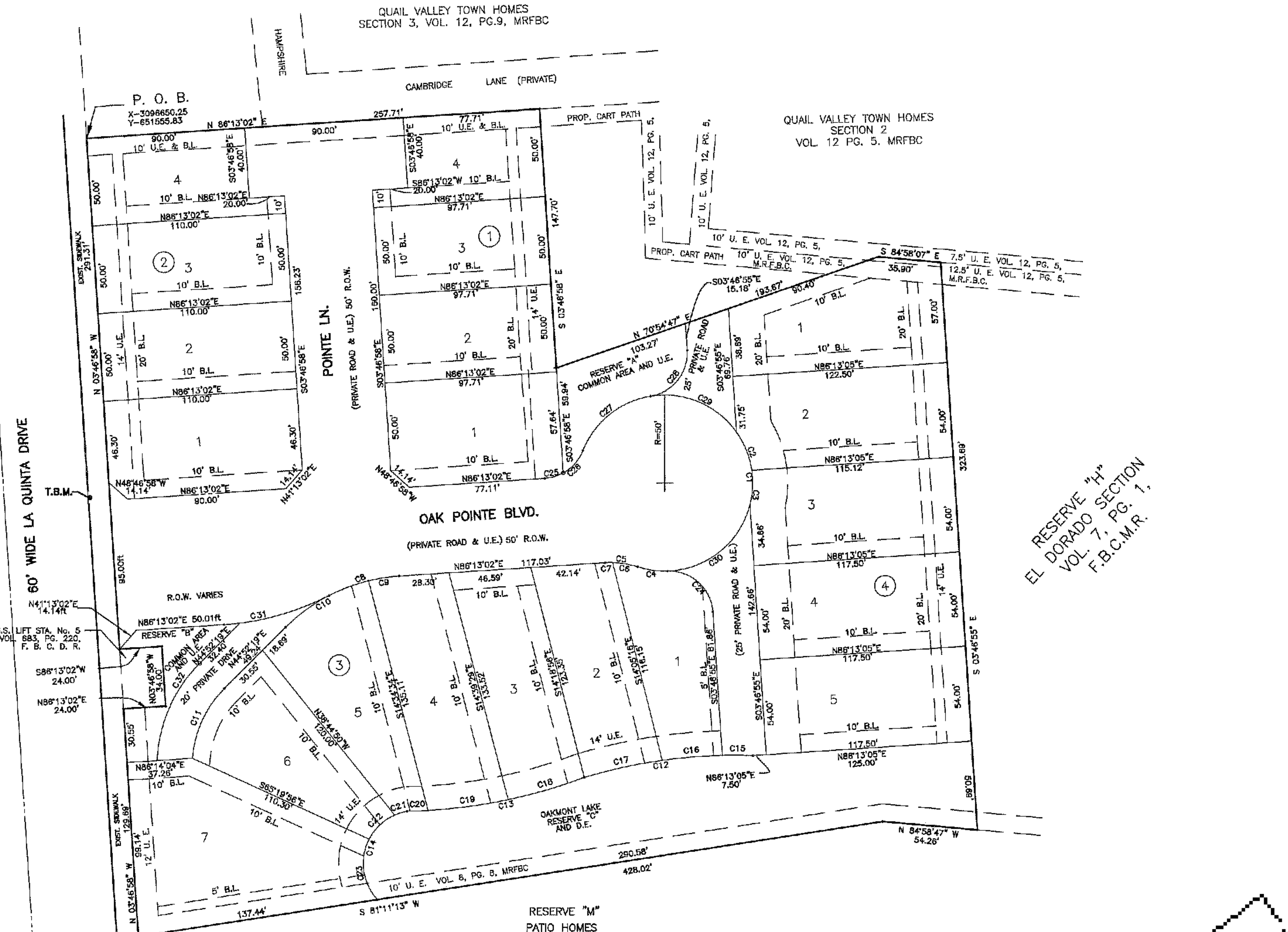


GENERAL NOTES:

1. THIS PLAT IS WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT, QUAIL VALLEY M. U. D. AND IN THE CITY OF MISSOURI CITY.
2. NO CONSTRUCTION IS TO BEGIN UNTIL PLANS ARE APPROVED AND THE PLAT IS FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK, FORT BEND COUNTY, TEXAS.
3. THERE ARE NO EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION AS PER SECTION 82-97(5).
4. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.
5. THIS SUBDIVISION LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FIRM) MAP No. 48157C, COMMUNITY No. 480304 (CITY OF MISSOURI CITY) PANEL 0260 REVISED JANUARY 3, 1997.
6. THIS PLAT IS REFERENCED TO THE CITY OF MISSOURI CITY G.P.S. MONUMENTATION PROGRAM. ALL COORDINATES SHOWN HEREON ARE GRID AND ALL DISTANCE MEASUREMENTS ARE SURFACE, AND MAY BE REDUCED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 0.9998725.
7. T.B.M. IS TOP OF CURB OVER CENTERLINE OF INLET ON THE EAST SIDE OF LA QUINTA DR. 205.00' SOUTH OF THE NORTHWEST CORNER, ELEVATION 76.21'. B.M. SOURCE- CITY OF MISSOURI CITY GPS 7082, ELEVATION 71.08' (1973 ADJ.)
8. PRIVATE ROADS AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNER ASSOCIATION
9. BUILDING LINES ARE AS SHOWN WITH THE EXCEPTION OF THOSE LOTS WITH GARAGES FRONTING STREETS, IN WHICH CASE THE BUILDING SET BACK LINE WILL BE A MINIMUM OF 20 FEET.
10. IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALL OR GATES. FOR FURTHER INFORMATION IN THE SUGAR LAND DISTRICT AREA, CALL 281-561-2999.
11. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 46-162 AND 82-161 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
12. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTIONS 46-191 AND 82-165 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
13. THE HOMEOWNERS ASSOCIATION FOR OAK POINTE SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENACE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS OR OPEN SPACE.
14. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
15. COMMUNITY FENCING SHALL BE INSTALLED ALONG La QUINTA IN ACCORDANCE WITH ORDINANCE No. 0-03-08.
16. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
17. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
18. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
19. GARAGES SHALL BE SETBACK A MINIMUM OF 20 FEET FROM THE RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 7.5 OF THE ZONING ORDINANCE.
20. ALL CORNERS ARE MARKED, OR WILL BE MARKED WITH 5/8" IRON RODS WITH CAP (STAMPED LANEY RPLS 1718) AT THE COMPLETION OF CONSTRUCTION.
21. LOTS 6 AND 7 OF BLOCK 3 OF OAK POINTE SUBDIVISION SHALL BE SPRINKLERED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY'S FIRE CODE.

CURVE TABLE

CURVE	LENGTH	RADIUS	Delta	Chord Bearing	Chord Dist
C1	43.22	50.00	49°31'21"	S10°38'18"E	41.88
C2	23.62	50.00	27°04'01"	S21°51'58"E	23.40
C3	19.60	50.00	22°27'20"	S02°53'43"W	19.47
C4	17.27	50.00	19°47'24"	N82°02'14"E	17.18
C5	18.88	50.00	21°38'25"	N82°57'46"W	18.77
C6	14.48	50.00	16°35'39"	N80°26'23"W	14.43
C7	4.40	50.00	5°02'46"	S88°44'25"W	4.40
C8	41.59	100.00	23°49'43"	S74°18'10"W	41.29
C9	17.65	100.00	10°08'51"	S81°09'36"W	17.63
C10	54.51	100.00	31°13'52"	S60°29'15"W	53.84
C11	44.58	62.89	40°36'44"	S24°33'57"W	43.65
C12	97.17	298.88	18°37'40"	S82°32'49"W	96.74
C13	102.86	300.00	19°38'42"	N79°06'22"E	102.36
C14	64.78	30.01	123°39'35"	S18°23'18"W	52.92
C15	17.54	293.38	3°25'35"	N89°49'55"W	17.54
C16	34.30	297.75	6°36'03"	S85°13'02"W	34.28
C17	45.32	299.08	8°40'58"	S77°34'34"W	45.28
C18	45.08	112.07	23°11'07"	N73°35'19"E	45.04
C19	45.90	300.00	8°45'58"	N82°16'36"E	45.86
C20	11.88	300.00	2°16'07"	N87°47'39"E	11.88
C21	7.32	30.00	13°59'23"	S73°07'27"W	7.31
C22	20.46	30.00	39°04'37"	S46°35'27"W	20.07
C23	36.92	30.00	70°31'06"	S08°12'25"E	34.64
C24	38.46	25.00	88°08'38"	N47°51'25"E	34.78
C25	10.95	25.00	25°05'46"	N73°40'09"E	10.86
C26	28.23	25.00	64°42'11"	N53°51'56"E	26.76
C27	51.51	50.00	59°01'29"	N51°01'36"E	49.26
C28	36.79	25.00	84°19'16"	N37°22'43"E	33.56
C29	55.90	50.00	64°03'42"	S67°25'49"E	53.04
C30	64.53	50.00	73°56'43"	S51°05'44"W	60.14
C31	62.38	150.00	23°49'43"	S74°18'10"W	61.93
C32	61.57	82.89	42°33'25"	S23°35'36"W	60.16

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, DEAVERS DEVELOPMENT, L.P., ACTING BY AND THROUGH LARRY DEAVERS, PRESIDENT, BEING AN OFFICER OF DEAVERS DEVELOPMENT, L.C., OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 4.1655 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OAK POINTE SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS 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. & 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 AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & 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 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, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF MISSOURI CITY, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE 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 PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION 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.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

IN TESTIMONY WHEREOF, DEAVERS DEVELOPMENT, L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY LARRY DEAVERS, PRESIDENT, THEREUNTO AUTHORIZED THIS 29 DAY OF April, 2004.

BY: Larry Deavers
LARRY DEAVERS

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY DEAVERS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29 DAY OF April, 2004.

Teresa Gibson
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 9-1-05

TERESA GIBSON NOTARY PUBLIC STATE OF TEXAS My Commission Expires SEPTEMBER 01, 2005

(PRINT NAME OF NOTARY)

I, J. RAY LANEY, R.P.L.S., 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; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS WITH PLASTIC CAPS STAMPED (LANEY RPLS 1718) HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHT (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

J. Ray Laney
J. RAY LANEY, R.P.L.S.
TEXAS REGISTRATION NO.: 1718

I, RODNEY L. SLATON, P.E., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS OF FORT BEND COUNTY, TEXAS.

Rodney Slaton
RODNEY L. SLATON, P.E.
TEXAS REGISTRATION NO. 90298

4-29-04

WE, MITCHELL MORTGAGE, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS OAK POINTE SUBDIVISION, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. ______ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUT INTEREST IN SAID PROPERTY TO THE PURPOSE AND EFFECT OF SAID PLAT AND DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

ATTEST: Teresa Gibson

BY: Lane Ward

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LANE WARD, OF MITCHELL MORTGAGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29 DAY OF APRIL 2004.

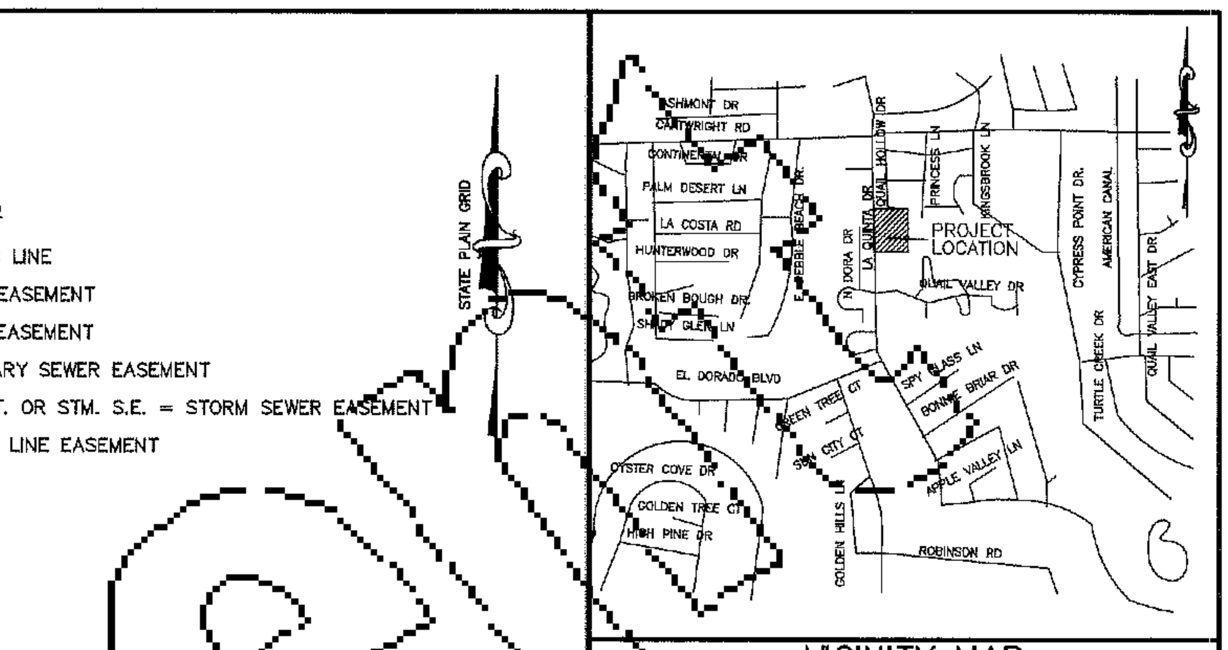
VICKIE MEIER Notary Public, State of Texas My Commission Expires DECEMBER 18, 2004

Vickie Meier
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12-18-04

VICKIE MEIER
(PRINT NAME OF NOTARY)

LEGEND

B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
A.E. = AERIAL EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
STM. SWR. ESMT. OR STM. S.E. = STORM SEWER EASEMENT
W.L.E. = WATER LINE EASEMENT



VICINITY MAP
1" = 1200'

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OAK POINTE, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 10th DAY OF May, 2004.

BY: ______
CHAIRMAN

BY: ______
VICE-CHAIRMAN

I, DIANNE WILSON, CLERK OF THE COMMISSIONERS' COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICITY WAS FILED FOR REGISTRATION IN MY OFFICE ON THIS 21st DAY OF May, 2004, AT 10:56 a.M., AND DULY RECORDED ON THIS 21st DAY OF May, 2004, AT 10:56 a.M., IN SLIDE NO(s) 20040096 OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

Dianne Wilson
DIANNE WILSON
EX OFFICIO CLERK OF THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS

BY: Elsa Gonzales
ELSA GONZALES, DEPUTY

OAK POINTE SUBDIVISION

PATIO HOME DEVELOPMENT & PRIVATE STREET SUBDIVISION

20 LOTS 3 RESERVES 4 BLOCKS

BEING A REPLAT

OF A 4.1655 ACRE TRACT OF LAND BEING ALL OF UNRESTRICTED RESERVE "N A" CALLED 1.082 ACRES AND A PART OF RESERVE "H" OF QUAIL VALLEY SUBDIVISION, EL DORADO SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 1, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

SCALE: 1" = 50' DATE: APRIL 21, 2004

OWNER:
DEAVERS DEVELOPMENT, L.P.
3103 PEACH TREE LANE
MISSOURI CITY, TEXAS 77459
281-437-6635

ENGINEER:
SLATON AND SON ENGINEERING
14710 COBRE VALLEY DRIVE
HOUSTON, TEXAS 77062
281-286-5765

SURVEYOR:
LANEY SURVEYORS
2018 MUSTANG LN
ROSHARON, TEXAS 77583
281-489-8445

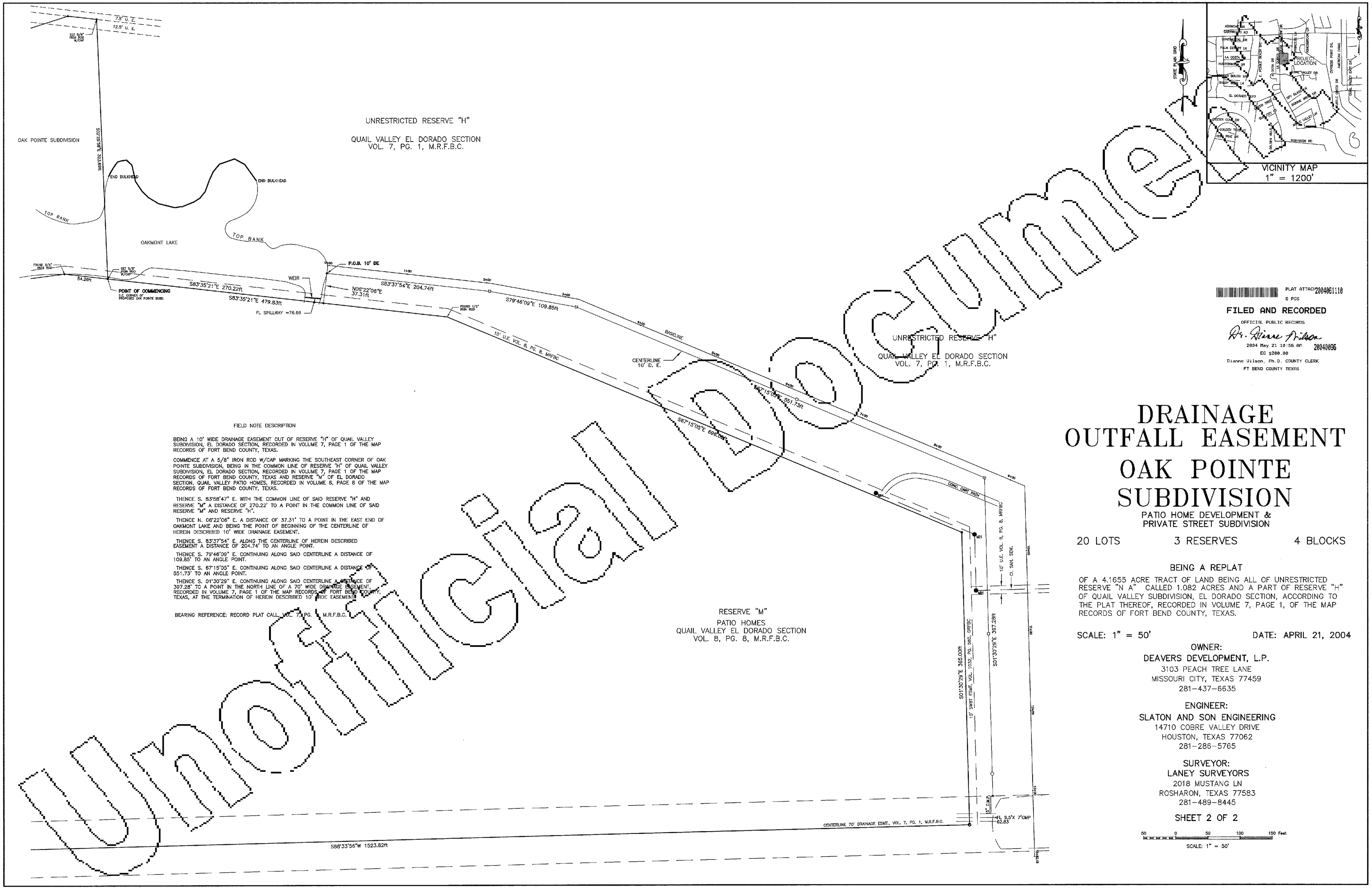
SHEET 1 OF 2

50 0 50 100 150 Feet
SCALE: 1" = 50'

PLAT ATTACH 2004061110
6 PGS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson
2004 May 21 10:56 AM 20040096
EG $200.00
Dianne Wilson, Ph.D. COUNTY CLERK
FT BEND COUNTY TEXAS

Unofficial Document



Unofficial Document

FIELD NOTE DESCRIPTION

BEING A 10' WIDE DRAINAGE EASEMENT OUT OF RESERVE "H" OF QUAIL VALLEY SUBDIVISION, EL DORADO SECTION, RECORDED IN VOLUME 7, PAGE 1 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

COMMENCE AT A 5/8" IRON ROD W/CAP MARKING THE SOUTHEAST CORNER OF OAK POINTE SUBDIVISION, BEING IN THE COMMON LINE OF RESERVE "H" OF QUAIL VALLEY SUBDIVISION, EL DORADO SECTION, RECORDED IN VOLUME 7, PAGE 1 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS AND RESERVE "A" OF EL DORADO SECTION, QUAIL VALLEY PATIO HOMES, RECORDED IN VOLUME 8, PAGE 8 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

THENCE S. 83°58'47" E. WITH THE COMMON LINE OF SAID RESERVE "H" AND RESERVE "M" A DISTANCE OF 270.22' TO A POINT IN THE COMMON LINE OF SAID RESERVE "M" AND RESERVE "H".

THENCE N. 06°22'06" E. A DISTANCE OF 37.31' TO A POINT IN THE EAST END OF OAKMONT LAKE AND BEING THE POINT OF BEGINNING OF THE CENTERLINE OF HEREIN DESCRIBED 10' WIDE DRAINAGE EASEMENT.

THENCE S. 83°37'54" E. ALONG THE CENTERLINE OF HEREIN DESCRIBED EASEMENT A DISTANCE OF 204.74' TO AN ANGLE POINT.

THENCE S. 79°46'09" E. CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 109.85' TO AN ANGLE POINT.

THENCE S. 67°15'05" E. CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 551.73' TO AN ANGLE POINT.

THENCE S. 01°30'29" E. CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 397.28' TO A POINT IN THE NORTH LINE OF A 70' WIDE DRAINAGE EASEMENT, RECORDED IN VOLUME 7, PAGE 1 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AT THE TERMINATION OF HEREIN DESCRIBED 10' WIDE EASEMENT.

BEARING REFERENCE: RECORD PLAT CALL, VOL. 7, PG. 1, M.R.F.B.C.

PLAT ATTACH 2004061110
6 PGS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dr. Dianne Wilson
2004 May 21 10:56 AM 2004036
EG $200.00
Dianne Wilson, Ph.D. COUNTY CLERK
FT BEND COUNTY TEXAS

DRAINAGE OUTFALL EASEMENT OAK POINTE SUBDIVISION

PATIO HOME DEVELOPMENT &
PRIVATE STREET SUBDIVISION

20 LOTS 3 RESERVES 4 BLOCKS

BEING A REPLAT

OF A 4.1655 ACRE TRACT OF LAND BEING ALL OF UNRESTRICTED RESERVE "N A" CALLED 1.082 ACRES AND A PART OF RESERVE "H" OF QUAIL VALLEY SUBDIVISION, EL DORADO SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 1, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

SCALE: 1" = 50' DATE: APRIL 21, 2004

OWNER:
DEAVERS DEVELOPMENT, L.P.
3103 PEACH TREE LANE
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ENGINEER:
SLATON AND SON ENGINEERING
14710 COBRE VALLEY DRIVE
HOUSTON, TEXAS 77062
281-286-5765

SURVEYOR:
LANEY SURVEYORS
2018 MUSTANG LN
ROSHARON, TEXAS 77583
281-489-8445

SHEET 2 OF 2

50 0 50 100 150 Feet
SCALE: 1" = 50'