

VICINITY MAP  
SCALE: 1" = 2000'  
KEY MAP NO. 153C

# FAIRWATER SECTION 4

A SUBDIVISION OF 12.219 ACRES OF LAND SITUATED IN  
THE THOMAS CHATHAM SURVEY, ABSTRACT 127,  
MONTGOMERY COUNTY, TEXAS.

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.  
A DELAWARE CORPORATION  
3355 WEST ALABAMA STREET, SUITE 210  
HOUSTON, TEXAS 77098

**COPY**

DATE: MARCH 16, 2020

52 LOTS  
3 BLOCKS  
2 RESERVES  
0.428 ACRES IN RESERVES

DOC # 2020073911  
Cabinet 00Z Sheet 6607

SURVEYOR:

**LJA Surveying, Inc.**  
2929 Briarpark Drive  
Suite 175  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10194382

ENGINEER:

**LJA Engineering, Inc.**  
2929 Briarpark Drive  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386

Data File: T:\s\_31\_Mar\_2020\_50187 Path Name: I:\Proj\skt\PLATTING\1019\03\_PLATS\Fairwater Section 4.dwg  
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STATE OF TEXAS  
COUNTY OF MONTGOMERY

WE, JUSTINE C. KLINKE AND THOMAS C. SIKORA, VICE PRESIDENT AND DEVELOPMENT MANAGER RESPECTIVELY OF FORESTAR USA REAL ESTATE GROUP INC., A DELAWARE CORPORATION, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF FAIRWATER SECTION 4, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID FORESTAR USA REAL ESTATE GROUP INC., A DELAWARE CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS FAIRWATER SECTION 4, LOCATED IN THE THOMAS CHATHAM SURVEY, ABSTRACT 127, MONTGOMERY COUNTY, TEXAS, AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT WE, JUSTINE C. KLINKE AND THOMAS C. SIKORA, VICE PRESIDENT AND DEVELOPMENT MANAGER RESPECTIVELY OF FORESTAR USA REAL ESTATE GROUP INC., OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF FAIRWATER SECTION 4, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, WE FORESTAR USA REAL ESTATE GROUP INC., DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

FURTHER, WE DO HEREBY CERTIFY THAT WE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF FAIRWATER SECTION 4 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

IN TESTIMONY WHEREOF, THE FORESTAR (USA) REAL ESTATE GROUP INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JUSTINE C. KLINKE, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS DEVELOPMENT DIRECTOR, THOMAS C. SIKORA, AND ITS COMMON SEAL HERETO AFFIXED THIS 17th DAY OF March, 2020.

FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION

BY: Justine C. Klinke  
JUSTINE C. KLINKE, VICE PRESIDENT

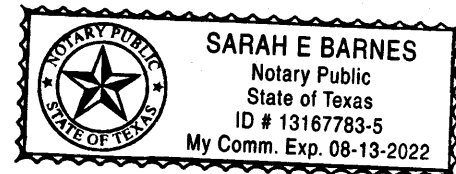
ATTEST: Thomas C. Sikora  
THOMAS C. SIKORA, DEVELOPMENT DIRECTOR

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTINE C. KLINKE, VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF March, 2020.

Sarah E. Barnes  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

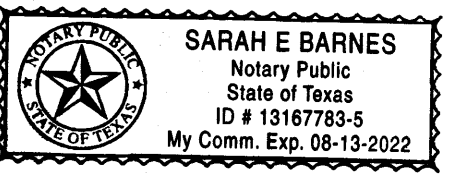


STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS C. SIKORA, DEVELOPMENT DIRECTOR, OF FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, 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 SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

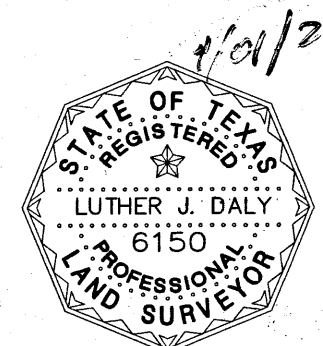
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17 DAY OF March, 2020.

Sarah E. Barnes  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, LUTHER J. DALY, 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; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

Luther J. Daly  
LUTHER J. DALY, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6150



I, JEFF JOHNSON, P.E., COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, 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 MONTGOMERY COUNTY COMMISSIONERS' COURT.

Jeff Johnson  
JEFF JOHNSON, P.E.  
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 14 DAY OF July, 2020.

Mike Meador MIKE MEADOR, COMMISSIONER, PRECINCT 1  
Charlie Riley CHARLIE RILEY, COMMISSIONER, PRECINCT 2  
Mark Keough MARK KEOUGH, COUNTY JUDGE  
James L. Noack JAMES L. NOACK, COMMISSIONER, PRECINCT 3  
James Metts JAMES METTS, COMMISSIONER, PRECINCT 4

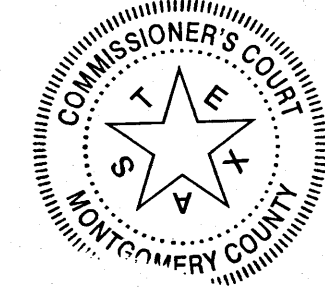
STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON July 14, 2020, AT 9:30 O'CLOCK A.M., AND DULY RECORDED ON July 17, 2020, AT 12:09 O'CLOCK P.M., IN CABINET 2 SHEET 4607-4610, OF RECORD OF maps FOR SAID COUNTY.

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

Mark Turnbull  
MARK TURNBULL, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: Beverly Glavin  
DEPUTY



OWNER: FORESTAR (USA) REAL ESTATE GROUP INC.,  
3355 WEST ALABAMA STREET, STE. 210  
HOUSTON, TEXAS 77098

DEVELOPER: FORESTAR (USA) REAL ESTATE GROUP INC.,  
3355 WEST ALABAMA STREET, STE. 210  
HOUSTON, TEXAS 77098

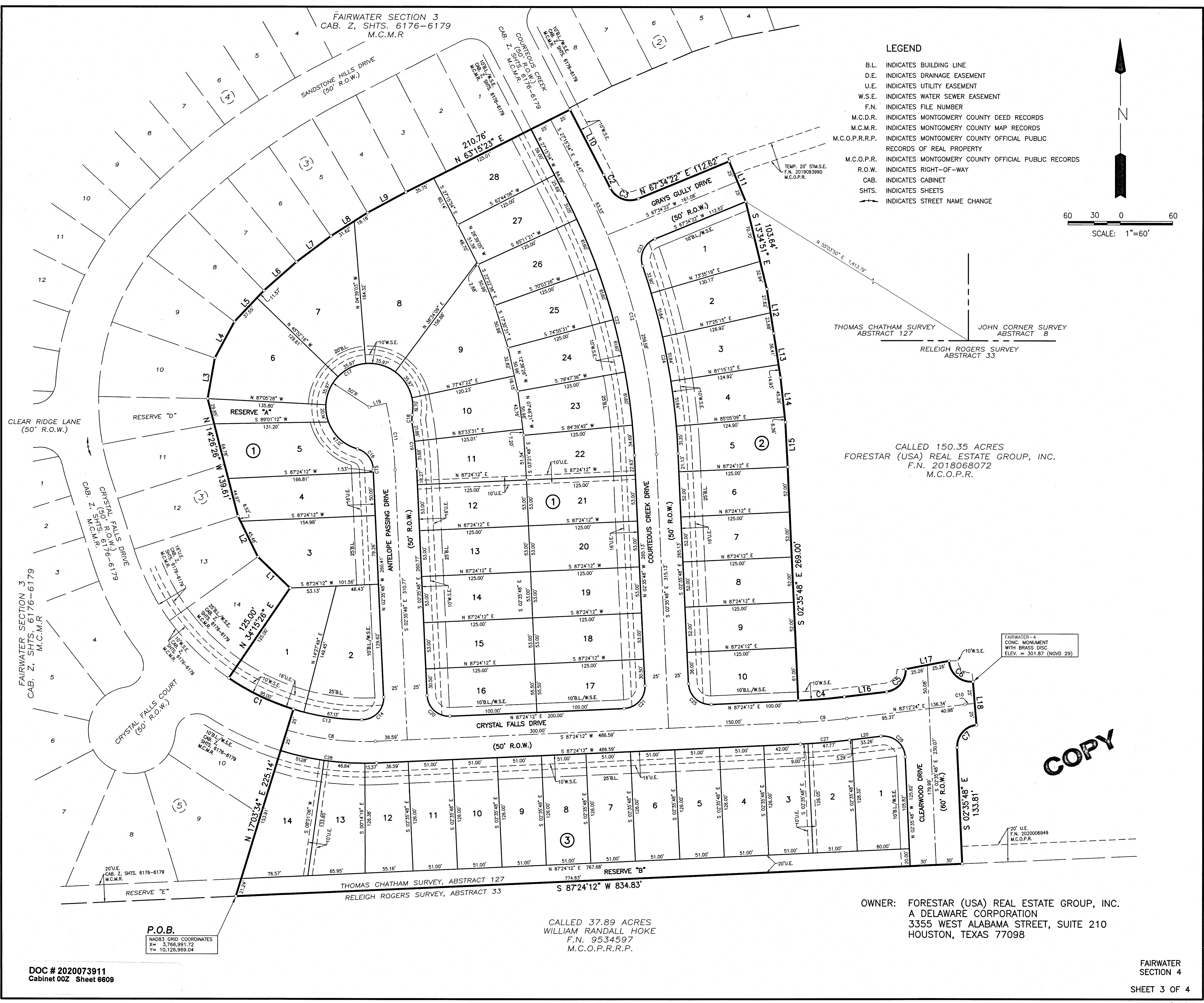
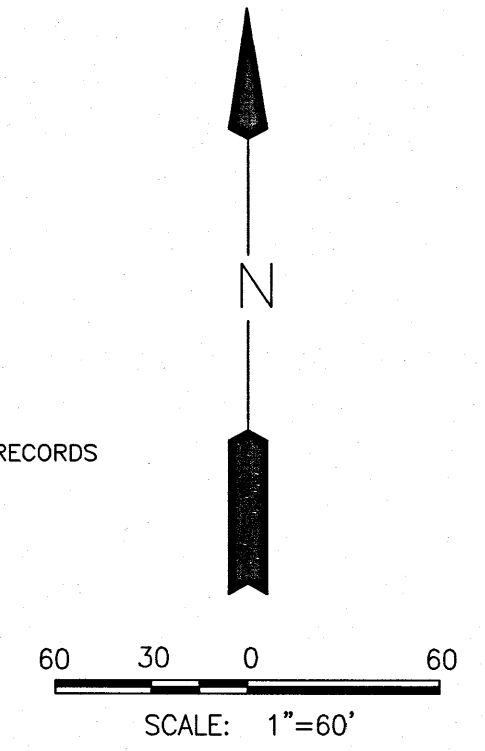
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FAIRWATER SECTION 3  
CAB. Z, SHTS. 6176-6179  
M.C.M.R.

LEGEND

- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- W.S.E. INDICATES WATER SEWER EASEMENT
- F.N. INDICATES FILE NUMBER
- M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.O.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- INDICATES STREET NAME CHANGE



THOMAS CHATHAM SURVEY  
ABSTRACT 127

JOHN CORNER SURVEY  
ABSTRACT 8

RELEIGH ROGERS SURVEY  
ABSTRACT 33

CALLED 150.35 ACRES  
FORESTAR (USA) REAL ESTATE GROUP, INC.  
F.N. 2018068072  
M.C.O.P.R.

FAIRWATER-4  
CONC. MONUMENT  
WITH BRASS DISC  
ELEV. = 301.87 (NGVD 29)

**COPY**

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.  
A DELAWARE CORPORATION  
3355 WEST ALABAMA STREET, SUITE 210  
HOUSTON, TEXAS 77098

CALLLED 37.89 ACRES  
WILLIAM RANDALL HOKE  
F.N. 9534597  
M.C.O.P.R.P.

P.O.B.  
NAD83 GRID COORDINATES  
X = 3,766,991.72  
Y = 10,126,959.04

DIR. SUR. MYLAR CHECK: CAD: 5/1

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	275.00'	17°11'52"	82.54'	N 64°20'30" W	82.23'
C2	775.00'	1°15'17"	16.97'	S 26°38'16" E	16.97'
C3	25.00'	86°25'00"	37.71'	S 69°13'07" E	34.23'
C4	725.00'	4°11'48"	53.10'	N 85°18'18" E	53.09'
C5	25.00'	85°48'12"	37.44'	N 40°18'18" E	34.04'
C6	25.00'	93°16'43"	40.70'	S 49°14'09" E	36.35'
C7	25.00'	86°39'45"	37.81'	S 40°44'05" W	34.31'
C8	300.00'	19°39'22"	102.92'	S 82°46'07" E	102.41'
C9	750.00'	4°11'48"	54.94'	N 85°18'18" E	54.92'
C10	750.00'	0°53'23"	11.65'	S 83°39'05" W	11.65'
C11	450.00'	9°48'33"	77.04'	N 07°30'05" W	76.95'
C12	750.00'	24°40'06"	322.91'	N 14°55'51" W	320.42'
C13	275.00'	16°34'55"	79.59'	S 81°13'53" E	79.31'
C14	25.00'	93°04'27"	40.61'	N 43°56'26" E	36.29'
C15	425.00'	0°18'07"	2.24'	N 02°44'51" W	2.24'
C16	25.00'	71°15'41"	31.09'	N 38°31'46" W	29.13'
C17	50.00'	264°31'13"	230.84'	N 58°06'00" E	74.01'
C18	25.00'	19°26'18"	8.48'	S 00°38'27" W	8.44'
C19	475.00'	6°28'54"	53.74'	S 05°50'15" E	53.71'
C20	25.00'	90°00'00"	39.27'	S 47°35'48" E	35.36'
C21	25.00'	90°00'00"	39.27'	N 42°24'12" E	35.36'
C22	725.00'	24°40'06"	312.15'	N 14°55'51" W	309.74'
C23	25.00'	86°25'00"	37.71'	S 24°21'52" W	34.23'
C24	775.00'	16°14'50"	219.76'	S 10°43'13" E	219.03'
C25	25.00'	90°00'00"	39.27'	S 47°35'48" E	35.36'
C26	25.00'	94°11'48"	41.10'	N 49°41'42" W	36.63'
C27	775.00'	4°11'48"	56.77'	S 85°18'18" W	56.75'
C28	325.00'	19°39'22"	111.50'	N 82°46'07" W	110.95'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45°50'45" W	51.56'
L2	N 26°03'08" W	51.98'
L3	N 10°11'01" E	47.37'
L4	N 28°21'17" E	47.37'
L5	N 43°20'08" E	49.12'
L6	N 48°25'48" E	49.80'
L7	N 52°53'47" E	49.80'
L8	N 57°21'45" E	49.80'
L9	N 61°45'39" E	49.95'
L10	S 27°15'54" E	84.24'
L11	S 22°25'38" E	50.00'
L12	S 08°50'27" E	51.50'
L13	S 08°43'04" E	51.34'
L14	S 06°10'42" E	51.62'
L15	S 03°05'17" E	51.18'
L16	N 83°12'24" E	48.90'
L17	N 79°10'12" E	50.52'
L18	S 05°01'14" E	50.01'
L19	N 77°35'39" E	20.00'
L20	S 83°12'24" W	36.55'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.074	3,222	RESTRICTED TO OPEN SPACE/DRAINAGE/UTILITIES
B	0.354	15,425	RESTRICTED TO OPEN SPACE/DRAINAGE/UTILITIES
TOTAL	0.428	18,647	

NOTES:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 2011 ADJUSTMENT (EPOCH 2010).
- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 TEXAS COORDINATE SYSTEM, NAD83 (2001 ADJ.) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9999303978.
- THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
  - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
  - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
- MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 166 WILL MAINTAIN ALL STORM SEWERS SERVICING THIS PROJECT.
- LOTS ADJACENT TO RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
- THIS SUBDIVISION LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOOD AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48339C0350C, REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.

**COPY**

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.  
 A DELAWARE CORPORATION  
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 HOUSTON, TEXAS 77098

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