PLAT RECORDING SHEET

PLAT NAME: Dyer Lakes Sec 2

PLAT NO:

ACREAGE: 40.953

LEAGUE: B.B.B. & C.R.R. CO. Survey Section No. 3

ABSTRACT NUMBER: A-141

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 105

NUMBER OF RESERVES: 4

OWNERS: Houston LD, LLC,

_____

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS VICE PRESIDENT, MICHAEL W. JOHNSON, HEREINAFTER REFERRED TO AS OWNERS OF THE 40.95 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF DYER LAKES SEC. 2, 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 (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 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 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 THIRTY FEET (30' 0") IN WIDTH.

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) 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 DYER LAKES SEC. 2, 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 HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL W. JOHNSON, ITS VICE PRESIDENT.

THIS _____ DAY OF_____, 2026.

HOUSTON LD, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, DBA FRIENDSWOOD DEVELOPMENT COMPANY, ITS AGENT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 21, 2025

BY: U.S. HOMES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: _____
MICHAEL W. JOHNSON
VICE PRESIDENT

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. JOHNSON, VICE PRESIDENT, OF HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOW TO BE 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, 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

COMMISSION EXPIRES: _____

I, AUSTAN W. LUPHER, 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, ANGLES 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.

_____
AUSTAN W. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO 6711

I, JORDAN C. KONESHECK, A PROFESSIONAL ENGINEER LICENSED 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 C. KONESHECK
LICENSE PROFESSIONAL ENGINEER
TEXAS LICENSED NO. 118617

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

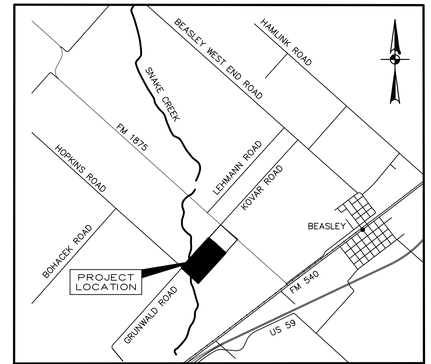
MY OFFICE ON _____, AT _____ O'CLOCK __.M., AND IN

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



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP
641M & 642J
ZIP CODE: 77417

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

_____, 20_____.

_____
VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
DANIEL WONG
COUNTY JUDGE

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

_____
DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

DYER LAKES SEC 2

A SUBDIVISION OF 40.953 ACRES IN THE B.B.B. & C.R.R. CO. SURVEY SECTION NO. 3, A-141
FORT BEND COUNTY, TEXAS ALSO BEING A REPLAT OF LOTS 5 AND 6 OF BLOCK 39 OF THE RECORDED PLAT OF BEASLEY TOWNSITE, ORCHARD & GARDEN TRACTS, RECORDED IN VOLUME 2, PAGE 11, FORT BEND COUNTY PLAT RECORDS.

105 RESIDENTIAL LOTS 4 RESERVES 3 BLOCKS

AUGUST, 2026

REASON FOR REPLAT: TO CREATE SINGLE FAMILY RESIDENTIAL LOTS AND RESERVES

OWNER/DEVELOPER:
HOUSTON LD, LLC, A TEXAS
LIMITED LIABILITY COMPANY
5775 N. SAM HOUSTON
PARKWAY W., SUITE 900
HOUSTON, TEXAS 77086
TEL. (713) 434-6034

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

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

GENERAL NOTES:

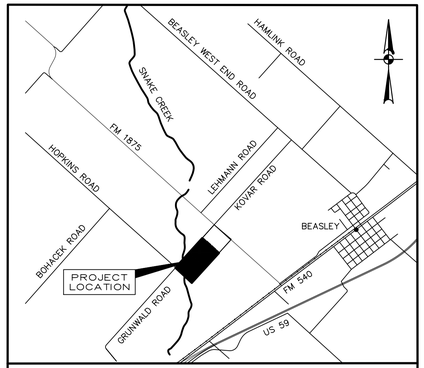
1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY, GF NO. 2791025-08354, DATED JULY 26, 2026 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; HL&P INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS, S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE, S.C.E. INDICATES SANITARY CONTROL EASEMENT.
3. 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 1.0001335878.
4. THERE ARE NO KNOWN PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
5. THIS PROPERTY LIES WITHIN ZONE "A" AND UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0375M DATED DECEMBER 21, 2017.
6. A ONE-FOOT RESERVE (1' RESERVE) HAS BEEN 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 IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE TITLE FEE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
7. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
8. ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY AS SHOWN ON THE PLAT.
9. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 257, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND ESD NO. 8.
10. CONTROL BENCHMARK: NGS MONUMENT 'HGCSD 72'; STAINLESS STEEL ROD IN SLEEVE LOCATED AT SMITHERS LAKE; ELEVATION 69.6, NAVD 1988 (GEOID18).
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
12. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 106.62 FEET ABOVE MEAN SEA LEVEL, NAVD 88, 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
13. 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.
14. 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.
15. THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
16. 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.
17. A MINIMUM DISTANCE OF TEN (10'0) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
18. CONTOURS SHOWN HEREON ARE NAVD 88 DATUM.
19. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
20. 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 THE BEGINNING CONSTRUCTION.
21. SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN RESTRICTIONS OR COVENANTS IN CF NO. 2024057478 OBRFBC
22. FBMUD 257 WILL MAINTAIN THE DRAINAGE AND DETENTION FACILITIES WITHIN RESERVES "A", "B", AND "D".
23. THE DRAINAGE DISTRICT MAINTAINS ITS EXISTING EASEMENT ALONG SNAKE CREEK AND HAS THE RIGHT TO USE THE ADDITIONAL 350' EASEMENT FOR MAINTENANCE OPERATIONS AND FUTURE EXPANSION OF THE CREEK.
24. THIS RIGHT OF WAY EASEMENT FOR SNAKE CREEK IS HEREBY DEDICATED TO FORT BEND COUNTY DRAINAGE DISTRICT (HEREINAFTER CALLED THE DISTRICT) FOR PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, AND RE-CONSTRUCTING A DRAINAGE CANAL INCLUDING DRAINS, DITCHES, LATERALS, AND LEVEES WITHIN SAID EASEMENT. THE DISTRICT SHALL HAVE INGRESS AND EGRESS FROM SAID EASEMENT. THE DISTRICT SHALL REPAIR DAMAGE TO ROADS, PASSAGEWAYS, AND FENCES RESULTING FROM INGRESS AND EGRESS. THE DISTRICT WILL RESTORE TO PREVIOUS EXISTING CONDITIONS AS NEAR AS POSSIBLE.

RESERVE TABLE				
RESERVE	AREA	PURPOSE	PROPOSED OWNER	MAINTENANCE
A	0.5530	LANDSCAPE/ OPEN SPACE / DRAINAGE	FBCMUD 257	FBCMUD 257
B	21.1170	LANDSCAPE/ OPEN SPACE / DRAINAGE / DETENTION	FBCMUD 257	FBCMUD 257
C	0.4900	WASTEWATER TREATMENT PLANT	UNDINE TEXAS, LLC	UNDINE TEXAS, LLC
D	0.4980	LANDSCAPE/ OPEN SPACE / DRAINAGE	FBCMUD 257	FBCMUD 257

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S42°24'43"W	13.86'
L2	S47°35'17"E	50.00'
L3	S47°35'17"E	50.00'
L4	S47°35'17"E	50.00'
L5	N42°24'43"E	22.50'
L6	S87°24'43"W	6.57'
L7	S2°35'17"E	6.57'
L8	S45°38'21"E	12.79'
L9	S0°32'59"W	38.40'
L10	S27°53'34"W	80.87'
L11	S9°26'41"W	149.79'
L12	S23°06'46"E	147.47'
L13	S9°11'39"W	71.07'
L14	S9°26'41"W	149.79'
L15	S27°53'34"W	80.87'
L16	S0°32'59"W	38.40'
L17	S45°38'21"E	12.79'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	90°00'00"	N87°24'43"E	35.36'	39.27'
C2	25.00'	90°00'00"	S2°35'17"E	35.36'	39.27'
C3	25.00'	90°00'00"	N87°24'43"E	35.36'	39.27'
C4	25.00'	90°00'00"	S2°35'17"E	35.36'	39.27'
C5	50.00'	90°00'00"	S2°35'17"E	70.71'	78.54'
C6	50.00'	90°00'00"	N87°24'43"E	70.71'	78.54'
C7	25.00'	36°52'12"	N60°50'49"E	15.81'	16.09'
C8	50.00'	163°44'23"	S2°35'17"E	98.99'	142.89'
C9	25.00'	36°52'12"	N66°01'23"W	15.81'	16.09'
C10	25.00'	36°52'12"	N29°09'11"W	15.81'	16.09'
C11	50.00'	163°44'23"	N87°24'43"E	98.99'	142.89'
C12	25.00'	36°52'12"	S23°58'37"W	15.81'	16.09'
C13	25.00'	90°00'00"	N87°24'43"E	35.36'	39.27'
C14	25.00'	90°00'00"	S2°35'17"E	35.36'	39.27'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C15	25.00'	90°00'00"	N87°24'43"E	35.36'	39.27'
C16	25.00'	90°00'00"	S2°35'17"E	35.36'	39.27'
C17	375.00'	12°12'00"	S20°27'23"W	79.70'	79.85'
C18	30.00'	89°47'13"	S2°33'53"E	42.35'	47.01'
C19	375.00'	23°57'56"	N23°55'56"E	155.71'	156.85'
C20	375.00'	46°11'20"	N22°32'41"W	294.19'	302.31'
C21	375.00'	27°20'35"	N14°13'17"E	177.27'	178.96'
C22	25.00'	18°26'53"	S18°40'08"W	8.01'	8.05'
C23	25.00'	32°33'27"	S6°50'02"E	14.02'	14.21'
C24	275.00'	32°18'24"	N6°57'33"W	153.02'	155.06'
C25	375.00'	7°09'22"	S5°52'00"W	46.81'	46.84'
C26	25.00'	27°20'35"	N14°13'17"E	11.82'	11.93'
C27	25.00'	46°11'20"	N22°32'41"W	19.61'	20.15'
C28	350.00'	6°02'21"	S42°37'10"E	36.87'	36.89'



VICINITY MAP

NOT-TO-SCALE
MAP REF: KEY MAP
641M & 642J
ZIP CODE: 77417

LEGEND

●		FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○		SET 5/8" IRON ROD (PD)
○		SET 5/8" IRON ROD (PD)-ROW/LOT
AC	=	ACRE
AE	=	AERIAL EASEMENT
SSE	=	SANITARY SEWER EASEMENT
STM SE	=	STORM SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT
FC NO.	=	FILM CODE NUMBER
BL	=	BUILDING LINE
R	=	RADIUS
ROW	=	RIGHT-OF-WAY
SQ. FT.	=	SQUARE FEET
BL	=	BUILDING LINE
IR	=	IRON ROD
FD	=	FOUND
FBCPR	=	FORT BEND COUNTY PLAT RECORDS
FBCDR	=	FORT BEND COUNTY DEED RECORDS
OPRFBC	=	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
NTS	=	NOT TO SCALE
CF NO	=	CLERK'S FILE NUMBER
VOL	=	VOLUME
PG	=	PAGE
LE	=	LANDSCAPE EASEMENT
POB	=	POINT OF BEGINNING
	=	STREET NAME CHANGE

DYER LAKES SEC 2

A SUBDIVISION OF 40.953 ACRES IN THE B.B.B. & C.R.R. CO. SURVEY SECTION NO. 3, A-141
FORT BEND COUNTY, TEXAS ALSO BEING A REPLAT OF LOTS 5 AND 6 OF BLOCK 39 OF THE RECORDED PLAT OF BEASLEY TOWNSITE, ORCHARD & GARDEN TRACTS, RECORDED IN VOLUME 2, PAGE 11, FORT BEND COUNTY PLAT RECORDS.

105 RESIDENTIAL LOTS 4 RESERVES 3 BLOCKS

AUGUST, 2026

REASON FOR REPLAT: TO CREATE SINGLE FAMILY RESIDENTIAL LOTS

OWNER/DEVELOPER:
HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY
5775 N. SAM HOUSTON PARKWAY W., SUITE 900
HOUSTON, TEXAS 77086
TEL. (713) 434-6034

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

Civil Job No. 41739-20
Date: Aug 11, 2026, 6:11pm User ID: dsantana
File: N:\Survey\Dwg\41739-20\SP\41739-20 FINAL.dwg

EXISTING EASEMENTS	
1	5' UTILITY EASEMENT FBCCF NO 2025042428
2	5' UTILITY EASEMENT FILE NO 20250255, FBCPR
3	10' SANITARY SEWER EASEMENT FILE NO 20250255, FBCPR
4	14' UTILITY EASEMENT FILE NO 20250255, FBCPR
5	10' STORM SEWER EASEMENT FBCCF NO 2025037692

POB
X: 2941652.80
Y: 13740975.82

THIS 1.242 ACRES / 54,109 SQ. FT. IS HEREBY DEDICATED TO THE PUBLIC FOR ROW PURPOSES.

HOUSTON LD LLC
C.F. NO. 2024018142
OPRFBC

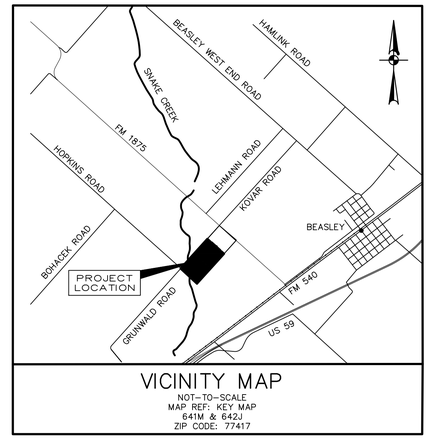
BEASLEY TOWNSITE,
ORCHARD & GARDEN TRACTS
VOLUME 2, PAGE 11
P.R.F.B.C.

DYER LAKES SEC 1
FILE NO 20250255
FBCPR

CALLED 59.70 ACRES
E.J. MUEHLBRAD
C.F. NO. 20090539973
O.P.R.F.B.C.

SHEET 3
MATCHLINE
SHEET 4

X: 2942393.73
Y: 13740310.68



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP
641M & 642J
ZIP CODE: 77417

SCALE: 1"= 60
0' 60' 120' 180'

LEGEND

●		FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
O		SET 5/8" IRON ROD (PD)
O		SET 5/8" IRON ROD (PD)–ROW/LOT
AC	=	ACRE
AE	=	AERIAL EASEMENT
SSE	=	SANITARY SEWER EASEMENT
STM SE	=	STORM SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
DE	=	DRAINAGE EASEMENT
UE	=	UTILITY EASEMENT
FC NO.	=	FILM CODE NUMBER
BL	=	BUILDING LINE
R	=	RADIUS
ROW	=	RIGHT-OF-WAY
SQ. FT.	=	SQUARE FEET
BL	=	BUILDING LINE
IR	=	IRON ROD
FD	=	FOUND
FBCPR	=	FORT BEND COUNTY PLAT RECORDS
FBCDR	=	FORT BEND COUNTY DEED RECORDS
OPRFBC	=	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
NTS	=	NOT TO SCALE
CF NO	=	CLERK'S FILE NUMBER
VOL	=	VOLUME
PG	=	PAGE
LE	=	LANDSCAPE EASEMENT
POB	=	POINT OF BEGINNING
	=	STREET NAME CHANGE

DYER LAKES SEC 2

A SUBDIVISION OF 40.953 ACRES IN THE B.B.B. & C.R.R. CO. SURVEY SECTION NO. 3, A-141
FORT BEND COUNTY, TEXAS ALSO BEING A REPLAT OF LOTS 5 AND 6 OF BLOCK 39 OF THE RECORDED PLAT OF BEASLEY TOWNSITE, ORCHARD & GARDEN TRACTS, RECORDED IN VOLUME 2, PAGE 11, FORT BEND COUNTY PLAT RECORDS.

105 RESIDENTIAL LOTS 4 RESERVES 3 BLOCKS

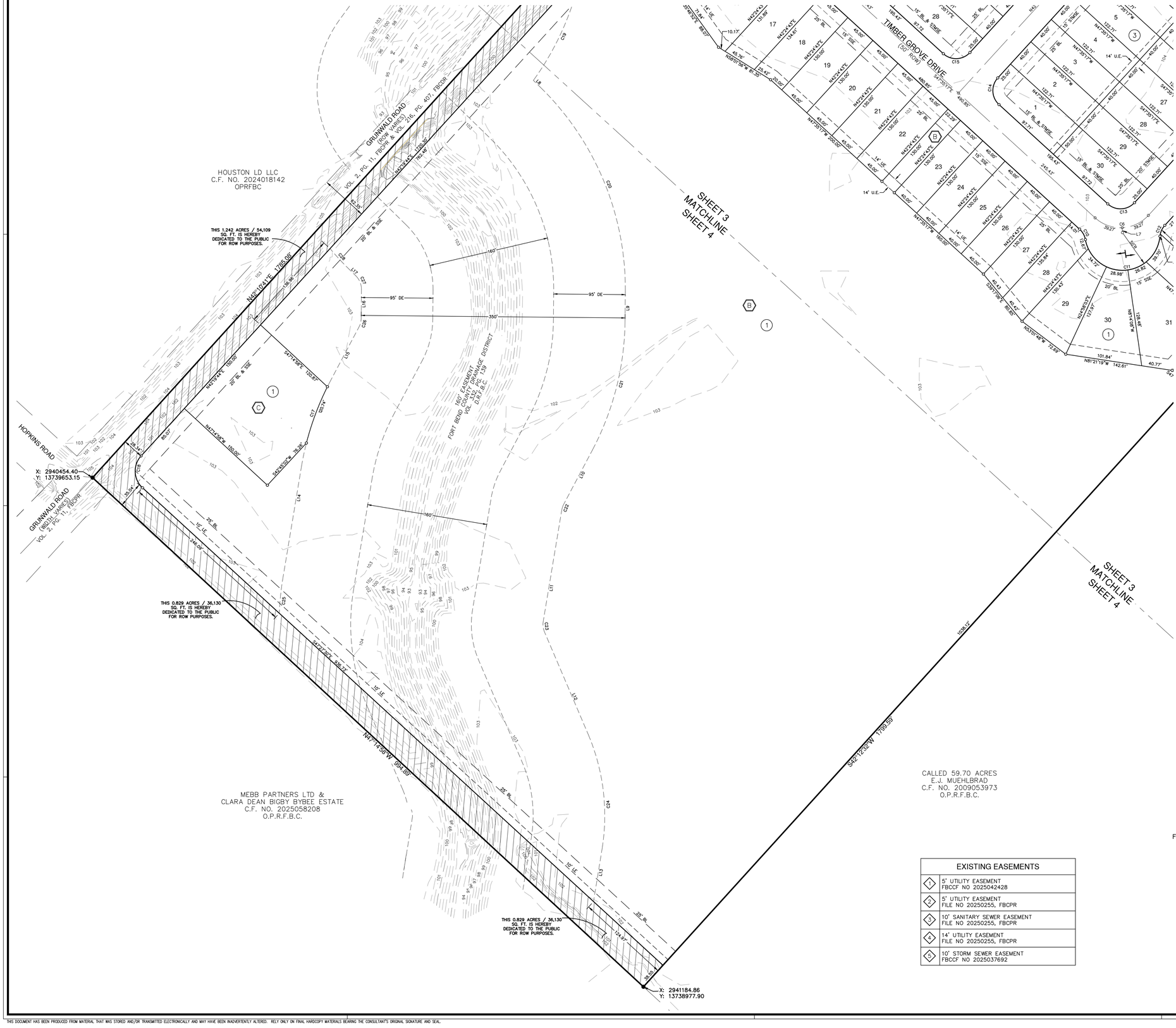
AUGUST, 2026

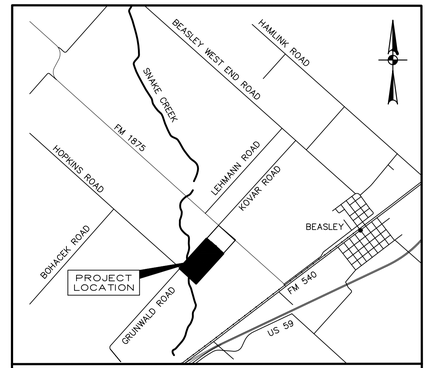
REASON FOR REPLAT: TO CREATE SINGLE FAMILY RESIDENTIAL LOTS

OWNER/DEVELOPER:
HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY
5775 N. SAM HOUSTON PARKWAY W., SUITE 900
HOUSTON, TEXAS 77086
TEL. (713) 434-6034

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

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.





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LE	=	LANDSCAPE EASEMENT
POB	=	POINT OF BEGINNING
	=	STREET NAME CHANGE

EXISTING EASEMENTS	
1	5' UTILITY EASEMENT FBCCF NO 2025042428
2	5' UTILITY EASEMENT FILE NO 20250255, FBCPR
3	10' SANITARY SEWER EASEMENT FILE NO 20250255, FBCPR
4	14' UTILITY EASEMENT FILE NO 20250255, FBCPR
5	10' STORM SEWER EASEMENT FBCCF NO 2025037692

DYER LAKES SEC 2

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AUGUST, 2026

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