

PLAT RECORDING SHEET

PLAT NAME: Wildbloom WP and WWTP Reserves

PLAT NO: _____

ACREAGE: 6.882

LEAGUE: Lester E. Cross Survey

ABSTRACT NUMBER: A-416

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Forestar (USA) Real Estate Group Inc., A Delaware Corporation

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

I, Juanita Orsak, being its Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware Corporation, owner of the 6.882 Acre tract described in the above and foregoing map of WILDBLOOM WP AND WWTP RESERVES, 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 (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, my 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 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 easement that are designated with aerial easements (U.E. and A.E.) As indicated and depicted hereon whereby the aerial easements 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 easement, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easement that are designated with aerial easements (U.E. and A.E.) As indicated and depicted hereon, whereby the aerial easements totals thirty feet (30' 0") in width.

FURTHER, I, Juanita Orsak, 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 for the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, I 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.

IN TESTIMONY WHEREOF, FORESTAR (USA) REAL ESTATE GROUP INC. a Delaware corporation, has caused these presents to be signed by Juanita Orsak, its Vice President, hereunto authorized and its common seal hereunto affixed this ____ day of _____, 2026.

FORESTAR (USA) REAL ESTATE GROUP INC.
A DELAWARE CORPORATION

By _____
Juanita Orsak
Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Juanita Orsak, known to me to be the persons 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 _____ County, Texas
Print Name: _____
My Commission Expires _____

I, Jason T. Ashworth, 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, angles points of curvature and other points of reference have been marked with iron for other suitable permanent ferrous metal pipes and a length of not less than three (3) feet.



Jason T. Ashworth
Registered Professional Land Surveyor
Texas Registration Number 7084

I, Stephen R. Sheldon, a Registered Professional Engineer, hereby certify that all engineering, for streets and drainage, within the subdivision is in compliance with the Fort Bend County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.

Stephen R. Sheldon
Licensed Professional Engineer
Texas Registration Number 91993

NOTES:

- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 107.00' 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 RESTRAIN, WHICHEVER IS HIGHER.
- 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 DRAINAGE STRUCTURE.
- 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: 0.999866787997.
- THIS PROPERTY LIES WITHIN ZONE A AND ZONE B (UNSHADED), AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0225L, DATED APRIL 02, 2014.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THIS PROPERTY LIES WITHIN (AS APPLICABLE)
 - FORT BEND COUNTY
 - FBCMUD NO. 291
 - SCHOOL DISTRICT: LAMAR CISD
 - FIRE: ESD No. 8
 - UTILITIES CO. CENTERPOINT ENERGY
 - FORT BEND COUNTY DRAINAGE DISTRICT
- 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 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.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWES STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 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.
- RESTRICTED RESERVE "A" AND "B" WILL BE OWNED AND MAINTAINED BY FORT BEND COUNTY M.U.D. 291.
- BENCHMARK:
 - NGS MONUMENT NO. AW5544
 - STAINLESS STEEL ROD ENCASED IN SLEEVE STAMPED HGCSO 68 1986.
 - LOCATED AT THE CITY OF BEASLEY POST OFFICE, +/- 69.5' SOUTHEAST OF THE SOUTH CORNER OF THE POST OFFICE.
 - PUBLISHED ELEVATION : 105.90' NAVD83 (2012 ADJUSTMENT)

CURVE DATA

| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|---------|---------------|------------|---------------|--------------|
| C1 | 85.00' | 51°23'26" | 76.24' | N 68°04'41" E | 73.71' |
| C2 | 145.00' | 27°27'20" | 69.48' | S 56°06'39" W | 68.82' |

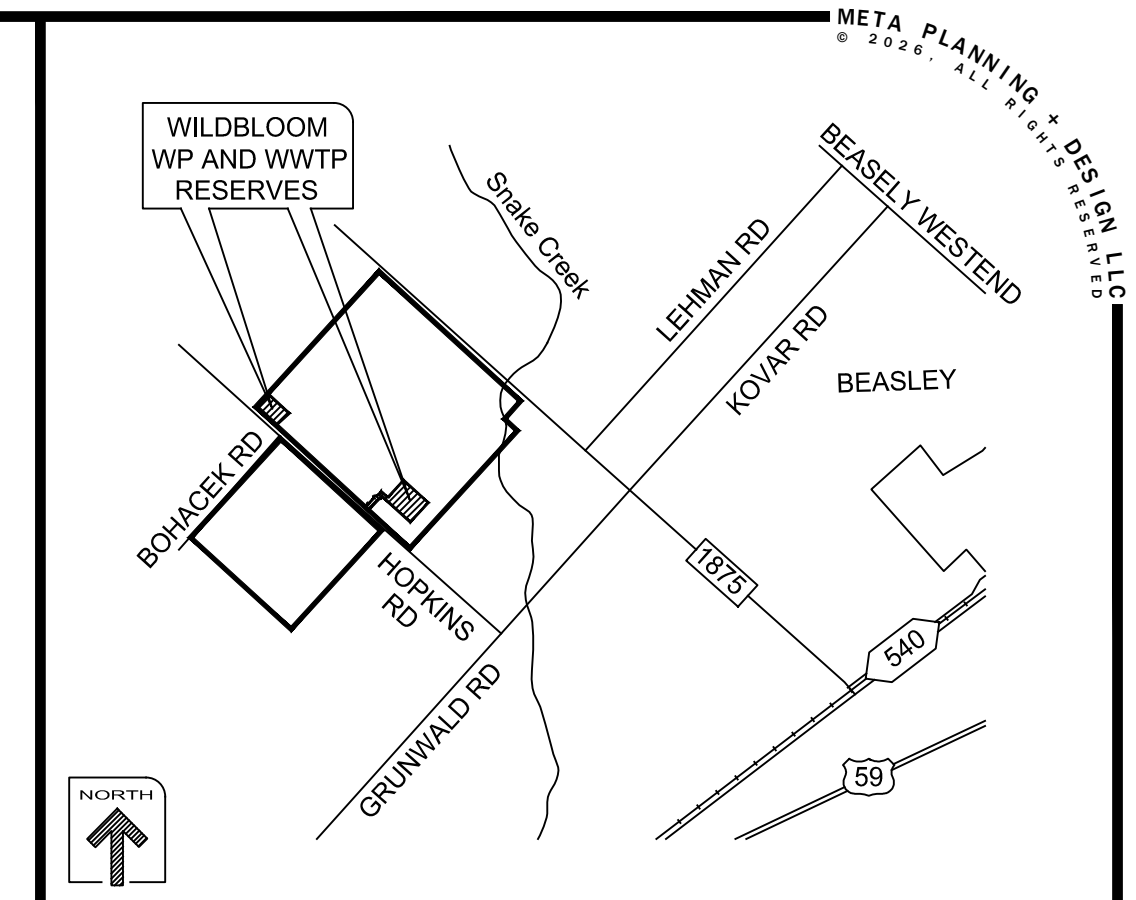
LINE DATA

| LINE | DISTANCE | BEARING |
|------|----------|---------------|
| L1 | 70.09' | N 47°26'43" W |
| L2 | 55.19' | N 42°33'17" E |
| L3 | 14.14' | N 87°27'54" E |
| L4 | 25.00' | N 03°46'24" E |
| L5 | 53.70' | N 42°22'59" E |
| L6 | 14.14' | N 87°22'59" E |
| L7 | 9.79' | S 42°22'59" W |

| LAND USE TABLE | | | |
|----------------|---------|---------|-----------------------------|
| RESERVE | ACREAGE | SQ. FT. | LAND USE |
| [A] | 4.51 | 196,536 | WASTE WATER TREATMENT PLANT |
| [B] | 1.97 | 86,001 | WATER PLANT |
| | 6.48 | 282,537 | TOTAL |

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.
- "FND" INDICATES FOUND.
- "IP" INDICATES IRON PIPE.
- "IR" INDICATES IRON ROD.
- "VOL." INDICATES VOLUME.
- "PG." INDICATES PAGE.
- "SQ. FT." INDICATES SQUARE FEET.
- "P.R.F.B.C." INDICATES PUBLIC RECORDS OF FORT BEND COUNTY.
- "F.B.C.C." INDICATES COUNTY CLERK'S FILE.
- "D.R.F.B.C." INDICATES DEED RECORDS OF FORT BEND COUNTY.
- "W.L.E." INDICATES WATER LINE EASEMENT.
- "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- "D.E." INDICATES DRAINAGE EASEMENT.
- "ESMT" INDICATES EASEMENT.
- "STMSE" INDICATES STORM SEWER EASEMENT.
- "H.L.P." INDICATES HOUSTON LIGHTING AND POWER.
- "O.P.R.R.P." INDICATES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
- "NO." INDICATES NUMBER.
- "S.F." INDICATES SQUARE FEET.
- "C.F.N." INDICATES CLERK'S FILE NUMBER.
- "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- "R." INDICATES RADIUS.
- "L.E." INDICATES LANDSCAPE EASEMENT.
- "M.U.D." INDICATES MUNICIPAL UTILITY DISTRICT.



VICINITY MAP (SCALE: 1" = 1/2 MILE) KEYMAP: 641G/H

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 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

DANIEL WONG
INTERIM 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, HEREBY CERTIFY THAT THE INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ 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
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

By _____
DEPUTY

WILDBLOOM WP AND WWTP RESERVES

BEING 6.882 ACRES OF LAND

OUT OF THE
LESTER E. CROSS SURVEY, A-416
FORT BEND COUNTY, TEXAS

CONTAINING TWO RESERVES IN TWO BLOCKS.

OWNER:
**FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION**
3355 WEST ALABAMA, SUITE 700
HOUSTON, TEXAS 77098
(713) 255-7401

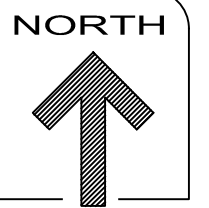
ENGINEER:
GFT INFRASTRUCTURE INC.
3200 SOUTHWEST FREEWAY, SUITE 1600
HOUSTON, TEXAS 77027
(713) 520-9570

SURVEYOR:



GFI PARTNERS
4724 VISTA ROAD TBPELS FIRM #10130300
PASADENA, TX 77505 GBSurvey@GBISurvey.com
PHONE: 281-499-4539 www.GBISurvey.com

PLANNER:
META
PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422



CURVE DATA

| CURVE | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
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 (713) 255-7401

ENGINEER:
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 3200 SOUTHWEST FREEWAY, SUITE 1600
 HOUSTON, TEXAS 77027
 (713) 520-9570

SURVEYOR:

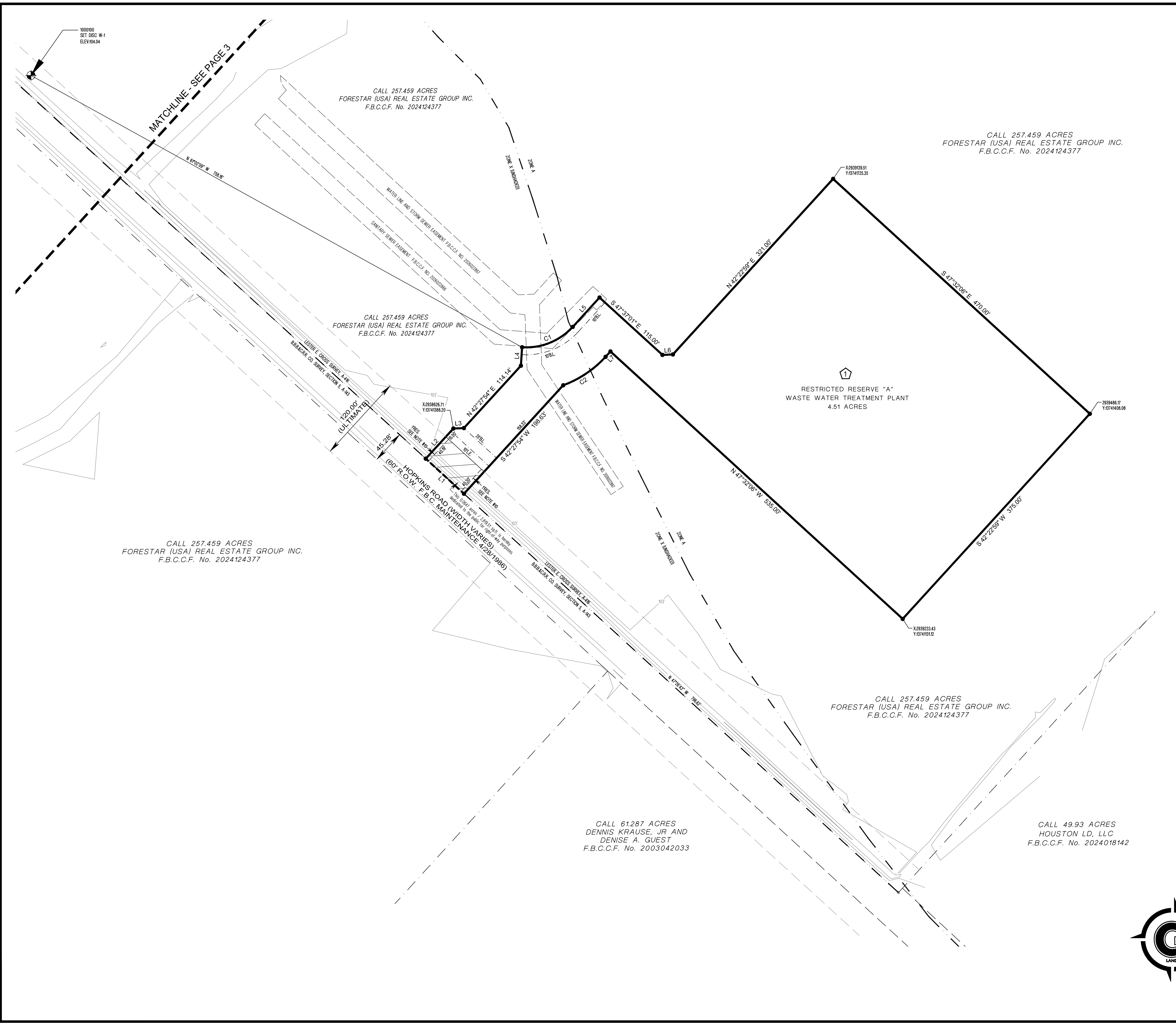
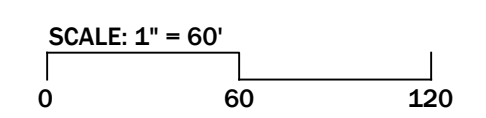
GFI GBI PARTNERS
 LAND SURVEYING CONSULTANTS

4724 VISTA ROAD PASADENA, TX 77505
 PHONE: 281-499-4339

18PELS FIRM #10130300
 GBSurvey@GBISurvey.com
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Meta Planning + Design LLC
 24285 KATY FREEWAY, SUITE 525
 KATY, TEXAS 77494 | TEL: 281-810-1422



CALL 61.287 ACRES
 DENNIS KRAUSE, JR AND
 DENISE A. GUEST
 F.B.C.C.F. No. 2003042033

CALL 49.93 ACRES
 HOUSTON LD, LLC
 F.B.C.C.F. No. 2024018142



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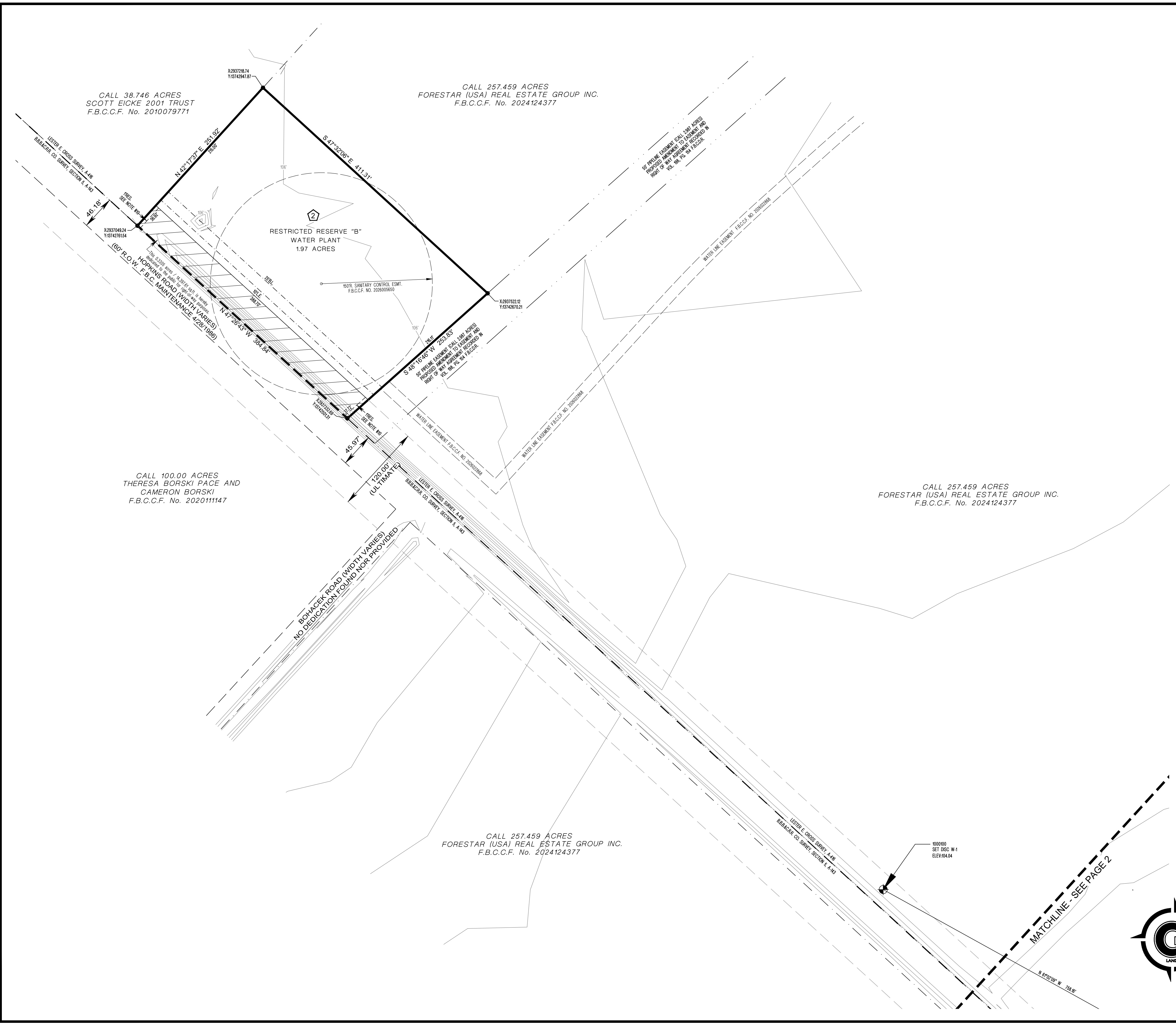
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PLANNER:
META
 PLANNING + DESIGN

Meta Planning + Design LLC
 24285 KATY FREEWAY, SUITE 525
 KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 60'
 0 60 120



CALL 38.746 ACRES
 SCOTT EICKE 2001 TRUST
 F.B.C.C.F. No. 2010079771

CALL 257.459 ACRES
 FORESTAR (USA) REAL ESTATE GROUP INC.
 F.B.C.C.F. No. 2024124377

CALL 100.00 ACRES
 THERESA BORSKI PACE AND
 CAMERON BORSKI
 F.B.C.C.F. No. 2020111147

CALL 257.459 ACRES
 FORESTAR (USA) REAL ESTATE GROUP INC.
 F.B.C.C.F. No. 2024124377

CALL 257.459 ACRES
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