

PLAT RECORDING SHEET

PLAT NAME: Monarch Landing Section 6

PLAT NO: _____

ACREAGE: 60.901

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

ABSTRACT NUMBER: 239

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 101

NUMBER OF RESERVES: 10

OWNERS: KL LB Buy 2 LLC,

(DEPUTY CLERK)

B:\PROJECT DIRECTORY\09101--LENNAR HOMES\0006.01--SECTION 6\CAD\PLAT\09101.0006.01_PLAT.DWG

STATE OF TEXAS
COUNTY OF FORT BEND

WE, KL LB BUY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ED HADLEY, AUTHORIZED SIGNATORY, OWNERS OF THE 60.901 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MONARCH LANDING SECTION 6, 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 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 HERON, 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 HERON, 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 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 MONARCH LANDING SECTION 6 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 KL LB BUY 2 LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ED HADLEY, ITS AUTHORIZED SIGNATORY, HEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2026.

KL LB BUY 2 LLC,
A DELAWARE LIMITED LIABILITY COMPANY

By: _____
ED HADLEY, AUTHORIZED SIGNATORY

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ED HADLEY, 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 _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA
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 _____, 2026.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

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

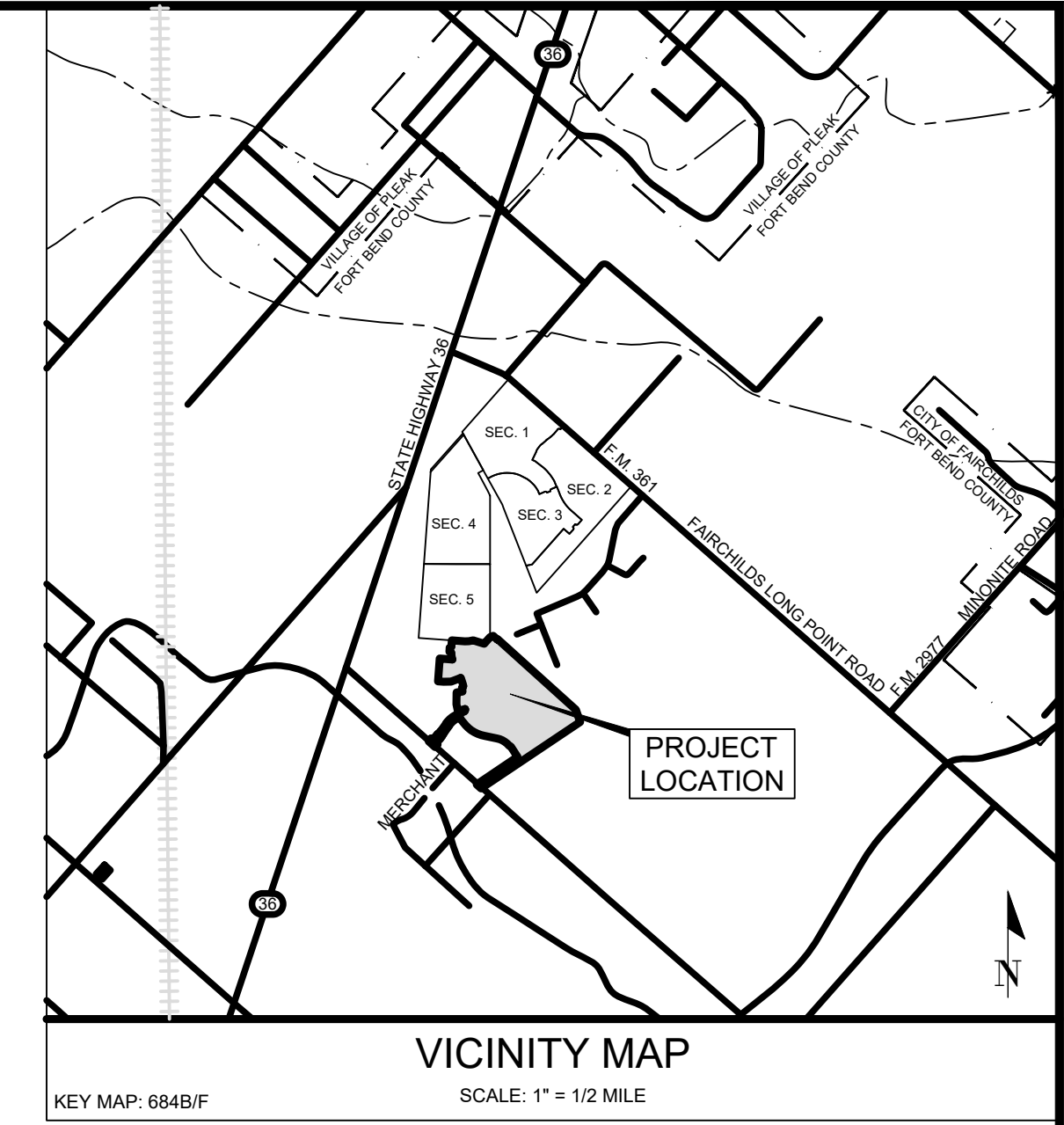
DEXTER L. McCOY
COMMISSIONER, PRECINCT 4

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 _____, 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



MONARCH LANDING SECTION 6

A SUBDIVISION OF 60.901 ACRES OF LAND
LOCATED IN THE H.&T.C. R.R. CO. SURVEY,
ABSTRACT NO. 239
FORT BEND COUNTY, TEXAS

101 LOTS 5 BLOCKS 10 RESERVES

DATE: MARCH, 2026

OWNER

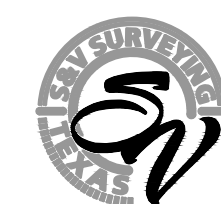
KL LB BUY 2 LLC,
A DELAWARE LIMITED LIABILITY COMPANY
5775 N SAM HOUSTON PARKWAY W., SUITE 900
HOUSTON, TX 77086
281-874-2955

ENGINEER

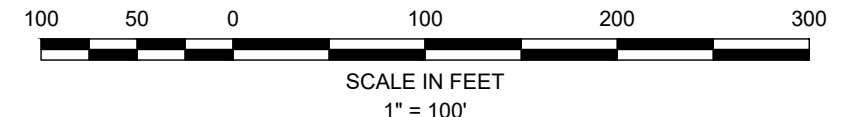
SURVEYOR

BLACKLINE
ENGINEERING

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

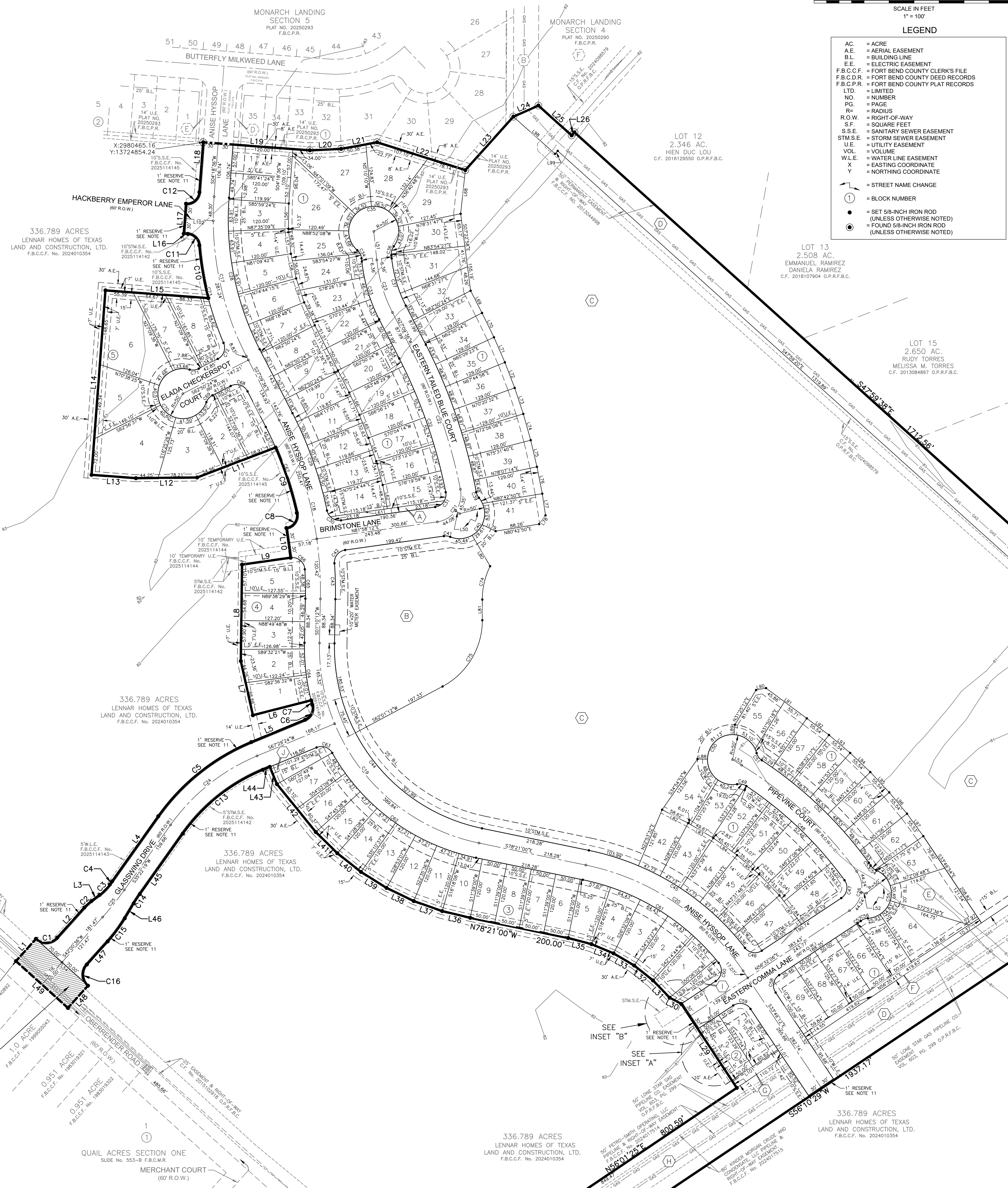


S & V SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
20111 KRAHN ROAD SPRING, TEXAS 77386
OFFICE - (281) 353-2570 FAX - (281) 353-2407
TBPELS Firm No. 100247-00
www.svsurveying.com

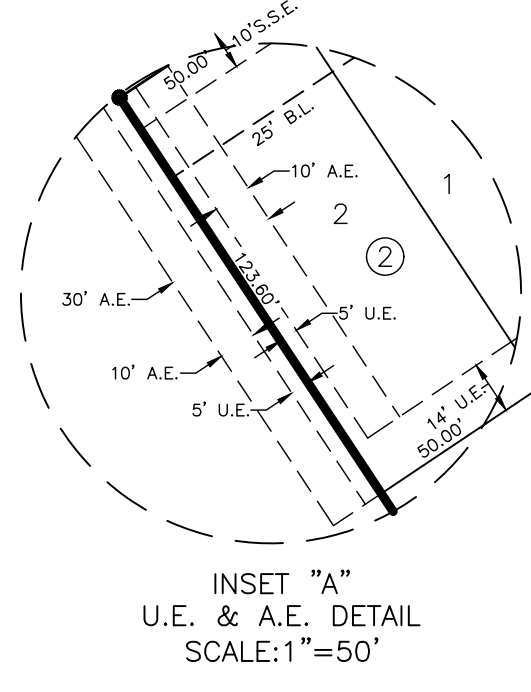
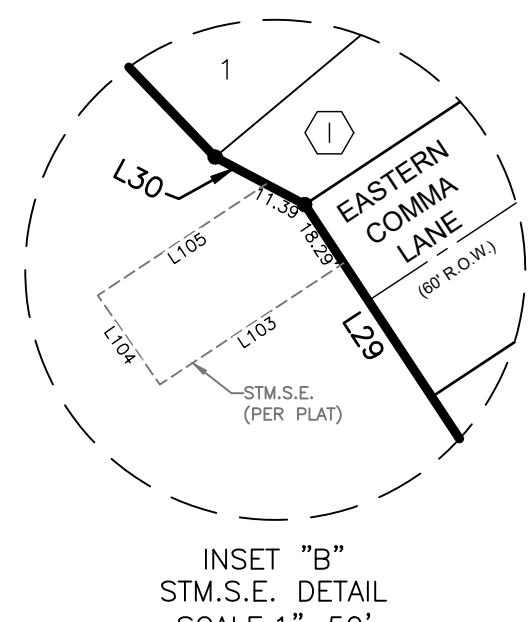


LEGEND

- AC = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- E.E. = EASEMENT
- 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
- LTD. = LIMITED
- NO. = NUMBER
- 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, Y = EASTING COORDINATE, 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)



THIS 0.193 AC. / 8,400 S.F. IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.



RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.050 AC. - 2,183 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO RECREATION USE	2.111 AC. - 91,972 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO DETENTION/DRAINAGE USE	27.439 AC. - 1,195,255 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO OPEN SPACE/PIPELINE USE	4.366 AC. - 190,201 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO LIFT STATION USE	0.247 AC. - 10,761 S.F.
(F)	RESTRICTED RESERVE "F"	RESTRICTED TO DRAINAGE/FILL	0.120 AC. - 5,228 S.F.
(G)	RESTRICTED RESERVE "G"	RESTRICTED TO DRAINAGE/FILL	0.045 AC. - 1,944 S.F.
(H)	RESTRICTED RESERVE "H"	RESTRICTED TO OPEN SPACE/PIPELINE USE	1.816 AC. - 79,091 S.F.
(I)	RESTRICTED RESERVE "I"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.076 AC. - 3,321 S.F.
(J)	RESTRICTED RESERVE "J"	RESTRICTED TO LANDSCAPE/OPEN SPACE USE	0.083 AC. - 3,610 S.F.
TOTAL			36.354 AC. - 1,583,566 S.F.

DISTRICT NAMES	
F.B.C. ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FBC MUD 256
LID	N/A
CAD	12
DID	FBC DRAINAGE DISTRICT
SCHOOL	NEEDVILLE ISD, WHARTON COUNTY JUNIOR COLLEGE
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FORT BEND COUNTY
UTILITIES CO.	CENTERPOINT ENERGY, FBC DRAINAGE DISTRICT
EMERGENCY SERVICES DISTRICT	10

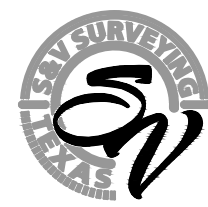
MONARCH LANDING SECTION 6

A SUBDIVISION OF 60.901 ACRES OF LAND LOCATED IN THE H.&T.C. R.R. CO. SURVEY, ABSTRACT NO. 239 FORT BEND COUNTY, TEXAS

101 LOTS 5 BLOCKS 10 RESERVES
DATE: MARCH, 2026 SCALE: 1" = 100'

OWNER
KL LB BUY 2 LLC,
A DELAWARE LIMITED LIABILITY COMPANY
5775 N SAM HOUSTON PARKWAY W., SUITE 900
HOUSTON, TX 77086
281-874-2955

ENGINEER
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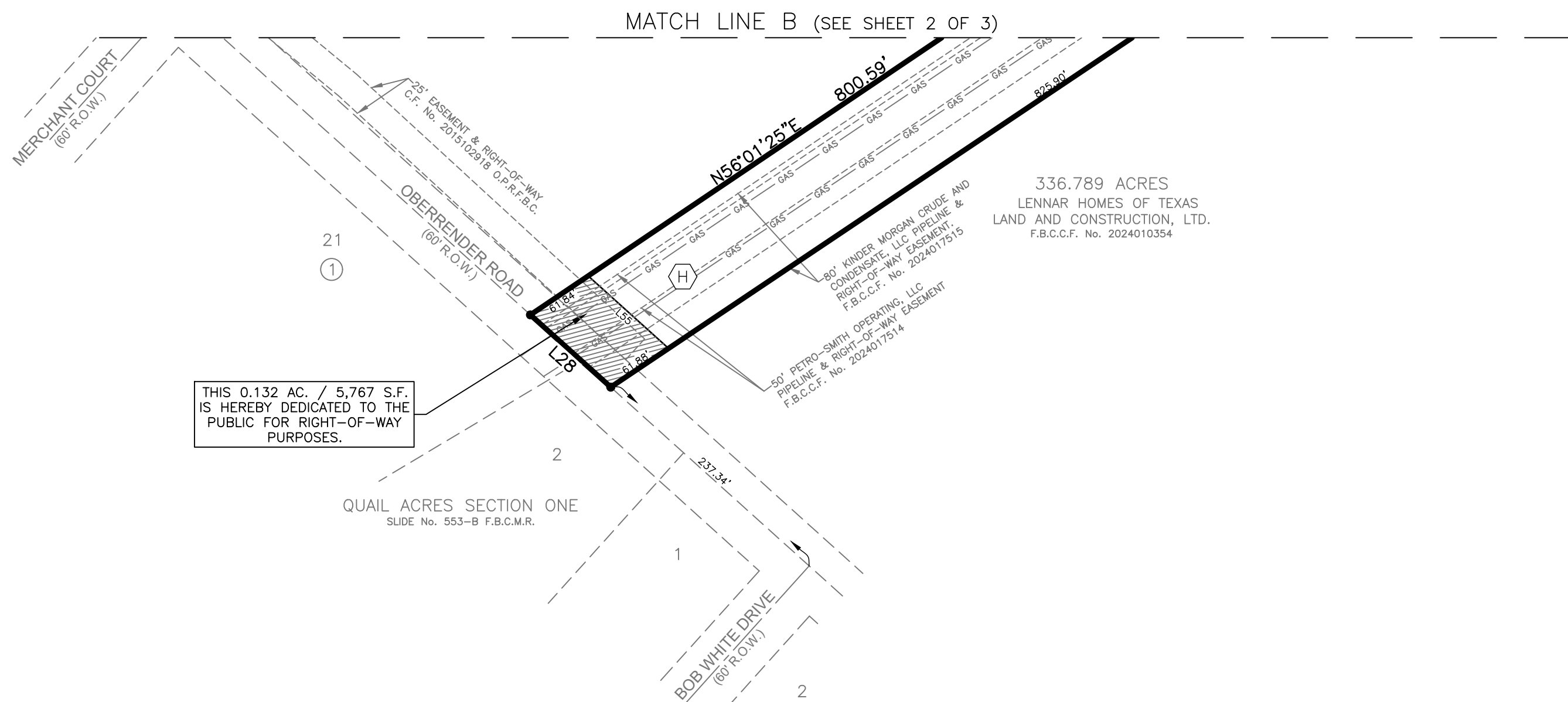
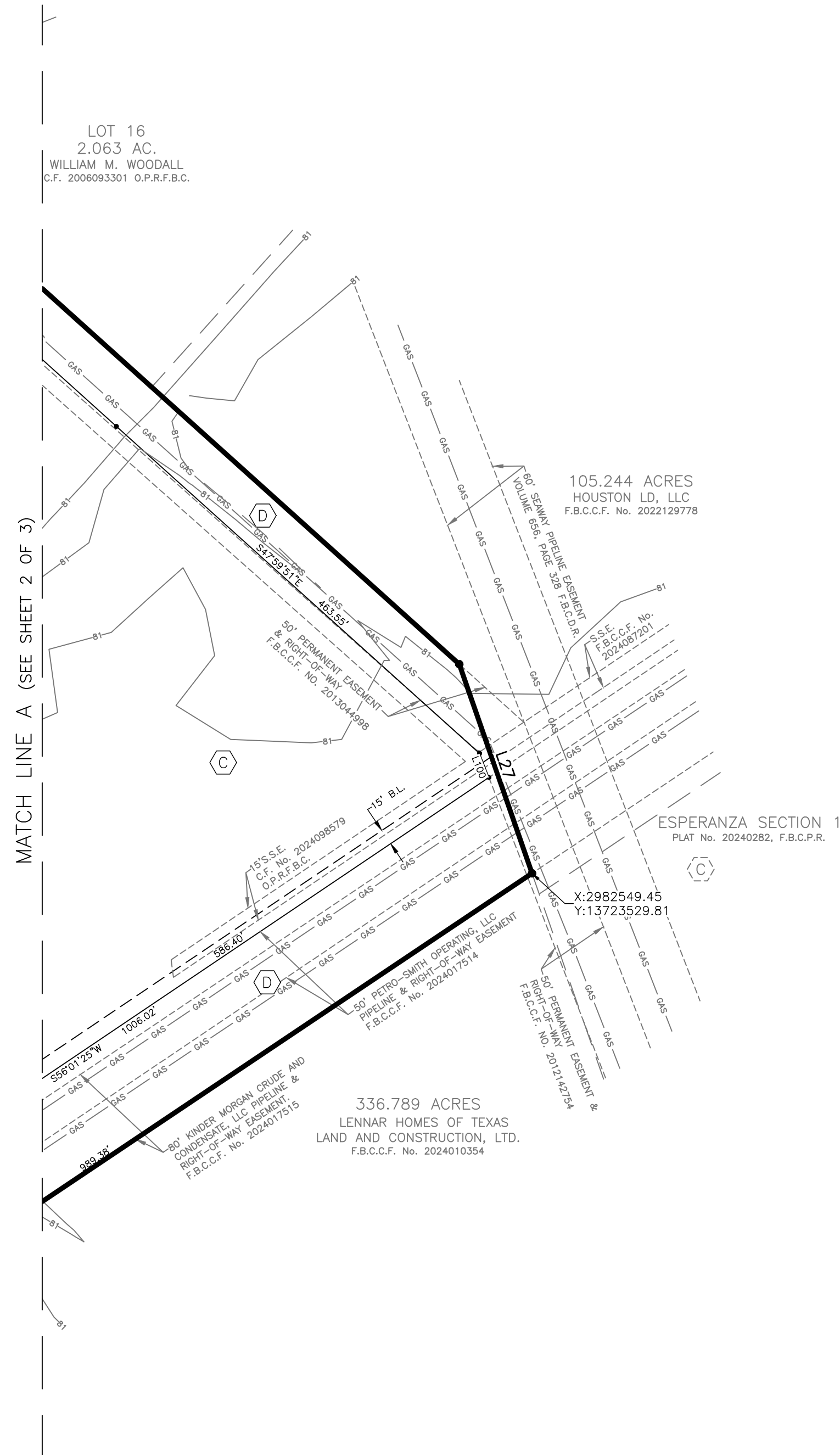
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LINE	BEARING	LENGTH
L1	N42°00'22"E	60.00'
L2	N42°00'36"E	81.32'
L3	N52°58'48"E	20.44'
L4	N35°22'19"E	159.66'
L5	N67°29'24"E	116.50'
L6	S75°40'44"W	120.26'
L7	N12°32'57"W	110.93'
L8	N05°44'06"E	103.04'
L9	N81°58'12"E	98.01'
L10	N09°01'48"W	60.00'
L11	S59°04'59"W	167.94'
L12	S89°21'25"W	122.46'
L13	N89°41'24"W	89.04'
L14	N04°18'36"E	370.00'
L15	S85°41'24"E	206.39'
L16	N89°41'24"W	8.19'
L17	N04°18'36"E	60.00'
L18	N04°18'36"E	100.00'
L19	S85°41'24"E	214.00'
L20	N87°22'18"E	62.63'
L21	N79°35'35"E	73.15'
L22	S72°31'39"E	185.24'
L23	N41°55'57"E	143.66'
L24	N66°04'08"E	54.79'
L25	S48°04'03"E	89.34'
L26	N42°12'02"E	8.33'
L27	S19°10'44"E	209.99'
L28	N47°59'38"W	96.04'
L29	N33°27'54"W	201.32'
L30	N62°03'10"W	26.42'
L31	N43°49'37"W	47.95'
L32	N51°40'55"W	47.95'
L33	N59°32'12"W	47.95'
L34	N67°23'30"W	47.95'
L35	N75°13'02"W	48.16'
L36	N76°32'59"W	57.67'
L37	N70°33'09"W	60.37'
L38	N64°15'38"W	60.37'
L39	N57°58'08"W	60.37'
L40	N51°40'37"W	60.37'
L41	N49°23'07"W	60.37'
L42	N39°05'36"W	123.47'
L43	N22°30'36"W	37.33'
L44	S67°29'24"E	15.21'
L45	S35°22'19"E	148.31'
L46	S31°02'24"E	34.59'
L47	S42°00'36"E	62.10'
L48	S42°00'22"E	60.00'
L49	S47°59'38"E	140.00'
L50	S53°57'10"E	9.68'
L51	N06°05'33"W	57.35'
L52	S79°54'50"E	10.00'
L53	N58°34'48"W	21.38'

LINE	BEARING	LENGTH
L54	N47°59'38"W	140.00'
L55	N47°59'38"W	96.21'
L56	S00°47'27"W	50.43'
L57	S05°37'35"E	50.43'
L58	S12°03'02"E	50.43'
L59	S18°28'29"E	50.43'
L60	S24°50'23"E	50.68'
L61	N81°58'12"E	230.36'
L62	N11°09'54"W	48.47'
L63	N15°13'57"W	49.18'
L64	N18°21'53"W	49.18'
L65	N21°29'42"W	49.18'
L66	N24°37'35"W	49.18'
L67	N27°00'44"W	49.75'
L68	S06°09'45"W	87.83'
L69	S27°09'38"E	50.00'
L70	S28°06'56"E	54.20'
L71	S23°32'49"E	54.71'
L72	S20°57'12"E	54.71'
L73	S18°21'41"E	54.71'
L74	S15°48'07"E	54.71'
L75	S13°10'33"E	54.71'
L76	S11°14'24"E	54.74'
L77	S08°25'51"E	44.01'
L78	S38°08'30"W	21.37'
L79	S64°06'52"E	30.21'
L80	S30°10'30"E	71.54'
L81	S00°00'00"E	41.41'
L82	S62°43'34"E	58.62'
L83	S59°22'08"E	58.51'
L84	S54°12'34"E	58.51'
L85	S49°03'00"E	58.51'
L86	S43°53'27"E	58.51'
L87	S37°29'16"E	72.89'
L88	S88°59'31"E	20.00'
L89	N03°58'19"E	20.00'
L90	N79°01'16"E	20.23'
L91	S53°22'40"E	101.56'
L92	S53°08'13"E	55.54'
L93	S49°47'13"E	55.54'
L94	S46°26'13"E	55.54'
L95	S43°05'13"E	55.54'
L96	S39°44'13"E	55.54'
L97	S36°04'22"E	55.53'
L98	S48°15'01"E	111.74'
L99	N42°00'01"E	8.07'
L100	S21°12'30"E	24.43'
L101	S56°10'48"W	110.61'
L102	N85°41'24"W	56.94'
L103	S56°32'06"W	57.31'
L104	N34°51'43"W	28.30'
L105	N56°32'06"E	52.55'

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	089°59'46"	47.12'	N87°00'29"E	42.42'
C2	100.00'	010°58'12"	19.15'	N47°29'42"E	19.12'
C3	100.00'	016°49'43"	29.37'	N44°33'56"E	29.27'
C4	570.00'	000°46'46"	7.75'	N35°45'42"E	7.75'
C5	430.00'	032°07'05"	241.04'	N51°25'52"E	237.90'
C6	25.00'	083°03'26"	36.24'	N25°57'41"E	33.15'
C7	430.00'	001°14'46"	9.35'	N14°56'39"W	9.35'
C8	25.00'	094°32'20"	41.25'	N34°42'02"E	36.73'
C9	720.00'	010°57'53"	137.79'	N18°03'05"W	137.58'
C10	630.00'	009°45'07"	107.23'	N09°38'10"W	107.10'
C11	25.00'	080°55'48"	35.31'	N49°13'30"W	32.45'
C12	25.00'	090°00'00"	39.27'	N49°18'36"E	35.36'
C13	370.00'	032°07'05"	207.41'	S51°25'52"W	204.70'
C14	300.00'	004°19'55"	22.68'	S33°12'22"W	22.68'
C15	300.00'	010°58'12"	57.44'	S36°31'30"W	57.35'
C16	30.00'	090°00'14"	47.13'	S02°59'31"E	42.43'
C17	600.00'	031°28'12"	329.55'	S11°25'30"E	325.43'
C18	750.00'	028°19'48"	370.84'	S12°59'42"E	367.07'
C19	400.00'	079°31'12"	555.15'	S38°35'24"E	511.46'
C20	500.00'	044°31'48"	388.60'	S56°05'06"E	376.89'
C21	55.00'	093°10'07"	89.44'	N39°23'08"E	79.90'
C22	1050.00'	019°57'41"	292.51'	N19°10'46"W	291.56'
C23	300.00'	021°04'03"	110.31'	N16°37'34"W	109.69'
C24	400.00'	032°07'05"	224.23'	S51°25'52"W	221.30'
C25	600.00'	006°38'17"	69.51'	S38°41'28"W	69.47'
C26	55.00'	092°53'53"	89.18'	N10°27'11"E	79.72'
C27	800.00'	022°35'02"	315.33'	N47°17'17"W	313.29'
C28	570.00'	031°28'12"	313.08'	S11°25'30"E	309.15'
C29	780.00'	015°12'44"	207.09'	S19°33'14"E	206.49'
C30	25.00'	086°04'59"	37.56'	S54°59'21"E	34.13'
C31	25.00'	093°10'11"	40.65'	N39°23'10"E	36.32'
C32	1020.00'	015°57'41"	284.15'	N19°10'46"W	283.23'
C33	330.00'	021°04'03"	121.34'	N16°37'34"W	120.66'
C34	25.00'	042°50'00"	18.69'	N27°09'36"W	18.26'
C35	50.00'	265°40'01"	231.84'	N83°54'27"E	73.33'
C36	25.00'	042°50'00"	18.69'	S19°19'27"W	18.26'
C37	270.00'	021°04'03"	99.28'	S16°37'34"E	98.72'
C38	1080.00'	016°34'45"	312.51'	S18°52'14"E	311.42'

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C39	25.00'	028°56'30"	12.63'	S25°03'06"E	12.49'
C40	50.00'	151°25'15"	132.14'	S36°11'13"W	96.91'
C41	25.00'	029°55'35"	13.06'	N83°04'00"W	12.91'
C42	25.00'	086°04'56"	37.56'	S38°55'44"W	34.13'
C43	780.00'	009°16'56"	71.91'	S01°28'16"E	71.89'
C44	370.00'	079°31'12"	513.52'	S38°35'24"E	473.28'
C45	530.00'	040°38'45"	375.88'	S58°01'38"E	368.15'
C46	25.00'	089°45'38"	37.42'	S80°35'04"E	34.02'
C47	25.00'	092°31'53"	40.37'	N10°18'10"E	36.13'
C48	770.00'	020°21'13"	273.53'	N46°10'23"W	272.10'
C49	25.00'	044°25'32"	19.38'	N78°33'46"W	18.90'
C50	50.00'	265°37'27"	231.80'	N32°02'12"E	73.34'
C51	25.00'	041°24'22"	18.07'	S35°51'16"E	17.68'
C52	830.00'	020°33'41"	297.86'	S46°16'36"E	296.26'
C53	85.00'	004°31'17"	6.71'	S33°44'08"E	6.71'
C54	25.00'	035°05'48"	15.31'	S49°01'23"E	15.08'
C55	50.00'	153°18'55"	133.79'	S10°05'10"W	97.30'
C56	25.00'	035°05'48"	15.31'	S69°11'43"W	15.08'
C57	85.00'	008°11'00"	7.69'	S54°14'10"W	7.69'
C58	25.00'	090°21'18"	39.42'	S11°21'27"W	35.46'
C59	25.00'	089°38'42"	39.11'	N78°38'33"W	35.25'
C60	25.00'	095°17'24"	41.58'	N08°53'24"E	36.95'
C61	470.00'	039°35'43"	324.80'	N58°33'09"W	318.38'
C62	430.00'	048°53'50"	366.97'	N53°54'05"W	355.93'
C63	25.00'	083°03'26"	36.24'	N70°58'53"W	33.15'
C64	430.00'	016°44'14"	125.61'	N07°11'55"W	125.16'
C65	720.00'	004°39'40"	58.57'	N01°09'38"W	58.56'
C66	25.00'	094°32'20"	41.25'	N50°45'38"W	36.73'
C67	720.00'	014°35'28"	183.36'	N19°51'52"W	182.86'
C68	25.00'	090°00'00"	39.27'	N72°09'36"W	35.36'
C69	25.00'	042°50'00"	18.69'	S41°25'24"W	18.26'
C70	50.00'	265°40'01"	231.84'	N27°09'36"W	73.33'
C71	25.00'	042°50'00"	18.69'	N84°15'24"E	18.26'
C72	25.00'	085°57'29"	37.51'	N19°51'39"E	34.09'
C73	630.00'	018°21'29"	201.86'	N13°56'21"W	200.99'
C74	150.00'	026°22'43"	69.06'	S13°11'22"W	68.45'
C75	150.00'	062°01'12"	162.37'	S31°00'36"W	154.56'



- NOTES:
- PROJECT BENCHMARK: PROJECT BENCHMARK: PROJECT BENCHMARK:ELEVATIONS SHOWN HEREON ARE REFERENCED TO NGS MONUMENT "TXRO REF MON 1", PID DR8259, HAVING AN ELEVATION OF 94.2 FEET, NORTH AMERICAN VERTICAL DATUM 1988.
 - 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., ESD 6 AND 10, WHARTON COUNTY JUNIOR COLLEGE AND CAD 12.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4815700400M REVISED DATE JANUARY 29, 2021, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 83.00 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 L22 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 (NAD83) AND OCTOBER 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 ABUT 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 BECOME 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", "D", "F", "G", "H" AND "I" TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION TO BE ESTABLISHED BY DEED RESTRICTIONS AND COVENANTS.
 - RESTRICTED RESERVE "C" AND "E" 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.
 - A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - SUBJECT PLAT TO THAT CERTAIN TELECOMMUNICATION EASEMENT AS SET OUT AND DEFINED BY INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERKS FILE NO. 2024101770.

MONARCH LANDING SECTION 6

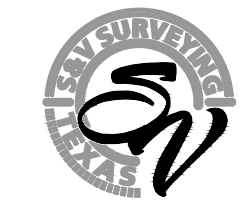
A SUBDIVISION OF 60.901 ACRES OF LAND
LOCATED IN THE H.&T.C. R.R. CO. SURVEY,
ABSTRACT NO. 239
FORT BEND COUNTY, TEXAS

101 LOTS 5 BLOCKS 10 RESERVES
DATE: MARCH, 2026 SCALE: 1" = 100'

OWNER
KL LB BUY 2 LLC,
A DELAWARE LIMITED LIABILITY COMPANY
5775 N SAM HOUSTON PARKWAY W., SUITE 900
HOUSTON, TX 77086
281-874-2955

ENGINEER SURVEYOR

BLACKLINE ENGINEERING
1616 S. Voss, Suite 300
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