PLAT RECORDING SHEET

PLAT NAME: Walter Burton Legacy Subdivision

PLAT NO:

ACREAGE: 38.176

LEAGUE: Andrew Northington League

ABSTRACT NUMBER: 65

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 11

NUMBER OF RESERVES: 0

OWNERS: GTA Real Estate Fund I, LLC

_____

(DEPUTY CLERK)

OWNER'S ACKNOWLEGMENT

STATE OF TEXAS

COUNTY OF FORT BEND

I, **BRODRICK NORMAN,** BEING A MANAGING MEMBER OF **GTA REAL ESTATE FUND I, LLC,** OWNER OF THE 38.176 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF **WALTER BURTON LEGACY SUBDIVISION**, 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, I DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, I 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 (OR 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 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, I 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, I 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 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 **GTA REAL ESTATE FUND I, LLC** HAS CAUSED THE PRESENTS TO BE SIGNED BY **BRODRICK NORMAN** ITS MANAGING MEMBER, HEREUNTO AUTHORIZED, AND ITS COMMON SEAL HERETO AFFIXED THIS _____ DAY OF _____

WITNESS, MY HAND AT CITY, TEXAS, THIS _____ DAY OF _____, 2026.

_____

BRODRICK NORMAN

MANAGING MEMBER GTA REAL ESTATE FUND I, LLC

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, **BRODRICK NORMAN, MANAGING MEMBER, GTA REAL ESTATE FUND I, LLC,** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION AND UNDER THE AUTHORITY THEREIN EXPRESSED.

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

_____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC FOR AND IN THE STATE OF TEXAS

CERTIFICATE FOR ENGINEER

I, **GRANT LANE LISCHKA** A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENT OF FORT BEND COUNTY TO BEST OF MY KNOWLEDGE.

STATE OF TEXAS
GRANT LANE LISCHKA
111545
REGISTERED
PROFESSIONAL ENGINEER

GRANT LANE LISCHKA
TEXAS REGISTRATION No. 111545
TEXAS FIRM REGISTRATION No. 20673

GENERAL NOTES

1) 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

2) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 121.0 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

3) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY

4) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE

5) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND SHALL BE NO OBLIGATION OF THE CITY REPLACE, REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.

6) THE AFFECTED PROPERTY OWNER WILL HAVE OWNERSHIP AND THE MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND DRAINAGE RESERVES.

7) ALL COORDINATES, BEARINGS, AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83 [2011 ADJUSTMENT]), TEXAS STATE PLANE COORDINATE SYSTEM "TEXAS SOUTH CENTRAL ZONE - 4204", U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY SEES LAND. DISTANCES AND AREAS ARE GRID VALUES. DISTANCES MAY BE BROUGHT TO SURFACE USING A SCALE FACTOR OF 1.000130 AND A SCALE POINT ORIGIN OF 0,0.

8) BY GRAPHICAL SCALING OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NO.*48157C0350M*, MAP FOR CITY OF *FORT BEND COUNTY UNINCORPORATED AREA* COMMUNITY MAP NO. *480228*, FEMA FIRM PANEL NO. *48157C0200M*, HAVING AN EFFECTIVE DATE OF *12/21/2017*, THE SUBJECT TRACT APPEARS TO LIE WITHIN *ZONE-X*. THIS INFORMATION IS FOR REFERENCE ONLY. THE EXTENT OF THE FLOODPLAIN LIMITS HAVE NOT BEEN DETERMINED BY AN ON-THE-GROUND SURVEY.

9) PIPELINE SHOWN HEREON IS LOCATED BY ABOVE GROUND PIPELINE MARKERS; EXACT LOCATION AND DEPTH OF COVER IS UNKNOWN.

10) THIS PLAT LIES WITHIN LIGHT ZONE LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.

11) A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

12) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF 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.

13) CONTOURS SHOWN HEREON WERE DERIVED FROM OPEN SOURCE DATA AND DO NOT REPRESENT PART OF THE ON THE GROUND SURVEY.

14) LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE PERCENT IMPERVIOUSNESS OF NO MORE THAN 5%. IF THIS PERCENTAGE IS TO TO BE EXCEEDED, A REPLAT AND / OR FURTHER DESIGN OF A DRAINAGE SYSTEM AND INFRASTRUCTURE IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WILL BE NECESSARY. INDIVIDUAL LANDOWNERS ARE RESPONSIBLE FOR DRAINAGE FLOWS AND DRAINAGE STRUCTURES ON THEIR PROPERTY LOT.

15) INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 285 OSSF RULES.

16) THIS PROPERTY LIES WITHIN THE JURISDICTION OF FORT BEND COUNTY, TEXAS.

17) THE MINIMUM DISTANCE OF TWENTY-TWO (22) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF SIDEWALK.

18) THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.

SCHOOL DISTRICT: BRAZOS ISD

FIRE: ORCHARD FIRE DEPARTMENT

EMERGENCY SERVICE DISTRICT: ESD NO 08

FORT BEND COUNTY DRAINAGE DISTRICT

CERTIFICATE FOR SURVEYOR

I, **CAREY A. JOHNSON** , 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 (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

DATED THIS THE 17TH DAY OF JUNE, 2026.

STATE OF TEXAS
REGISTERED
CAREY A. JOHNSON
6524
PROFESSIONAL
LAND SURVEYOR

CAREY A. JOHNSON

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6524

CERTIFICATE OF FORT BEND COUNTY ENGINEER AND COMMISSIONERS' COURT

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. DATE
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

_____
W.A. "ANDY" MYERS
PRECINCT 3, COUNTY COMMISSIONER

_____
DEXTER L. McCOY
PRECINCT 4, COUNTY COMMISSIONER

_____
DANIEL WONG
COUNTY JUDGE

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 FORT BEND COUNTY. TEXAS

_____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

WALTER BURTON LEGACY SUBDIVISION

A SUBDIVISION OF 38.176 Ac.
LOCATED IN THE ANDREW NORTHINGTON LEAGUE
ABSTRACT NO. 65
FORT BEND COUNTY, TEXAS

11 LOTS 2 BLOCK 0 RESERVES

OWNER/DEVELOPER
GTA REAL ESTATE FUND I,LLC
133 NORTH FRIENDSWOOD DR. #202
FRIENDSWOOD, TX 77546-3746
908-347-2030

NORTH POINT SURVEYING
240 Gibbs St.
New Waverly, TX 77358
www.npsurveying.com
(936) 900-9972
TBPELS FIRM NO. 10194954

PROJECT NO.	26037
DATE:	08/19/2026
DRAWN BY:	MN
CHECKED BY:	CAJ
REVISION 1:	__-__-____
SHEET 2 OF 2	



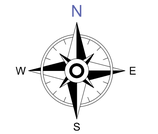
VICINITY MAP
SCALE: 1" = 2000'
KEYMAP: 600W

LEGEND:

⊙	FOUND MONUMENT AS NOTED
●	SET 1/2" I.R. WITH "RPLS 6524" CAP
FND	FOUND
C.F.#	COUNTY FILE #
R.O.W.	RIGHT OF WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D & U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
P.O.B.	POINT OF BEGINNING
I.R.	IRON ROD
O.P.R.F.B.C.T.	OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
– – – – –	EASEMENT
— — —	BUILDING LINE
———	CENTERLINE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	30.00'	48.08'	S 52°51'17" E	43.09'	91°49'08"
C2	806.71'	203.53'	S 00°16'57" W	202.99'	14°27'20"



COUNTY CLERK

WALTER BURTON LEGACY SUBDIVISION

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DATE:	08/19/2026
DRAWN BY:	MN
CHECKED BY:	CAJ
REVISION 1:	__-__-____
SHEET 1 OF 2	