PLAT RECORDING SHEET

PLAT NAME: Milo Farms Sec 4

PLAT NO:

ACREAGE: 60.27

LEAGUE: H. & T.C. R.R. CO. Survey, Section 85

ABSTRACT NUMBER: 247

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 124

NUMBER OF RESERVES: 6

OWNERS: Folklore Development, LLC

_____

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

I, MICHAEL INSELMANN, BEING OFFICERS OF FOLKLORE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE 60.27 TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MILO FARMS SEC 4, 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 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 (1 6'0") 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, 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 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, 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, WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF MILO FARMS SEC 4 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, FOLKLORE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL INSELMANN, ITS MANAGER, HEREUNTO AUTHORIZED AND ITS

COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____ 2026.

BY: FOLKLORE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY

_____
MICHAEL INSELMANN
MANAGER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL INSELMANN, MANAGER, 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 CORPORATION.

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

_____

PRINT NAME: _____

NOTARY PUBLIC IN AND FOR _____

I, JONATHAN FRANZ, 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.

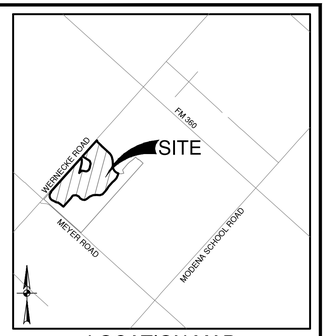
_____
JONATHAN FRANZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO 6705

STATE OF TEXAS
REGISTERED
JONATHAN FRANZ
6705
PROFESSIONAL
LAND SURVEYOR

I, JESSE N. PASQUARELLI, 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.

STATE OF TEXAS
JESSE N. PASQUARELLI
131491
LICENSED
PROFESSIONAL ENGINEER

_____
JESSE N. PASQUARELLI, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NUMBER 131491



LOCATION MAP
NOT-TO-SCALE
KEY MAP 682B/C
ZIP CODE: 77471

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

_____
DANIEL WONG,
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 _____. 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

MILO FARMS SEC 4

A SUBDIVISION OF 60.27 ACRES SITUATED IN THE H. & T.C. R.R. CO. SURVEY, SECTION 85, ABSTRACT NO. 247, FORT BEND COUNTY, TEXAS.

124 LOTS 6 RESERVES 3 BLOCKS

AUGUST, 2026

OWNER/DEVELOPER
FOLKLORE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
3903 BELLAIRE BLVD
HOUSTON, TX 77025
832-483-1321

CANOPY ENGINEERING
2723 N. MASON ROAD
SUITE 205
KATY, TX 77449
TEXAS REGISTERED FIRM NO. F-24529

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

SHEET 1 OF 6

MILO FARMS SEC 4
Civil Job No. 42254-40

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.

Date: Aug 24, 2026, 1:15pm User ID: hernandezbryce@p
File: C:\Users\BDC\...\MILO FARMS SEC 4\42254-40 FINAL.dwg

NOTES:

1. THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY, OF NO. 2791026-01338, DATED JULY 23, 2026 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. 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 0.999865018.
3. THERE ARE NO KNOWN PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
4. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 48157C0375M, DATED DECEMBER 21, 2017 FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS.
   - 4.1. ZONE "X", DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN".
   - 4.2. ZONE "A", DEFINED AS: "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED".
5. 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.
6. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE NOTED.
7. THIS PROPERTY LIES WITHIN FORT BEND COUNTY GENERAL FUND, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 231, AND FB ESD NO. 8., BEASLEY FIRE, NEEDVILLE ISD AND WHARTON CO JR COLLEGE.
8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 97.90 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, MAX PONDING, OR SHEET FLOW ELEVATION; AND NO LESS THAN 24 INCHES ABOVE THE 100-YEAR WSEL OF ANY FUTURE DETENTION AND MITIGATION POND SERVING THE DEVELOPMENT AS DETERMINED DURING FUTURE SITE DESIGNS.
10. 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.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. THIS PLAT LIES WITHIN ZONE "L2" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE.
14. A MINIMUM DISTANCE OF TEN (10'0") FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
15. CONTOURS SHOWN HEREON ARE FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) HURRICANE LIDAR 2019, NAVD 88 DATUM (GEIOD 12B) ELEVATIONS.
16. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83.
17. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO THE BEGINNING CONSTRUCTION.
18. 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.
20. FORT BEND COUNTY MUD NO. 231 WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE DETENTION POND LOCATED WITHIN RESERVE "A, C, D, E, F AND G".
21. DIMENSIONS SHOWN ARE SURFACE.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	89°59'44"	S31°08'50"E	35.35'	39.27'
C2	300.00'	10°31'12"	S42°53'05"E	55.01'	55.08'
C3	300.00'	10°25'50"	S42°55'47"E	54.54'	54.61'
C4	330.00'	44°18'49"	S25°59'17"E	248.91'	255.23'
C5	270.00'	68°39'56"	S38°09'50"E	304.56'	323.58'
C6	657.50'	5°17'26"	N53°45'51"W	60.69'	60.71'
C7	180.00'	33°33'26"	N73°11'17"W	103.92'	105.42'
C8	180.00'	106°52'30"	N11°34'56"W	289.15'	335.76'
C9	300.00'	26°39'21"	S13°37'22"W	138.31'	139.57'
C10	300.00'	44°18'49"	N25°59'17"W	226.29'	232.03'
C11	300.00'	68°39'56"	S38°09'50"E	338.40'	359.53'
C12	305.00'	58°11'03"	S12°45'47"W	296.59'	309.73'
C13	295.00'	31°16'48"	N0°41'21"W	159.06'	161.05'
C14	295.00'	87°26'46"	N58°40'26"E	407.79'	450.24'
C15	300.00'	55°56'29"	S13°53'04"W	281.41'	292.91'
C16	585.00'	29°02'13"	N0°25'56"E	293.31'	296.47'
C17	585.00'	44°23'55"	N37°09'00"E	442.06'	453.32'
C18	300.00'	32°19'47"	N88°47'09"E	167.04'	169.28'
C19	30.00'	90°00'00"	S86°51'19"W	42.43'	47.12'
C20	30.00'	90°00'00"	N3°08'41"W	42.43'	47.12'
C21	25.00'	79°46'59"	N52°15'04"E	32.07'	34.81'
C22	50.00'	180°00'00"	N2°08'33"E	100.00'	157.08'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	25.00'	75°48'32"	N49°57'11"W	30.72'	33.08'
C24	50.00'	256°45'07"	N25°58'45"W	78.40'	224.06'
C25	25.00'	6°43'28"	S57°54'46"W	26.69'	28.16'
C26	25.00'	90°00'00"	S59°57'03"W	35.36'	39.27'
C27	25.00'	90°00'00"	N30°02'57"W	35.36'	39.27'
C28	50.00'	250°31'44"	N65°54'54"W	81.65'	218.63'
C29	25.00'	70°31'44"	S24°05'06"W	28.87'	30.77'
C30	25.00'	90°00'00"	S59°57'03"W	35.36'	39.27'
C31	30.00'	80°31'21"	N66°09'56"W	38.58'	41.90'
C32	30.00'	90°32'24"	S85°44'02"W	42.63'	47.41'
C33	300.00'	9°36'26"	N53°49'00"W	50.24'	50.30'
C34	300.00'	10°28'31"	N53°22'57"W	54.77'	54.85'
C35	30.00'	88°51'23"	N3°43'00"W	42.00'	46.53'
C36	25.00'	95°21'45"	N57°16'10"E	36.97'	41.61'
C37	25.00'	81°40'01"	S34°12'57"E	32.69'	35.63'
C38	30.00'	91°39'27"	S86°01'35"W	43.04'	47.99'
C39	30.00'	82°55'45"	N32°53'30"E	39.73'	43.42'
C40	25.00'	85°29'02"	S32°18'26"E	33.93'	37.30'
C41	35.00'	23°02'31"	N11°49'22"E	13.98'	14.08'
C42	15.00'	23°02'31"	N11°49'22"E	5.99'	6.03'
C43	500.00'	26°04'26"	N27°59'16"E	225.58'	227.54'
C44	300.00'	26°04'26"	N27°59'16"E	135.35'	136.52'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S48°08'41"E	20.00'
L2	S17°30'12"W	60.00'
L3	S59°58'13"W	85.74'
L4	N87°29'29"W	82.01'
L5	N56°00'00"W	88.02'
L6	S61°29'34"W	28.28'
L7	N56°24'34"W	78.92'
L8	N56°24'34"W	10.46'
L9	N48°08'41"W	20.00'
L10	S11°42'18"E	83.86'
L11	S82°49'59"E	35.17'
L12	N84°07'21"E	32.94'
L13	N70°36'35"E	32.94'
L14	N57°05'49"E	32.94'
L15	N43°35'04"E	32.94'
L16	N30°04'18"E	32.94'
L17	N17°20'48"E	35.63'
L18	N14°57'03"E	81.55'
L19	N14°21'56"E	37.77'
L20	N3°56'24"E	32.94'
L21	N9°40'15"W	33.42'

LINE TABLE

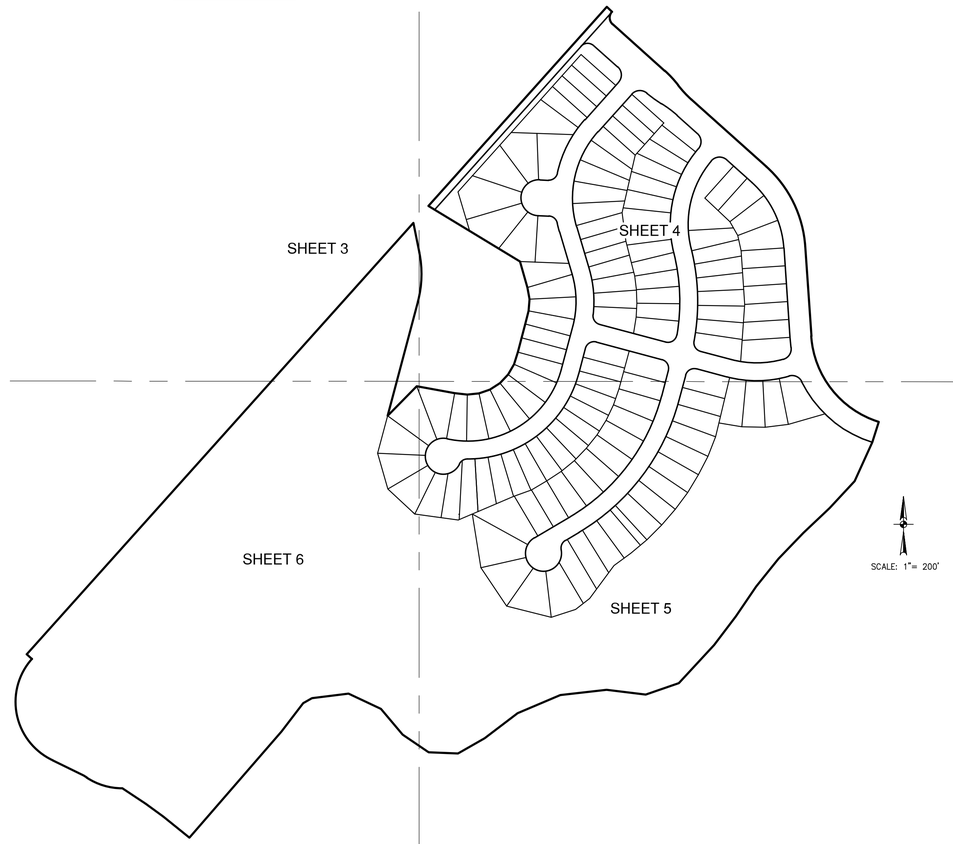
LINE #	BEARING	LENGTH
L22	N16°19'42"W	75.08'
L23	S41°51'19"W	52.91'
L24	N72°37'16"E	48.34'
L25	S30°39'02"E	25.00'
L26	S12°23'49"W	25.00'
L27	N87°51'27"W	69.22'
L28	N41°51'18"E	135.00'
L29	N41°51'19"E	1.98'
L30	S49°46'24"W	58.27'
L31	N54°17'09"E	58.27'
L32	N52°23'54"E	50.37'
L33	N41°34'57"W	273.58'
L34	N48°25'03"E	20.00'
L35	S41°34'57"E	273.58'
L36	S0°18'07"W	218.14'
L37	S23°20'38"W	230.56'
L38	N66°39'22"W	20.00'
L39	N23°20'38"E	230.56'
L40	N0°18'07"E	216.45'
L41	N86°45'58"E	25.00'

RESERVE TABLE

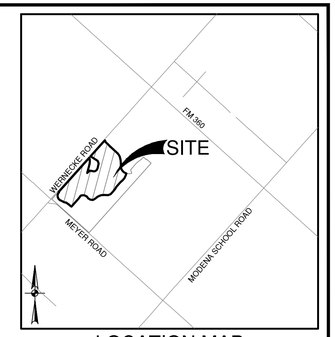
RESERVE	ACREAGE	PURPOSE
A	32.687	DETENTION
B	0.063	LANDSCAPE/OPEN SPACE / DRAINAGE
C	0.158	LANDSCAPE/OPEN SPACE / DRAINAGE
D	0.422	LANDSCAPE/OPEN SPACE
E	0.209	LANDSCAPE/OPEN SPACE
F	0.323	LANDSCAPE/OPEN SPACE

EXISTING EASEMENTS

1	10' WATERLINE EASEMENT FBCCF NO. 2026084627
2	40' DRAINAGE EASEMENT VOL 389, PG 395 FBCDR
3	DRAINAGE EASEMENT FBCCF NO. 2025037766
4	10' LANDSCAPE EASEMENT PLAT NO. 20250273



SCALE: 1"= 200'



LOCATION MAP

NOT-TO-SCALE
KEY MAP 682B/C
ZIP CODE: 77471

LEGEND

o	SET 5/8" IRON ROD (PD)
●	FOUND 5/8" IRON ROD (UNLESS NOTED)
(1)	BLOCK NUMBER
(A)	RESERVE SYMBOL
1	EXISITING EASEMENT SYMBOL
ROW	RIGHT-OF-WAY
BL	BUILDING LINE
UE	UTILITY EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
STM SE	STORM SEWER EASEMENT
VOL, PG	VOLUME, PAGE
AC	ACRES
SQ FT	SQUARE FEET
ROW	RIGHT OF WAY
R	RADIUS
FBCPR	FORT BEND COUNTY PLAT RECORDS
FBCDR	FORT BEND COUNTY DEED RECORDS
FBCCF	FORT BEND COUNTY CLERK FILE

MILO FARMS SEC 4

A SUBDIVISION OF 60.27 ACRES SITUATED IN THE H. & T.C. R.R. CO. SURVEY, SECTION 85, ABSTRACT NO. 247, FORT BEND COUNTY, TEXAS.

124 LOTS 6 RESERVES 3 BLOCKS

AUGUST, 2026

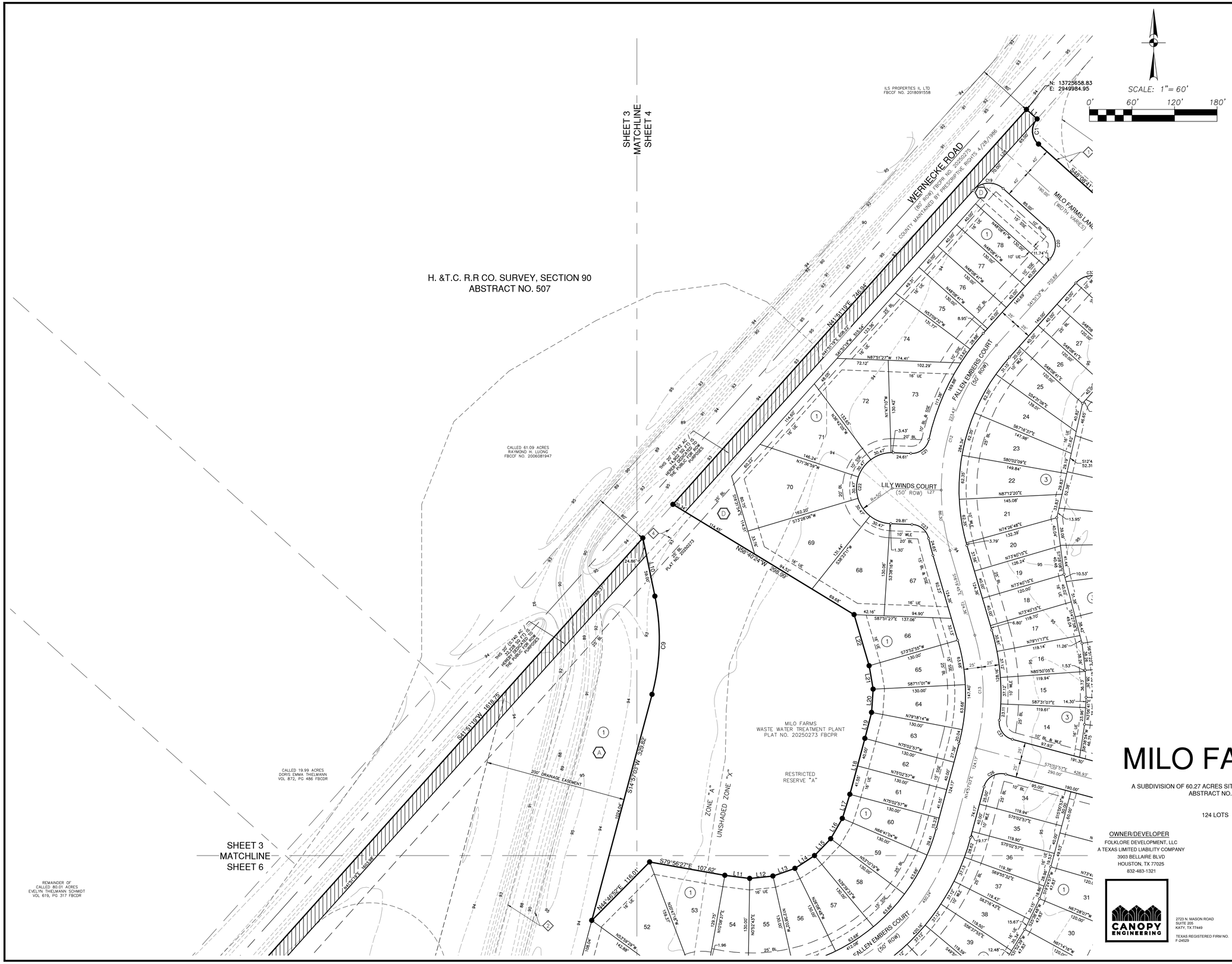
OWNER/DEVELOPER
FOLKLORE DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
3903 BELLAIRE BLVD
HOUSTON, TX 77025
832-483-1321

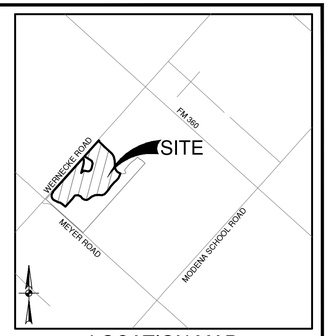
CANOPY ENGINEERING
2723 N. MASON ROAD
SUITE 205
KATY, TX 77449
TEXAS REGISTERED FIRM NO. F-24529

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

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MILO FARMS SEC 4
Civil Job No. 42254-40
Date: Aug 24, 2026, 1:33pm User ID: thomasvasquez
File: C:\Users\AutoCAD\Dropbox\Projects\42254-40 FINAL.dwg





LOCATION MAP

NOT-TO-SCALE
KEY MAP 682B/C
ZIP CODE: 77471

LEGEND

o	SET 5/8" IRON ROD (PD)
●	FOUND 5/8" IRON ROD (UNLESS NOTED)
(1)	BLOCK NUMBER
⟨A⟩	RESERVE SYMBOL
⟨1⟩	EXISITING EASEMENT SYMBOL
ROW	RIGHT-OF-WAY
BL	BUILDING LINE
UE	UTILITY EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
STM SE	STORM SEWER EASEMENT
VOL, PG	VOLUME, PAGE
AC	ACRES
SQ FT	SQUARE FEET
ROW	RIGHT OF WAY
R	RADIUS
FBCPR	FORT BEND COUNTY PLAT RECORDS
FBCDR	FORT BEND COUNTY DEED RECORDS
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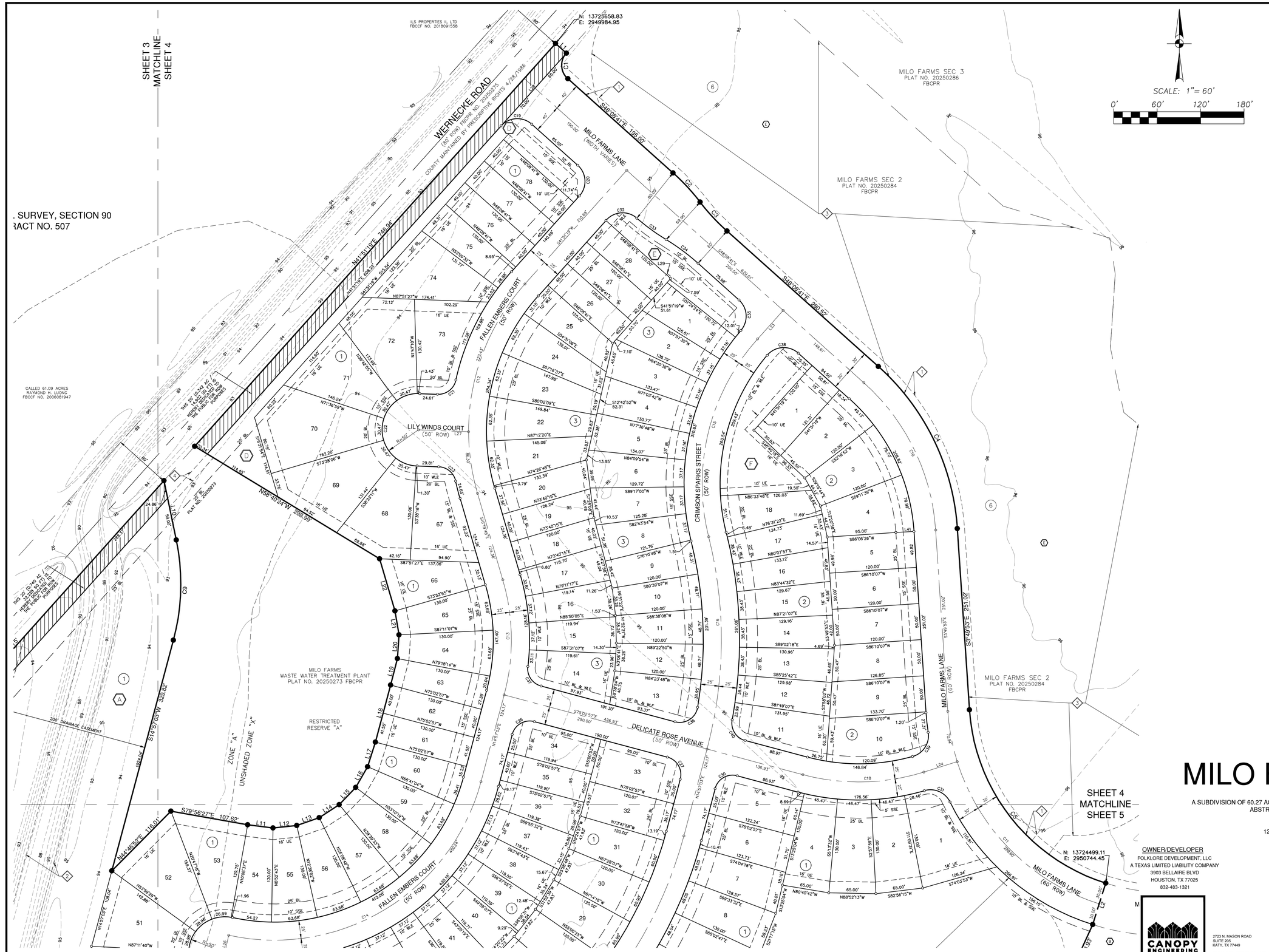
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Date: Aug 24, 2026, 1:36pm User ID: lhannoulaxs.bryan.pape
File: V:\Users\JOBS\42254-40\Engineering\Plat\42254-40 FINAL.dwg



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ZIP CODE: 77471

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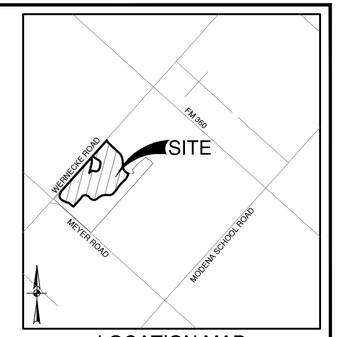
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MILO FARMS SEC 4
Civil Job No. 42254-40
Date: Aug 24, 2026, 1:39pm User ID: thanhcuong.bonyoung
File: G:\Survey\Active\42254-40 Milo Farms\Plat\42254-40 FINAL.dwg



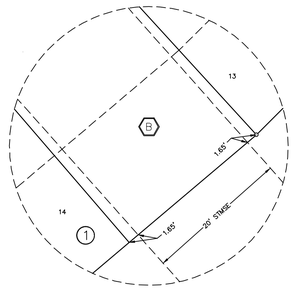
SCALE: 1"= 60'

0' 60' 120' 180'



LOCATION MAP

NOT-TO-SCALE
KEY MAP 682B/C
ZIP CODE: 77471



LEGEND

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AUGUST, 2026

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MILO FARMS SEC 4
Civil Job No. 42254-40
Date: Aug 24, 2026, 1:36pm User ID: tremoulas.bryndey
File: C:\Users\BDREC_~1\AppData\Local\Temp\AcPublish_6264\42254-40 FINAL.dwg

SHEET 3
MATCHLINE
SHEET 6

REMAINDER OF
CALLED 80.01 ACRES
EVELYN THELMANN SCHMIDT
VOL 619, PG 317 FBCDR

N41°51'10"E 1619.75'

N41°51'10"E 1604.98'

WERNECKE ROAD
(80' ROW) FBCPR VOL 2020027P
COUNTY MAINTAINED BY PRESCRIPTIVE RIGHTS x / 251/1986

UNSHADED ZONE "X"
ZONE "A"

THIS 25' (0.740 AC.) HEREBY DEDICATED TO THE PUBLIC FOR ROW PURPOSES

REMAINDER OF
CALLED 80.01 ACRES
EVELYN THELMANN SCHMIDT
VOL 619, PG 317 FBCDR

N: 13723849.75
E: 2948364.00

L9

25' BL

C8

N64°06'33"W 95.48'

L8

C7

L7 46.72'

C6

N51°07'06"W 93.26'

N: 13723337.43
E: 2948818.43

CALLED 63.8188 ACRES
64 FIATS LTD.
FBCCF NO. 2024116597

FUTURE
MILO FARMS SEC 5

N41°39'39"E 424.15'

200' DRAINAGE EASEMENT

N14°57'03"E 978.43'

S14°57'03"W 1024.04'

SHEET 6
MATCHLINE
SHEET 5

ZONE "A"
UNSHADED ZONE "X"

S79°56'27"E 107.69'

N44°46'52"E 116.01'

L11

16' UE

N43°37'14"W 159.37'

N10°56'37"E 130.00'

N03°39'29"W 142.89'

1.96'

54.27'

N14°57'03"E 168.04'

20' BL

N87°11'40"W 134.12'

R=50'

L26

11.68'

C25

16' UE

N15°58'37"W 104.11'

S59°36'06"W 130.00'

36.03'

43.16'

12.03'

20' BL

S25°23'54"W 130.00'

S39°47'53"W 124.62'

S24°48'46"W 164.48'

L40

S46°50'53"W 100.86'

74.52'

N82°05'54"W 122.56'

16' UE

3.43'

48.04'

20' STMSE

C42

L39

L37

L38

FUTURE
MILO FARMS SEC 5

S37°04'05"W 100.11'

S82°36'01"W 102.86'

N64°40'55"W 99.93'

N40°08'43"W 94.56'

L5

L4

C44

C43

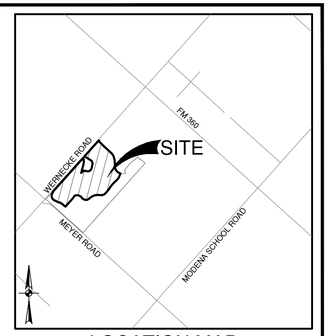
DANDELION PATHS LANE
50' ROW

PEARL MOON DRIVE
50' ROW

SILVER STRINGS AVENUE
50' ROW

SCALE: 1"= 60'

0' 60' 120' 180'



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Civil Job No. 42254-40

Date: Aug 24, 2026, 1:36pm User ID: thanmcuaszkopolsky
File: C:\Users\JoeCox\Folklore\Milo Farms\Civil\Plat\42254-40 FINAL.dwg

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