

STATE OF TEXAS
COUNTY OF FORT BEND

WE, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH BRANNON BOOZER, VICE PRESIDENT OF LAND, AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, HEREINAFTER REFERRED TO AS OWNERS OF THE 15.98 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUMMERVIEW SECTION FOUR, 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 (OR THE PLACEMENT OF MOBILE HOMES) 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 SUMMERVIEW SECTION FOUR 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, M/I HOMES OF HOUSTON, LLC A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, ITS VICE PRESIDENT OF LAND, HEREUNTO AUTHORIZED, AND ATTESTED BY BRUCE SCHULER, ITS VICE PRESIDENT OF LAND ACQUISITION, AND HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2024.

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
BRANNON BOOZER, VICE PRESIDENT OF LAND

BY: _____
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION, OF M/I HOMES OF HOUSTON, LLC A DELAWARE 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

I, DEVIN R. ROYAL, 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.

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

I, CHAD R. HARTMANN, 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.

CHAD R. HARTMANN
LICENSE PROFESSIONAL ENGINEER
TEXAS LICENSED NO. 109947

THIS PLAT OF SUMMERVIEW SECTION FOUR, IS APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS.

THIS DAY _____ DAY OF _____, 2024.

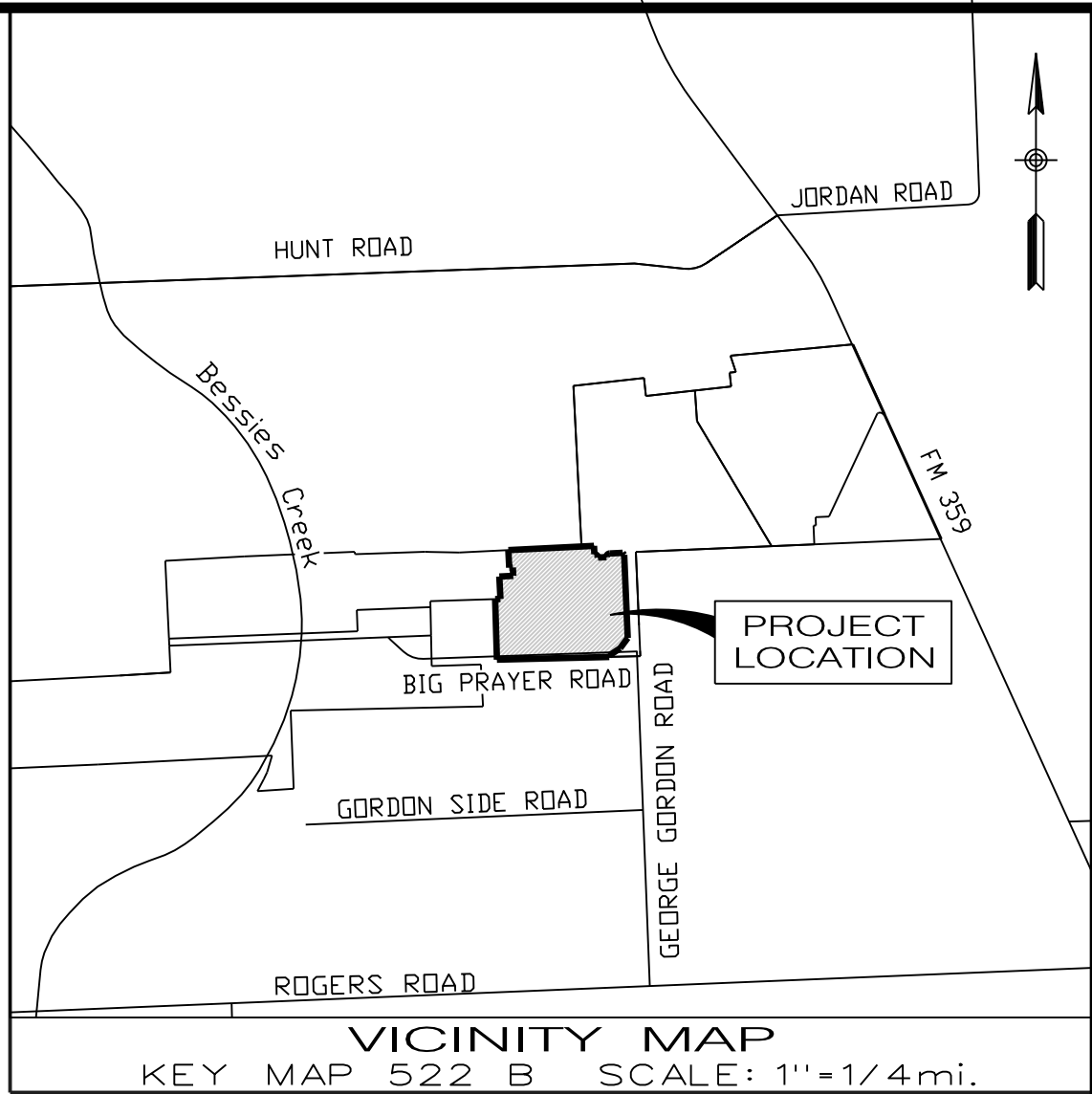
BY: _____
AMY PEARCE, CHAIRMAN

BY: _____
JOAN BERGER, CO-CHAIRMAN

THIS PLAT OF SUMMERVIEW SECTION FOUR, WAS APPROVED ON _____, 2024, BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS DAY OF _____ 2024, PROVIDED HOWEVER THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX MONTHS THEREAFTER.

BY: _____
AARON GROFF, MAYOR

BY: _____
MARIELA RODRIGUEZ, CITY SECRETARY



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 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 _____, 2024.

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 _____, 2024, AT _____ O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY. 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

FINAL PLAT OF SUMMERVIEW SECTION FOUR

BEING A SUBDIVISION OF 15.98 ACRES
LOCATED IN THE
ISAAC N. CHARLES SURVEY
ABSTRACT NO. 17
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

95 LOTS 4 BLOCKS 3 RESERVES

DATE: APRIL 5, 2024

ENGINEER/SURVEYOR:

Costello

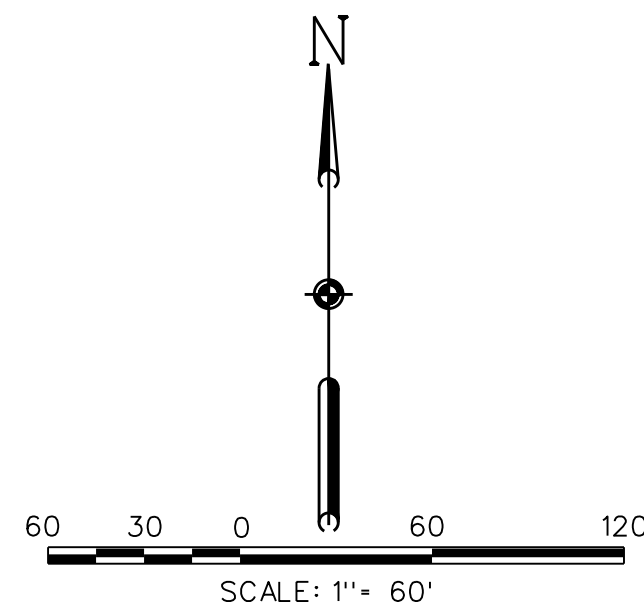


COSTELLO, INC.
Engineering and Surveying
2107 CITYWEST BOULEVARD
3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

OWNER:
M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy, N., Ste. 100
Houston, TX 77064
Tel: (281) 223-1602



LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED 'COSTELLO INC' UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- 1 - INDICATES LOT NUMBER
- ① - INDICATES BLOCK NUMBER
- A - INDICATES RESERVE
- ✂ - INDICATES STREET NAME BREAK

RESERVE TABLE			
RESERVE "A"	LANDSCAPE / OPEN SPACE DRAINAGE	0.1212 AC. / 5.279 SQ.FT.	
RESERVE "B"	LANDSCAPE / OPEN SPACE DRAINAGE	0.6439 AC. / 28.047 SQ.FT.	
RESERVE "C"	LANDSCAPE / OPEN SPACE	0.1764 AC. / 7.685 SQ.FT.	
TOTAL:		0.9415 AC. / 41.011 SQ.FT.	

METES AND BOUNDS DESCRIPTION 15.98 ACRES

Being a 15.98 acre tract of land located in the Isaac N. Charles Survey Abstract No. 17, in Fort Bend County, Texas; said 15.98 acre tract being a portion of a called 102.886 acre tract of land recorded in the name of Rooted Development Services, LLC, in Clerk's File Number 2020164195 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.); said 15.98 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System (NAD 83), South Central Zone and referenced to the north line of said 102.886 acre tract):

Commencing at a 1/2-inch iron pipe found at the southwest corner of a called 42.69 acre tract of land recorded in Clerk's File Number 2018001541 of the O.P.R.F.B.C. and being on the northerly line of said 102.886 acre tract of land;

Thence, with the southerly line of said 42.69 acre tract and the northerly line of said 102.886 acre tract, South 88 degrees 53 minutes 24 seconds East, a distance of 129.36 feet;

Thence, continuing with the southerly line of said 42.69 acre tract and the northerly line of said 102.886 acre tract, North 87 degrees 10 minutes 59 seconds East, a distance of 354.97 feet to the **Point of Beginning** of the herein described tract;

- Thence, continuing with the southerly line of said 42.69 acre tract and the northerly line of said 102.886 acre tract, North 87 degrees 10 minutes 59 seconds East, at a distance of 526.07 feet pass the southeast corner of said 42.69 acre tract and the southwest corner of Summerview Section Two, a subdivision recorded in Plat No. 20230185 of the Fort Bend County Plat Records, continuing with the southerly line of said Section Two, a total distance of 616.00 feet;

Thence, with the southerly and westerly lines of said Section Two, the following ten (10) courses:

- South 02 degrees 49 minutes 01 seconds East, a distance of 60.00 feet;
- 39.27 feet along the arc of a curve to the right, said curve having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet and a chord that bears South 47 degrees 49 minutes 01 seconds East, a distance of 35.36 feet;
- North 87 degrees 10 minutes 58 seconds East, a distance of 60.00 feet;
- 39.27 feet along the arc of a curve to the right, said curve having a central angle of 89 degrees 59 minutes 59 seconds, a radius of 25.00 feet and a chord that bears North 42 degrees 10 minutes 59 seconds East, a distance of 35.36 feet;
- North 87 degrees 10 minutes 59 seconds East, a distance of 93.39 feet;
- South 36 degrees 40 minutes 32 seconds East, a distance of 18.06 feet;
- South 02 degrees 27 minutes 14 seconds East, a distance of 597.25 feet;
- South 36 degrees 29 minutes 21 seconds West, a distance of 92.62 feet;
- South 56 degrees 05 minutes 22 seconds West, a distance of 93.89 feet;

- South 01 degrees 22 minutes 00 seconds East, a distance of 10.00 feet to the southwest corner of said Section Two, being on the southerly line of aforesaid 102.886 acre tract and the northerly right-of-way line of Big Prayer Road (Width Varies);

- Thence, with the southerly line of said 102.886 acre tract and said northerly right-of-way line of Big Prayer Road, South 88 degrees 36 minutes 47 seconds West, a distance of 806.15 feet to a 1/2-inch iron rod found on the easterly line of a called 4 acre tract of land recorded in Volume 222, Page 464 of the Fort Bend County Deed Records (F.B.C.D.R.) and being on the westerly line of said 102.886 acre tract;

- Thence, with the easterly line of said 4 acre tract, the easterly line of called 1 acre tract of land recorded in Volume 222, Page 466 of the F.B.C.D.R., and the westerly line of said 102.886 acre tract North 01 degrees 52 minutes 42 seconds West, a distance of 437.31 feet to the northeast corner of said 4 acre tract and said 1 acre tract, and an interior corner of said 102.886 acre tract;

Thence, through said 102.886 acre tract, the following six (6) courses:

- North 88 degrees 02 minutes 48 seconds East, a distance of 38.40 feet;
- North 02 degrees 49 minutes 01 seconds West, a distance of 159.21 feet;
- North 87 degrees 10 minutes 59 seconds East, a distance of 100.00 feet;
- North 02 degrees 49 minutes 01 seconds West, a distance of 60.00 feet;
- South 87 degrees 10 minutes 59 seconds West, a distance of 26.00 feet;
- North 02 degrees 49 minutes 01 seconds West, a distance of 126.39 feet to the **Point of Beginning** and containing 15.98 acres of land.

DALLAS ROGERS
1 ACRE
VOL. 222, PG. 466;
F.B.C.D.R.

NAT PARKER
4 ACRE
VOL. 222, PG. 464;
F.B.C.D.R.

ROZINA GARDNER
16.5 ACRES
5.141 ACRES
(F.B.C.C.F. NO. 200146031)
(F.B.C.C.F. NO. 9428229)

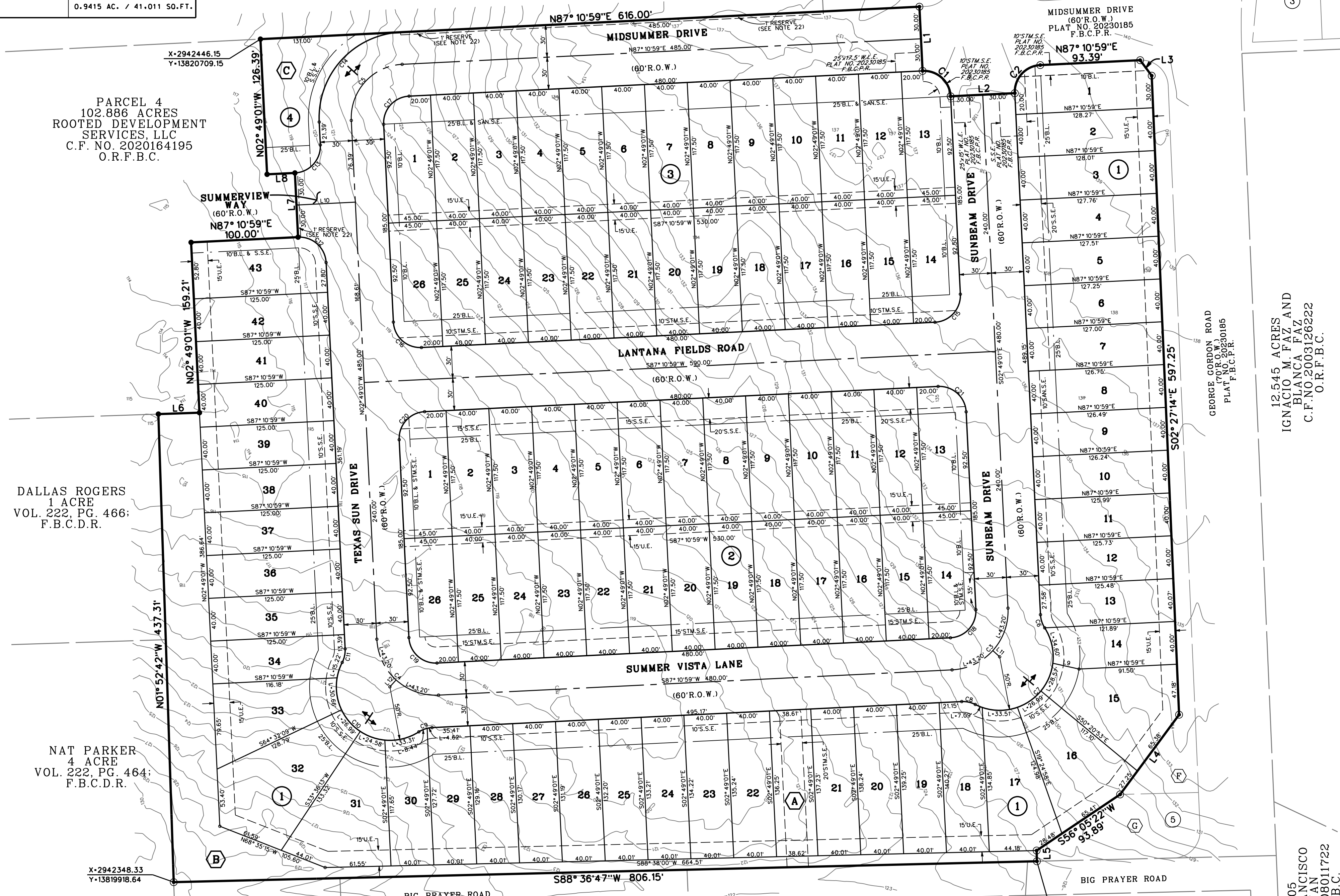
CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	39.27	25.00	90° 0' 0"	S47° 49' 01"E	35.36
C2	39.27	25.00	89° 59' 59"	N42° 10' 59"W	35.36
C3	86.39	55.00	90° 0' 0"	S42° 10' 59"W	77.78
C4	86.39	55.00	90° 0' 0"	N47° 49' 01"W	77.78
C5	78.54	50.00	90° 0' 0"	N42° 10' 59"E	70.71
C6	130.77	25.00	29° 55' 35"	S17° 46' 49"E	12.91
C7	130.77	50.00	149° 51' 10"	S42° 10' 59"W	96.56
C8	13.06	25.00	29° 55' 35"	N77° 51' 14"W	12.91
C9	13.06	25.00	29° 55' 35"	S72° 13' 11"W	12.91
C10	130.77	50.00	149° 51' 10"	N47° 49' 01"W	96.56
C11	13.06	25.00	29° 55' 35"	N12° 08' 46"E	12.91
C12	39.27	25.00	90° 0' 0"	N47° 49' 01"W	35.36
C13	39.27	25.00	90° 0' 0"	N42° 10' 59"E	35.36
C14	125.66	80.00	90° 0' 0"	N42° 10' 59"E	113.14
C15	39.27	25.00	90° 0' 0"	S42° 10' 59"W	35.36
C16	39.27	25.00	90° 0' 0"	N47° 49' 01"W	35.36
C17	39.27	25.00	90° 0' 0"	N42° 10' 59"E	35.36
C18	39.27	25.00	90° 0' 0"	S42° 10' 59"W	35.36
C19	39.27	25.00	90° 0' 0"	N47° 49' 01"W	35.36
C20	39.27	25.00	90° 0' 0"	N42° 10' 59"E	35.36
C21	39.27	25.00	90° 0' 0"	S47° 49' 01"E	35.36

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	S02° 49' 01"E	60.00
L2	N87° 10' 59"E	60.00
L3	S36° 40' 32"E	18.06
L4	S36° 29' 21"W	92.62
L5	S01° 22' 00"E	10.00
L6	N88° 02' 48"E	38.40
L7	N02° 49' 01"W	60.00
L8	S87° 10' 59"W	26.00
L9	S77° 32' 22"E	25.08
L10	S87° 10' 59"W	55.00
L11	S47° 49' 01"E	8.64
L12	S42° 10' 59"W	8.64

42.69 ACRES
BRENDA FINLEY
C.F.NO.2018001541
O.R.F.B.C.



CHARLES EDWARD GORDON,
ET UX
6.235 ACRES
(F.B.C.C.F. NO. 2001063849)

K.G. GORDON
5.235 ACRES
(F.B.C.C.F. NO. 2001063851)

1.05
GORDON TAYLOR
FAMILY CEMETERY
C.F.NO.9828359
O.R.F.B.C.

5.0005
JOSE FRANCISCO
GALVAN
C.F.NO.2008011722
O.R.F.B.C.

OWNER:

M/I HOMES OF HOUSTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BRANNON BOOZER, VICE PRESIDENT OF LAND
AND
BRUCE SCHULER, VICE PRESIDENT OF LAND ACQUISITION
10720 W. Sam Houston Pkwy. N., Ste. 100
Houston, TX 77064
Tel: (281) 223-1602

PLANNER:

7gen
PLANNING

Planning and Landscape Architecture
2107 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

ENGINEER/SURVEYOR:

Costello

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3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486

GENERAL NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO.20244101 DATED MARCH 21, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- 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 BEGINNING CONSTRUCTION.
- 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 1.000116603.
- THERE ARE NO PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0085M DATED JANUARY 29, 2021.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY ARE AS SHOWN ON THE PLAT.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN ONE HUNDRED (900) SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL (WHEN APPLICABLE).
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 195, CAD 7, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT FORT BEND ESD #4 AND CITY OF FULSHEAR ETI.
- ALL EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNER'S ASSOCIATION, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 195, OR OTHER PERPETUAL PRIVATE ENTITY.
- CONTROL BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) MARKER NO. N1505 X (PID NO. AW5483); TOP OF A STAINLESS ROD IN SLEEVE ACCESSED THROUGH A 5-INCH LOGO CAP. THE MARKER IS LOCATED ON THE NORTH SIDE OF FM1093 APPROXIMATELY 1.34 MILES WEST OF THE CITY OF FULSHEAR (FM359), NORTH ON A DIRT DRIVE APPROXIMATELY 142 FEET FROM THE CENTERLINE OF FM1093, 13 FEET WEST OF THE CENTER OF THE DIRT DRIVE. AND 3 FEET SOUTH OF THE WESTERLY GATE POST. ELEVATION = 109.50 FEET (NAVD88, 1991 ADJUSTMENT).
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 122.83 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 RESTRAINT, WHICHEVER IS HIGHER.
- 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 PERMITTER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE 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 IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
- 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.
- A MINIMUM DISTANCE OF TEN (100) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- CONTOURS SHOWN HEREON ARE NAVD 88 DATUM.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- 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.
- RESERVES "A","B", & "C", WILL BE OWNED AND MAINTAINED BY SUMMERVIEW COMMUNITY ASSOCIATION.

FINAL PLAT OF SUMMERVIEW SECTION FOUR

BEING A SUBDIVISION OF 15.98 ACRES
LOCATED IN THE
ISAAC N. CHARLES SURVEY
ABSTRACT NO. 17
FORT BEND COUNTY, TEXAS
CITY OF FULSHEAR, E.T.J.

95 LOTS 4 BLOCKS 3 RESERVES

SCALE: 1"=60' DATE: APRIL 5, 2024