

WE, KM HOME LONE STAR, INC., A TEXAS CORPORATION, ACTING BY AND THROUGH, DAVID WILLIAMSON, DIRECTOR LAND DEVELOPMENT AND MICHAEL KASKA, SENIOR MANAGER LAND DEVELOPMENT, HEREBY CERTIFY THAT THE ABOVE DESCRIBED TRACT OF LAND IS THE SAME TRACT OF LAND AS HEREINAFTER REFERRED TO AS OWNER OF THE 2.944 ACRE TRACT DESCRIBED IN THE ABOVE-ENTITLED AND FOREGOING MAP OF OLYMPIA FALLS SEC. 3, DO HEREBY MAKE AND ESTABLISH SAID TRACT OF LAND AS A TRACT OF LAND TO BE USED FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH IN SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC THE TRACT OF LAND, SAID MAPS, EXCEPT THOSE HEREBY DESIGNATED AS PRIVATE STREETS OR FOREVER, ALTHOUGH SAID MAPS OR PLAT SHOW STREETS, DRIVEWAYS, EASEMENTS, OR OTHER PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH IN SAID MAPS OR PLAT, AS SET FORTH IN SAID MAPS OR PLAT, AND TO ACCEPTOR AND TO WARRANT AND FOREVER DEFEND THE TITLE ON 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 TEN FEET (10' 0") FOR TEN FEET (10' 0") OF THE AERIAL EASEMENT, AND AN ADDITIONAL TEN FEET (10' 0") FOR TEN 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 RIGHT-OF-WAY AREAS, DESIGNED WITH AERIAL EASEMENT TOTALS (A.E.) INDICATED AND DEPICTED HEREIN, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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 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.

IN TESTIMONY WHEREOF, THE KB HOME LONE STAR INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID L. WILLIAMSON, ITS DIRECTOR LAND DEVELOPMENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SENIOR MANAGER LAND DEVELOPMENT, MICHAEL KASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: DAVID L. WILLIAMSON, DIRECTOR LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF HARRIS

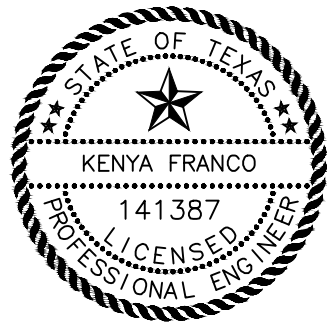
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

STATE OF TEXAS  
COUNTY OF HARRIS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

AARON G. FERGUSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6601

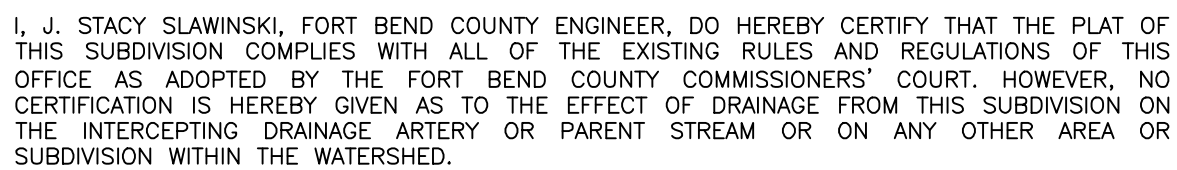
KENYA FRANCO, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 141387



BY: \_\_\_\_\_  
MARTHA L. STEIN, CHAIR  
OR M. SONNY GARZA, VICE-CHAIR

BY: MARGARET WALLACE BROWN, AICP, CNU-A  
SECRETARY

26. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF RESERVE "C" IS VESTED IN FORT BEND COUNTY MUD 168.



APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS  
DAY OF \_\_\_\_\_, 2022.

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KEN R. DEMERCHANT  
PRECINCT 4, COUNTY COMMISSIONER

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

OWNER:

DAVID L. WILLIAMSON, DIRECTOR LAND DEVELOPMENT  
11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082  
PH. (281) 496-4266

ENGINEER:

**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

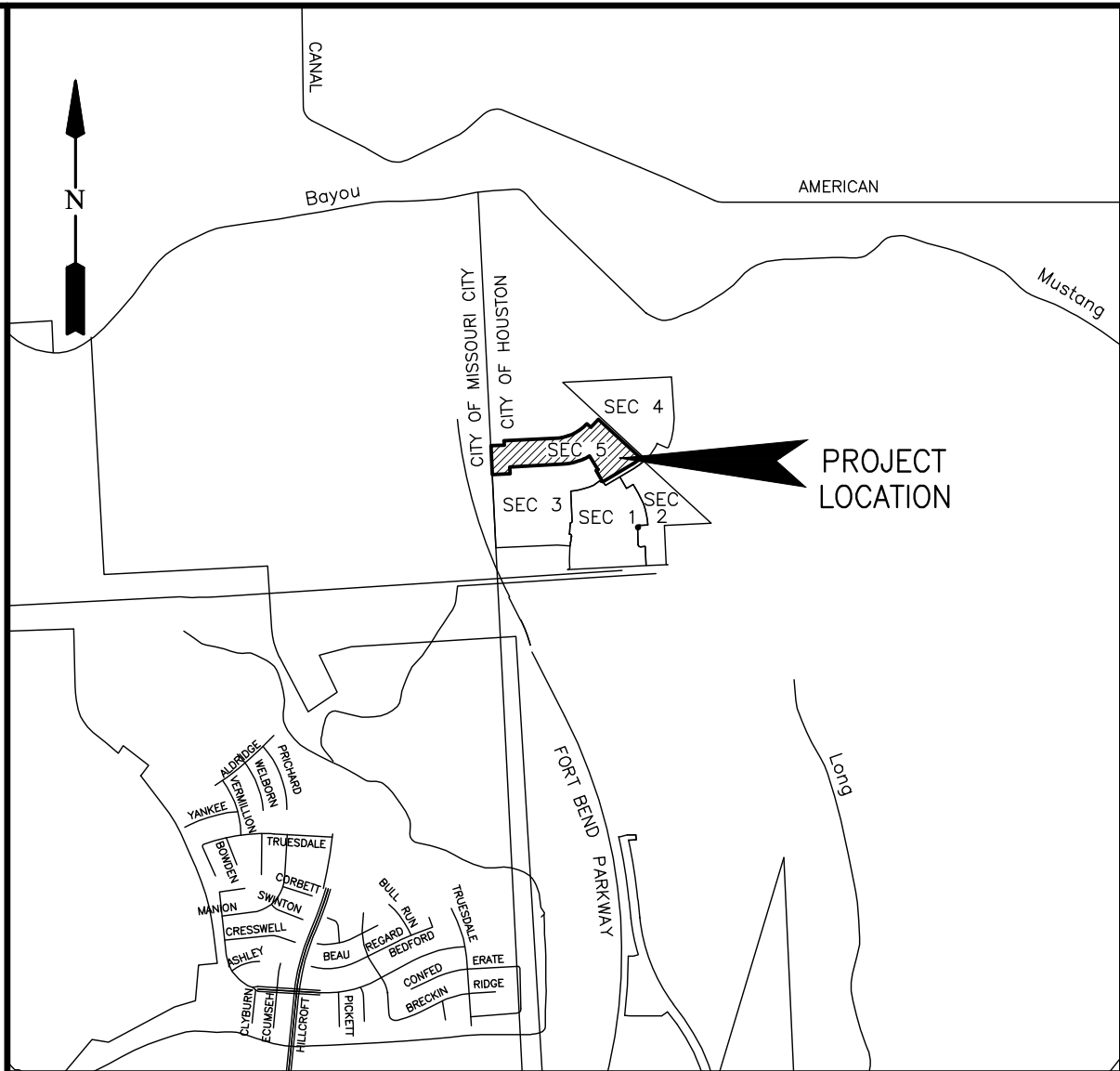
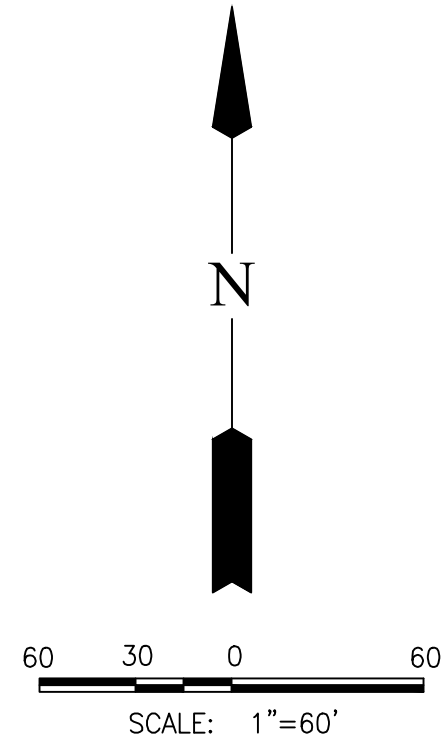


LEGEND

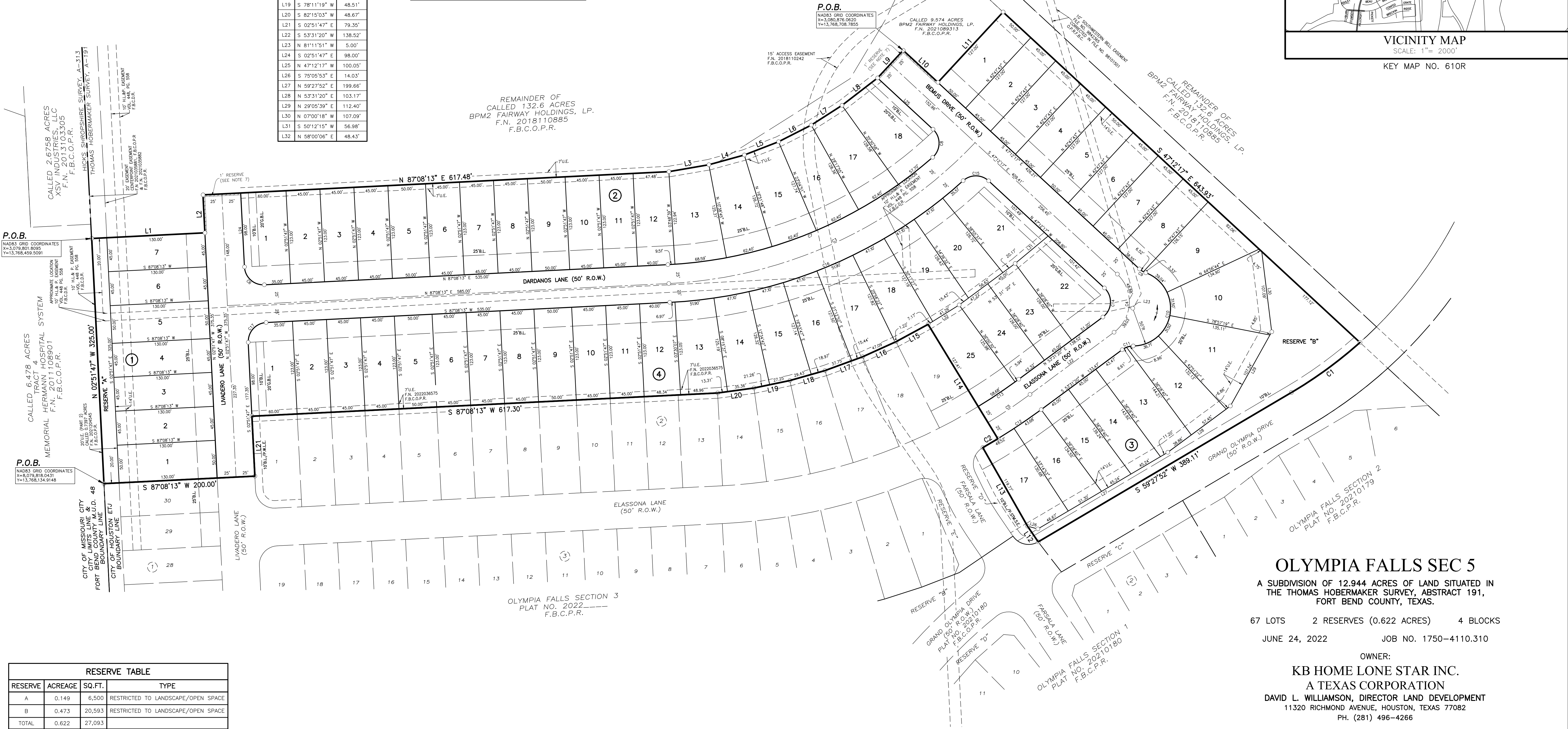
B.L. INDICATES BUILDING LINE  
G.B.L. INDICATES GARAGE BUILDING LINE  
A.E. INDICATES AERIAL EASEMENT  
U.E. INDICATES UTILITY EASEMENT  
W.L.E. INDICATES WATERLINE EASEMENT  
S.S.E. INDICATES SANITARY SEWER EASEMENT  
S.T.M.S.E. INDICATES STORM SEWER EASEMENT  
F.N. INDICATES FILE NUMBER  
R.O.W. INDICATES RIGHT-OF-WAY  
TEMP. INDICATES TEMPORARY  
RES. INDICATES RESERVE  
VOL. INDICATES VOLUME  
PG. INDICATES PAGE  
(PS) INDICATES PREVIOUSLY SET 5/8 INCH IRON ROD WITH CAP STAMPED LJA  
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS  
F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS  
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS  
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS  
INDICATES STREET NAME CHANGE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°08'13" E	150.00'
L2	N 02°51'47" W	50.35'
L3	N 80°15'03" E	53.81'
L4	N 74°35'33" E	48.72'
L5	N 68°49'39" E	48.58'
L6	N 63°04'35" E	48.48'
L7	N 57°20'02" E	48.43'
L8	N 52°19'44" E	59.36'
L9	N 42°47'43" E	50.00'
L10	S 47°12'17" W	62.66'
L11	N 42°47'43" E	127.00'
L12	N 33°59'27" W	25.04'
L13	N 29°39'39" W	119.77'
L14	N 31°22'17" W	177.41'
L15	S 61°36'31" W	48.33'
L16	S 65°38'54" W	48.30'
L17	S 69°53'28" W	53.19'
L18	S 74°08'15" W	48.39'
L19	S 78°11'19" W	48.51'
L20	S 82°15'03" W	48.67'
L21	S 02°51'47" E	79.35'
L22	S 5°31'20" W	138.52'
L23	N 81°11'51" W	5.00'
L24	S 02°51'47" E	98.00'
L25	N 47°12'17" W	100.05'
L26	S 75°05'53" E	14.03'
L27	N 59°27'52" E	199.66'
L28	N 53°31'20" E	103.17'
L29	N 29°05'39" E	112.40'
L30	N 07°00'18" W	107.09'
L31	S 50°12'15" W	56.98'
L32	N 58°00'06" E	48.43'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	575.00'	11°14'07"	112.75'	S 53°50'48" W	112.57'
C2	775.00'	1°42'38"	23.14'	N 59°29'02" E	23.14'
C3	600.00'	43°40'56"	457.44'	N 65°17'45" E	446.44'
C4	50.00'	100°43'37"	87.90'	S 03°09'32" W	77.01'
C5	750.00'	5°06'23"	66.84'	S 56°04'32" W	66.82'
C6	25.00'	90°00'00"	39.27'	S 47°51'47" E	35.36'
C7	575.00'	38°24'11"	385.40'	N 67°56'08" E	378.22'
C8	25.00'	95°56'19"	41.86'	N 00°45'53" E	37.14'
C9	25.00'	22°34'54"	9.85'	S 58°29'44" E	9.79'
C10	50.00'	158°59'29"	138.75'	S 09°42'34" W	98.32'
C11	25.00'	35°40'58"	15.57'	S 71°21'49" W	15.32'
C12	775.00'	5°06'23"	69.07'	S 56°04'32" W	69.05'
C13	725.00'	5°06'23"	64.61'	N 56°04'32" E	64.59'
C14	25.00'	100°43'37"	43.95'	N 03°09'32" E	38.51'
C15	25.00'	84°58'39"	37.08'	N 89°41'36" W	33.77'
C16	625.00'	39°19'09"	428.91'	S 67°28'38" W	420.54'
C17	25.00'	90°00'00"	39.27'	S 42°08'13" W	35.36'



VICINITY MAP  
SCALE: 1"= 2000'  
KEY MAP NO. 610R



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.149	6,500	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.473	20,593	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.622	27,093	

OLYMPIA FALLS SEC 5

A SUBDIVISION OF 12.944 ACRES OF LAND SITUATED IN  
THE THOMAS HOBERMAKER SURVEY, ABSTRACT 191,  
FORT BEND COUNTY, TEXAS.

67 LOTS 2 RESERVES (0.622 ACRES) 4 BLOCKS

JUNE 24, 2022

JOB NO. 1750-4110.310

OWNER:

KB HOME LONE STAR INC.

A TEXAS CORPORATION

DAVID L. WILLIAMSON, DIRECTOR LAND DEVELOPMENT  
11320 RICHMOND AVENUE, HOUSTON, TEXAS 77082  
PH. (281) 496-4266

SURVEYOR:

ENGINEER:

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3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

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