00'
L76	S42°35'16"W	66.00'
L77	S42°35'16"W	66.00'
L78	N42°35'16"E	66.00'
L79	N42°35'16"E	66.00'
L80	N47°24'44"W	14.00'
L81	N42°35'16"E	22.00'
L82	S42°35'16"W	66.00'
L83	S42°35'16"W	66.00'
L84	N42°35'16"E	66.00'
L85	N42°35'16"E	66.00'
L86	N47°24'44"W	19.54'
L87	N42°35'16"E	22.00'
L88	S42°35'16"W	65.00'
L89	S42°35'16"W	65.00'
L90	N41°46'04"E	14.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	87°03'53"	S88°14'08"W	41.33'	45.59'
C2	487.73'	1°30'48"	S43°56'47"W	12.88'	12.88'
C3	25.00'	91°50'25"	S2°43'49"E	35.92'	40.07'
C4	25.00'	89°34'29"	S86°33'19"W	35.22'	39.08'
C5	25.00'	90°25'11"	N3°26'51"W	35.48'	39.45'
C6	75.00'	24°48'36"	N35°49'56"W	32.22'	32.48'
C7	630.00'	0°35'50"	N19°10'52"E	6.57'	6.57'
C8	30.00'	81°33'25"	N21°53'46"W	39.19'	42.70'
C9	355.00'	47°54'43"	N38°43'07"W	288.28'	296.86'
C10	25.00'	82°26'21"	N55°58'56"W	32.95'	35.97'
C11	25.00'	82°44'30"	N41°25'38"E	33.05'	36.10'
C12	425.00'	18°47'34"	N9°20'24"W	138.78'	139.40'
C13	25.00'	86°14'11"	N61°51'17"W	34.18'	37.63'
C14	340.00'	41°7'32"	S77°02'24"W	25.46'	25.47'
C15	290.00'	01°41'7"	S79°26'18"W	1.20'	1.20'
C16	595.00'	21°59'41"	S88°33'36"W	227.01'	228.41'
C17	50.00'	90°78'44"	S86°03'54"W	70.90'	78.81'
C18	575.00'	3°00'09"	N42°34'37"E	30.13'	30.13'
C19	50.00'	92°08'55"	S2°09'46"E	72.02'	80.41'
C20	310.00'	93°07'19"	S86°28'28"W	450.19'	501.84'
C21	315.00'	39°24'21"	N59°56'59"E	212.40'	216.64'
C22	300.00'	32°48'51"	S20°34'05"W	169.48'	171.82'
C23	49.00'	80°24'59"	S77°11'00"W	63.27'	68.77'
C24	450.00'	62°30'54"	N31°16'34"W	468.00'	482.17'
C25	330.00'	71°44'57"	S35°49'05"E	386.77'	413.25'
C26	600.00'	0°10'56"	N18°7'23"E	1.91'	1.91'
C27	1200.00'	24°20'07"	S30°20'24"W	595.86'	599.68'
C28	55.00'	82°07'26"	S26°36'54"E	72.26'	78.83'
C29	500.00'	20°18'03"	S43°54'51"W	176.23'	177.16'
C30	55.00'	90°21'08"	S80°05'25"W	78.02'	86.73'
C31	300.00'	55°57'33"	N20°29'17"W	281.49'	293.00'
C32	300.00'	13°31'36"	S35°32'27"E	72.39'	72.57'
C33	300.00'	50°54'47"	N41°51'03"W	257.60'	266.58'
C34	30.00'	87°05'16"	N41°41'18"W	41.33'	45.60'
C35	487.73'	1°30'00"	N39°36'20"E	12.77'	12.77'
C36	25.00'	90°59'13"	N85°50'57"E	35.66'	39.70'
C37	25.00'	28°13'30"	S34°32'42"E	12.19'	12.32'
C38	51.50'	161°41'01"	S78°43'32"W	101.69'	145.33'
C39	25.00'	43°01'31"	N19°23'47"E	18.34'	18.77'
C40	25.00'	90°26'01"	S86°07'33"W	35.49'	39.46'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	30.00'	88°43'56"	S87°24'06"W	41.95'	46.46'
C42	600.00'	7°24'07"	N46°44'11"E	77.46'	77.51'
C43	600.00'	7°24'07"	S46°44'11"W	77.46'	77.51'
C44	25.00'	112°48'14"	N22°55'03"E	41.65'	49.22'
C45	24.00'	80°24'59"	S77°11'00"W	30.99'	33.68'
C46	25.00'	48°23'40"	S9°26'28"E	20.49'	21.12'
C47	50.00'	276°22'44"	S75°26'56"E	66.67'	241.19'
C48	25.00'	48°02'35"	N38°43'09"E	20.35'	20.96'
C49	25.00'	24°42'10"	N25°50'01"E	10.70'	10.78'
C50	50.00'	145°22'49"	S86°15'21"W	95.47'	126.87'
C51	25.00'	38°31'56"	S40°19'13"E	16.50'	16.81'
C52	25.00'	91°41'38"	S76°57'34"E	35.87'	40.01'
C53	25.00'	74°52'10"	N22°28'44"E	30.39'	32.67'
C54	25.00'	59°44'07"	S83°06'36"W	24.90'	26.06'
C55	50.00'	274°37'46"	S10°33'25"W	67.80'	239.64'
C56	25.00'	38°28'35"	S51°22'01"E	16.48'	16.79'
C57	25.00'	91°59'25"	S78°03'28"E	35.96'	40.14'
C58	25.00'	89°09'07"	N44°49'32"E	35.09'	38.90'
C59	25.00'	70°31'44"	N83°29'48"W	28.87'	30.77'
C60	50.00'	250°31'45"	S6°50'13"W	81.65'	218.63'
C61	25.00'	76°50'55"	S36°06'59"E	31.07'	33.53'
C62	30.00'	90°04'41"	N88°04'28"E	42.46'	47.16'
C63	600.00'	7°24'07"	N39°20'04"E	77.46'	77.51'
C64	600.00'	7°24'07"	S39°20'04"W	77.46'	77.51'
C65	30.00'	91°16'04"	N23°54'54"W	42.89'	47.79'
C66	30.00'	89°53'17"	N1°34'31"W	42.38'	47.07'
C67	30.00'	96°08'57"	N87°13'02"E	44.64'	50.34'
C68	56.50'	147°52'22"	S61°17'50"W	108.62'	145.93'
C69	30.00'	46°37'44"	N10°47'01"E	23.91'	24.59'
C70	99.00'	44°35'32"	N3°45'45"W	75.65'	77.63'
C71	30.00'	102°07'10"	N69°45'36"E	46.67'	53.47'
C72	25.00'	78°46'36"	S19°03'33"W	31.74'	34.39'
C73	5.00'	103°22'28"	N28°01'20"W	6.80'	10.77'
C74	2.00'	142°52'43"	S84°15'56"E	3.79'	4.99'
C75	36.00'	32°15'09"	N31°17'09"W	20.00'	20.26'
C76	14.00'	32°15'09"	S31°17'09"E	7.78'	7.88'
C77	642.12'	42°38'06"	S23°29'05"W	466.87'	477.82'
C78	342.12'	43°27'16"	S23°53'40"W	253.30'	259.47'
C79	630.00'	0°10'56"	N18°47'29"E	2.00'	2.00'

EXISTING EASEMENTS	
◇	WATERLINE EASEMENT FBCCF NO. 2025109706
◇	SANITARY SEWER EASEMENT FBCCF NO. 2025109705
◇	30' TEMPORARY ACCESS EASEMENT FBCCF NO. 2025109702
◇	STORM SEWER EASEMENT FBCCF NO. 2025109703
◇	11' WATERLINE EASEMENT FBCCF NO. 2023082490
◇	11' WATERLINE EASEMENT FBCCF NO. 2023082489
◇	10' WATERLINE EASEMENT FBCCF NO. 2023082491
◇	10' WATERLINE EASEMENT FBCCF NO. 2023082492
◇	7' UTILITY EASEMENT FBCCF NO. 2023081429
◇	11' SANITARY SEWER EASEMENT FBCCF NO. 2023081430
◇	11' WATERLINE EASEMENT FBCCF NO. 2023082493
◇	20' STORM SEWER EASEMENT FBCCF NO. 2023081433
◇	STORM SEWER EASEMENT FBCCF NO. 2025109704
◇	WATERLINE EASEMENT FBCCF NO. 2023089918

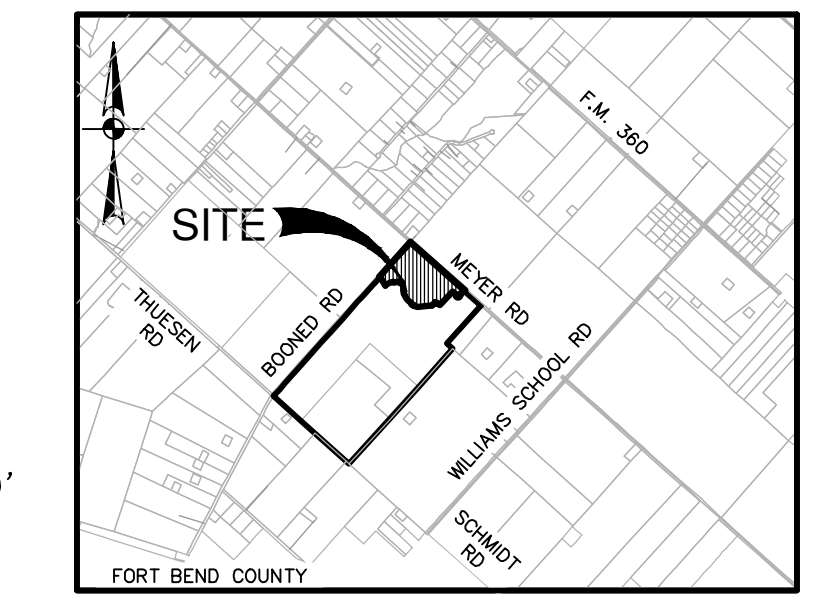
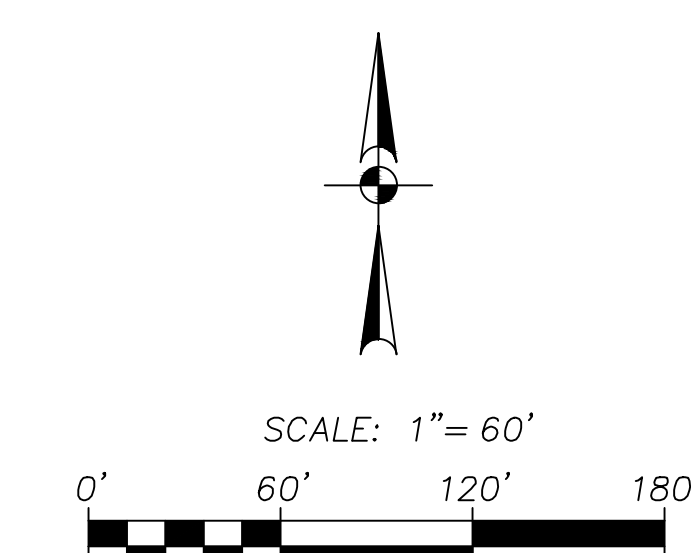
CALLED 155.28 ACRES
GRIMES GRASS LIMITED
PARTNERSHIP
FBCCF NO. 2017006742

THIS 0.564 AC / 24,550.38 SF
IS HEREBY DEDICATED TO THE
PUBLIC FOR ROW PURPOSES
(BOONE ROAD)

CALLED 160 ACRES
JOSEPH DOW
FBCCF NO. 2017023023

THIS 1.256 AC / 54701.62 SF
IS HEREBY DEDICATED TO THE
PUBLIC FOR ROW PURPOSES
(MEYER ROAD)

REMAINING OF CALLED 213.10
ACRES
LGI HOMES-TEXAS, LLC
FBCCF NO. 2021204364



LOCATION MAP
NOT TO SCALE
KEY MAP 6830, 6835
ZIP CODE: 77461

LEGEND

- = SET 5/8" IRON ROD (PAPE DAWSON CAP)
- = FOUND MONUMENTATION (AS NOTED)
- BL = BUILDING LINE
- CPE = CENTER POINT ENERGY
- DE = DRAINAGE EASEMENT
- F.B.C.P.R. = FT. BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.C.P.R. = FT. BEND COUNTY PLAT RECORDS
- PL = PROPERTY LINE
- SSE = SANITARY SEWER EASEMENT
- STM SE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- WLE = WATER LINE EASEMENT
- AE = AERIAL EASEMENT
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- LE = LANDSCAPE EASEMENT
- GBL = GARAGE BUILDING LINE
- IR = IRON ROD
- FD = FOUND
- COS = COMPENSATING OPEN SPACE
- AC = ACRE
- ① = BLOCK NUMBER SYMBOL
- △ = RESERVE SYMBOL
- ↔ = STREET NAME BREAK



WESTGATE SEC 1

A SUBDIVISION OF 41.87 ACRES
LOCATED IN THE SECTION 19, H.&T.C. R.R. CO.
SURVEY, ABSTRACT NUMBER 215, FORT BEND
COUNTY, TEXAS.

136 LOTS 19 RESERVES 5 BLOCKS
JANUARY 2026

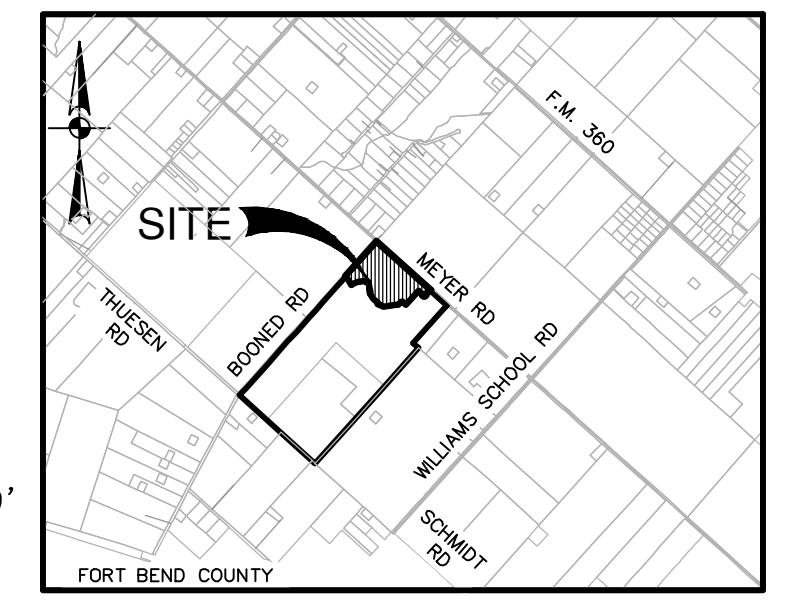
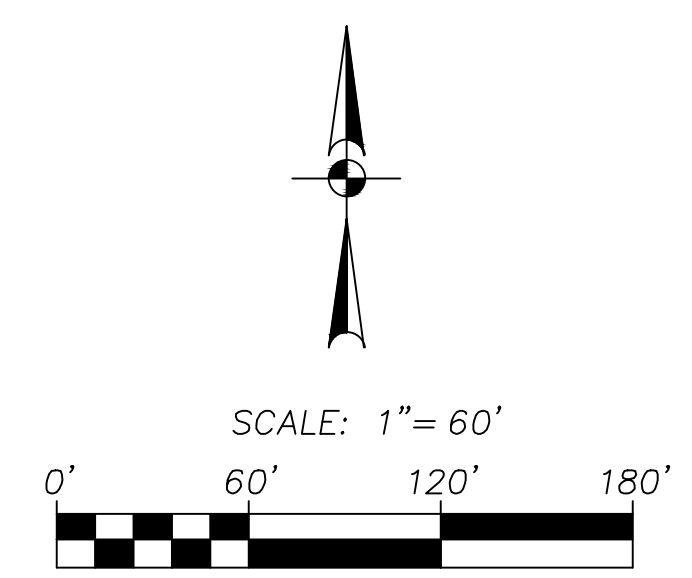
OWNER:
LGI HOMES - TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

ADDRESS:
1450 LAKE ROBBINS DRIVE
SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281-362-8998

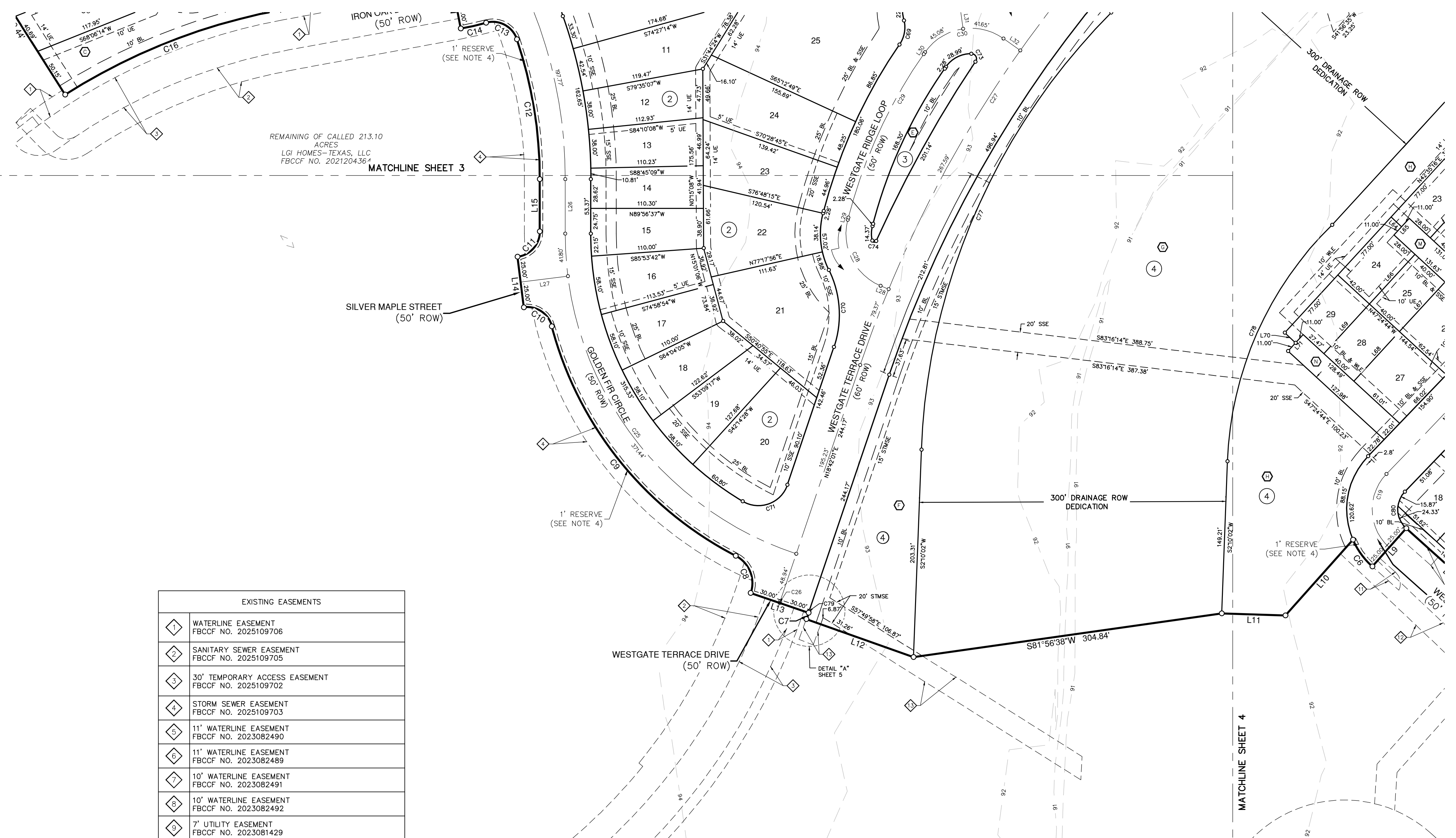
PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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FINAL PLAT OF WESTGATE SECTION ONE
Civil Job No. PL41162-12

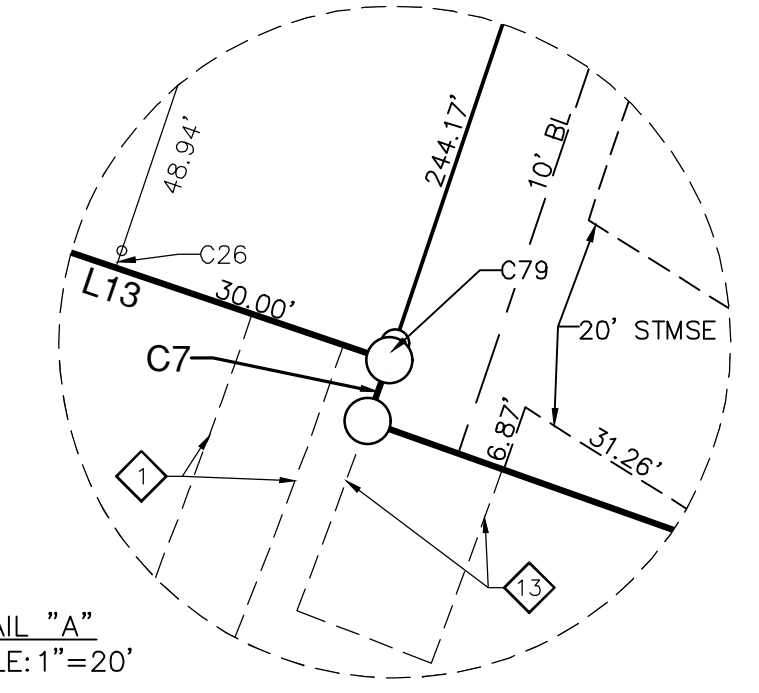


LOCATION MAP
NOT TO SCALE
KEY MAP 6930, 6935
ZIP CODE: 77461



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DETAIL "A"
SCALE: 1"=20'

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