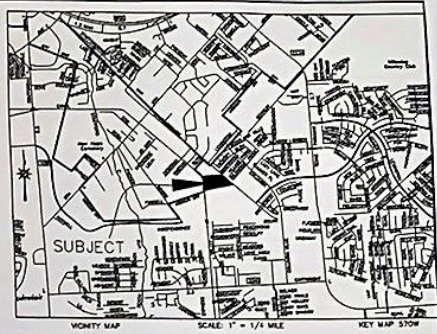
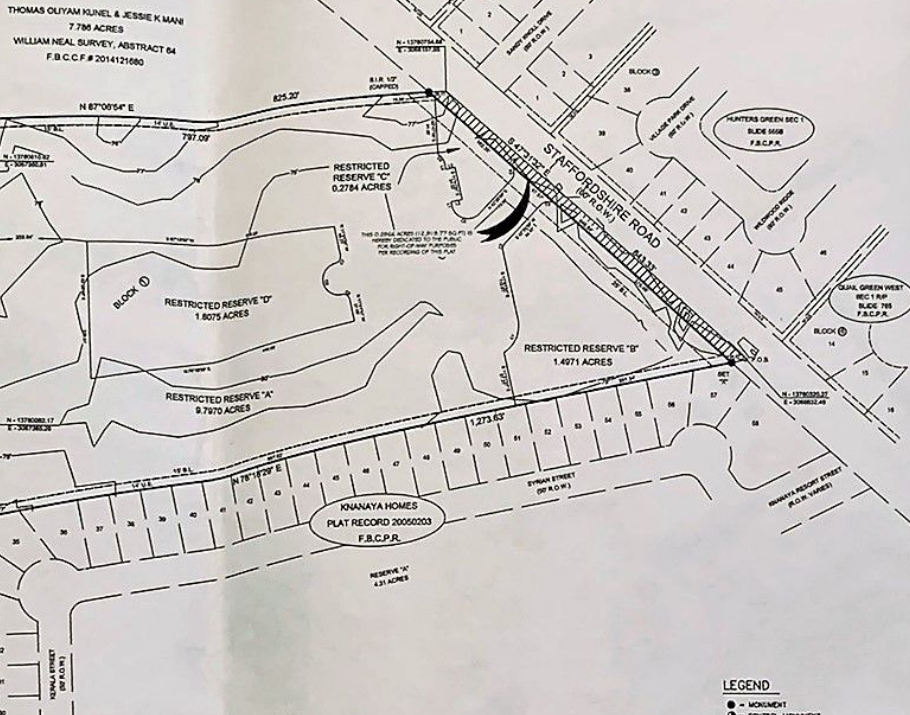


NO.	DESCRIPTION	ACRES	DATE
1	RESERVE 'A'	9.7970	
2	RESERVE 'B'	1.4971	
3	RESERVE 'C'	0.2784	
4	RESERVE 'D'	1.8075	
5	R.O.W.	0.2964	
6	TOTAL	13.6764	



- GENERAL NOTES:**
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (L) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SECTION 2.0 (B) OF THE CODE OF ORDINANCES, CITY OF MISSOURI CITY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4254 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE APPLIED TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9999247975 AS NEEDED.
 - ASSET WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNRESTRICTED 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 LONG REAR LOT 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 SAND WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE THEM WITH NEW FENCING.
 - THERE ARE NO EXISTING PIPELINES WITHIN THE BOUNDARIES OF THE SUBDIVISION.
 - SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING CHAPTER 46, CITY INFRASTRUCTURE CODE AND SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(1)(I) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (LAINE 2014) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48157C0208L WITH THE EFFECTIVE DATE OF 04/02/2014. THE PROPERTY IS LOCATED WITHIN ZONE 'X'. BASE FLOOD ELEVATION OF 64.5 FEET. MINIMUM SLAB ELEVATION SHALL BE 65.5 FEET. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAN STATUS IS SUBJECT TO CHANGE AS FEMA FIRMS ARE UPDATED.
 - THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(1)(J) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (LAINE 2014).
 - ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS, FORT BEND ISD.
 - IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCAGED BY GATES, WALLS OR FENCES.
 - SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - 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.
 - REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 - DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-190 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-160(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 - 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 QUARTER OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-202 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
 - CONTOURS SHOWN BASED ON DATA FROM TOPO SURVEY PREPARED BY C.A.MONKLEY, R.P.L.S. REGISTRATION NO. 1184, DATED 04/22/2014.



ACREAGE TABLE

RESERVE 'A'	9.7970
RESERVE 'B'	1.4971
RESERVE 'C'	0.2784
RESERVE 'D'	1.8075
R.O.W.	0.2964
TOTAL	13.6764

BENCHMARK: PCIM-001 NAV80S(2001 ADJ) ELEV = 72.90'

BENCHMARK IS A 4-INCH BRASS DISK SET IN CONCRETE AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF TEXAS PARKWAY (FM 2234) AND MISSOURI CITY DRIVE

- LEGEND**
- = MONUMENT
 - = CONTROL MONUMENT
 - F.A.C.C.F. = FORT BEND COUNTY CLERK'S FILE
 - F.A.C.C.O. = FORT BEND COUNTY FIRM CODE
 - F.A.C.C.P. = FORT BEND COUNTY DEED RECORDS
 - F.A.C.C.R. = FORT BEND COUNTY MAP RECORDS
 - U = UTILITY (AS SHOWN)
 - LE = LEASING INSTRUMENT
 - LE = EASEMENT
 - F.I.R. = FLOOD INSURANCE RATE MAP
 - R.O.W. = RIGHT-OF-WAY
 - R.O.W. = RIGHT-OF-WAY
 - PLK = PLAT
 - PLK = PLAT
 - BLK = BLOCK

CITY OF MISSOURI CITY
14.54 ACRES

WILLIAM NEAL SURVEY, ABSTRACT 64
VOL. 1982, PG. 155, F.B.C.D.R.

METES AND BOUNDS

A TRACT OR PARCEL OF LAND CONTAINING 13.6566 ACRES (CALLED 13.744 ACRES), BEING OUT OF AND A PART OF A 52.5 ACRE TRACT CONVEYED TO THOMPSON FAMILY FARM, LTD., RECORDED IN CLERK'S FILE NO. 20041 4791 OF THE FORT BEND COUNTY DEED RECORDS IN THE WILLIAM T. NEAL SURVEY, ABSTRACT 64 IN FORT BEND COUNTY, TEXAS, SAID 13.6566 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST RIGHT-OF-WAY LINE OF STAFFORDSHIRE ROAD (80 FT. RIGHT-OF-WAY);

THENCE SOUTH 78°18'20" WEST (CALLED SOUTH 78°16'10" WEST) AT A DISTANCE OF 2487 FEET PASSING AN X FOUND IN CONCRETE MARKING THE NORTHEAST CORNER OF LOT 57, BLOCK 1 OF KWANAYA HOMES SUBDIVISION RECORDED IN CLERK'S FILE NO. 200502033 OF THE FORT BEND COUNTY MAP RECORDS AND CONTINUING FOR A TOTAL DISTANCE OF 1,273.63 FEET (CALLED 1,275.19 FEET) TO A 5/8 INCH CAPPED IRON ROD FOUND FOR AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 35 OF SAID KWANAYA HOMES AND BEING IN THE EAST BOUNDARY OF A 100 FT. DRAINAGE EASEMENT;

THENCE NORTH 02°33'04" WEST (CALLED NORTH 02°31'00" WEST) WITH THE EAST BOUNDARY OF SAID 100 FT. DRAINAGE EASEMENT A DISTANCE OF 549.20 FEET (CALLED 568.02 FEET) TO A 1/2 INCH CAPPED IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 249.70 FEET;

THENCE CONTINUING WITH THE EASTERLY BOUNDARY OF SAID DRAINAGE EASEMENT AND WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 106.83 FEET (CALLED 93.54 FEET); SAID ARC HAVING A CENTRAL ANGLE OF 247°05' AND A LONG CHORD BEARING AN ARC DISTANCE OF 106.83 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTHWEST CORNER OF A 2.786 ACRE TRACT CONVEYED TO THOMAS OLYM KUNEL AND JESSIE K. MAIN IN DEED RECORDED IN CLERK'S FILE NO. 2014121680 OF THE FORT BEND COUNTY DEED RECORDS;

THENCE NORTH 07°06'54" EAST (CALLED NORTH 07°11'31" EAST) WITH THE SOUTH BOUNDARY OF SAID 2.786 ACRE TRACT PASSING A 1/2 INCH CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 2.786 ACRE TRACT IN THE SOUTHWESTERN RIGHT-OF-WAY LINE OF SAID STAFFORDSHIRE ROAD AT 797.08 FEET (CALLED 801.58 FEET) AND CONTINUING FOR A TOTAL DISTANCE OF 825.19 FT. TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 07°33'37" EAST (CALLED SOUTH 07°39'22" EAST) WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STAFFORDSHIRE ROAD A DISTANCE OF 543.30 FEET (CALLED 643.30 FEET) RETURNING TO THE PLACE OF BEGINNING AND CONTAINING 13.6566 ACRES OF LAND.

I, TOBY PAUL COUCHMAN, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SURVEYS 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 PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 6566

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 01/02/2020
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELEAD UPON AS A FINAL SURVEY DOCUMENT

I, TOBY P. COUCHMAN, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEES STREPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE OWNER OWNS OR HAS A LEGAL INTEREST IN.

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 6566

FINAL PLAT
VRINDAVAN RESORTS

A 13.6566 ACRES (CALLED 13.744 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM T. NEAL SURVEY, ABSTRACT NO. 64 IN FORT BEND COUNTY, TEXAS

4 RESERVES 1 BLOCK
JANUARY 2020

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SURVEYING & MAPPING SERVICES
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EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #32334900
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OWNER
VRINDAVAN RESORTS LLC
3505 OREST-HOLLOW DR
MISSOURI CITY, TX 77459
281-731-4570