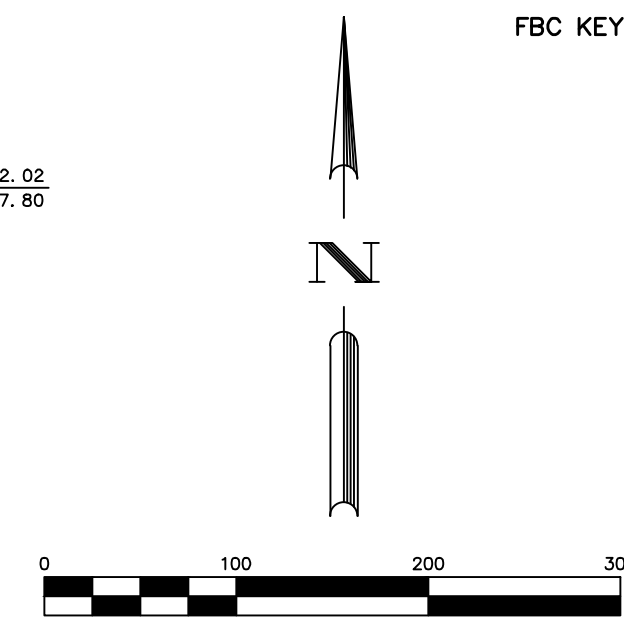


VICINITY MAP  
N.T.S.  
FBC KEY MAP 484 - Q



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
(A)	1.054 AC. / 45,915 S.F.	LANDSCAPE / OPEN SPACE
(B)	0.0728 AC. / 3,170 S.F.	LANDSCAPE / OPEN SPACE
(C)	0.0904 AC. / 4,096 S.F.	LANDSCAPE / OPEN SPACE
(D)	0.6417 AC. / 27,954 S.F.	LANDSCAPE / OPEN SPACE
(E)	5.303 AC. / 231,011 S.F.	LANDSCAPE / OPEN SPACE / DETENTION
(F)	0.7094 AC. / 30,902 S.F.	LANDSCAPE / OPEN SPACE
(G)	8.016 AC. / 349,182 S.F.	LANDSCAPE / OPEN SPACE / DETENTION
(H)	0.0761 AC. / 3,316 S.F.	LANDSCAPE / OPEN SPACE
(I)	0.1316 AC. / 5,734 S.F.	LANDSCAPE / OPEN SPACE
(J)	0.0832 AC. / 3,622 S.F.	LANDSCAPE / OPEN SPACE

# MONTERREY AT WILLOWBEND SEC 1

A SUBDIVISION OF 48.39 ACRES OF LAND  
LOCATED IN THE  
STEPHEN HOBERMAKER, A-189  
FORT BEND COUNTY, TEXAS

LOTS: 80  
SCALE: 1"=100'  
RESERVES: 10  
DATE: MARCH, 2013  
BLOCKS: 5

OWNER:  
MERITAGE HOMES OF TEXAS, LLC  
2901 W SAM HOUSTON PKWY STE #C-250  
HOUSTON, TX 77043-1624  
ARCHITECT/ LAND PLANNER:  
TBG PARTNERS/ VERNON G. HENRY AND ASSOCIATES, INC.  
3050 POST OAK BLVD., SUITE 1100  
HOUSTON, TX 77056



Brown & Gay Engineers, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 Fax: 281-558-9701  
Civil engineers and surveyors  
TBPE Registration No. F-1046

W.K. King Family Limited Partnership  
Called 64.891 Acres  
F.B.C.C.F. No. 9818121



STATE OF TEXAS  
COUNTY OF FORT BEND

We, MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company acting by and through Steve Harding, Division President and David Jordan, Senior Vice President, being officers of MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company, owner hereinafter referred to as Owner of the 48.39 acre tract described in the above and foregoing map of MONTERREY AT WILLOWBEND SEC 1, do hereby make and establish said subdivision and development plan 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, 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 on 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 both sides and adjoining said public utility easements that are designed 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 purpose 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 designed 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 originally 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 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, we 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 easement 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, we 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, we 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.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and established as private streets or permanent access easements.

IN TESTIMONY WHEREOF, the MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company has caused these presents to be signed by Steve Harding, its Division President, thereunto authorized, attested by its Senior Vice President, David Jordan,

this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

MERITAGE HOMES OF TEXAS, LLC.

By: Steve Harding Attest: David Jordan  
Division President Senior Vice President

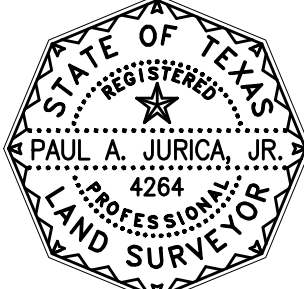
STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Steve Harding, Division President and David Jordan, Senior Vice President, MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company, known to me 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 considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

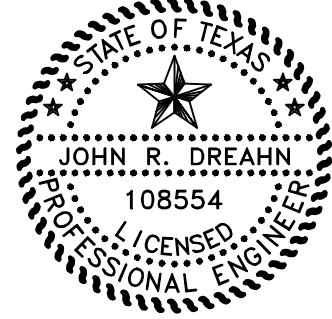
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

I, Paul A. Jurica, Jr., 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 (or other suitable permanent metal) pipes or rods and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.



Paul A. Jurica, Jr.  
Texas Registration No. 1284

I, John R. Dreahn, P.E., A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County.



John Dreahn, P.E.  
Texas Registration No. 108554  
Brown & Gay Engineers, Inc.  
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of MONTERREY AT WILLOWBEND SEC 1, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By: Mark A. Kilkenny OR M. Sonny Garza  
Chair Vice Chair

By: Marlene L. Gafrick  
Secretary

I, Richard W. Stolleis, 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 of subdivision within the watershed.

Richard W. Stolleis, P.E.  
Fort Bend County Engineer

#### GENERAL NOTES

- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "W.L.E." indicates "Water Line Easement".
- "W.M.E." indicates "Water Meter Easement".
- "F.H.E." indicates "Fire Hydrant Easement".
- "SAN. S.E." indicates "Sanitary Sewer Easement".
- "STM. S.E." indicates "Storm Sewer Easement".
- "D.E." indicates "Drainage Easement".
- "A.E." indicates "Aerial Easement".
- "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
- "F.B.C.D.R." indicates "Deed Records of Fort Bend County".
- "O.P.R.O.R.P." indicates "Official Public Records of Real Property".
- "PVT." indicates Private.
- "P.A.E. & P.U.E." indicates Permanent Access Easement and Public Utility Easement.

The coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying or dividing the following combined scale 1.00011495678..

A one-foot reserve 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 adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revert in the dedicator, his heirs, assigns, or successors.

The property lies in the Unshaded Zone "X" (areas determined to be outside the 500-year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0100 J, Map Revised per Letter of Map Revision (LOMR), dated August 10, 2005.

The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.

The top of all floor slabs shall be a minimum of 128.05 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.

Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-ways within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.

Single family residential shall mean the use of a lot with one building designed 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 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.

Each lot shall provide a minimum of two off-street parking spaces per dwelling unit. In those instances where a second unit is provided only one more additional space shall be provided.

Unless otherwise indicated, the building lines [B.L.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, in effect at the time this plat was approved, which may be amended from time to time.

This plat is located within Light Zone LZ3..

There are no pipelines or pipeline easements within the boundary of this plat.

All 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.

Lots backing or siding KATY GASTON ROAD and ROESNER ROAD are hereby denied direct driveway access to and from aforementioned street.

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 to drain into the drainage easement only through an approved drainage structure.

A minimum distance of 10' shall be maintained between residential dwellings.

The drainage / detention basin will be owned and maintained by Fort Bend County Municipal Utility District No. 58.

This subdivision contains one or more Permanent Access Easements that have not been dedicated to or accepted by the City of Houston or any other local Government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local Governmental agency have an obligation, to maintain or improve any Permanent Access Easements within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone, NAD83, with a bearing and distance of S 47°10'31"E, 1861.56 feet for the northeasterly line of a 159.9525-acre tract of land described in a deed recorded at Fort Bend County Clerk's File No. 2003070894 and monumented on the ground with a spindle from a cotton picker found in the asphalt of Katy-Gaston Road on each end of said coll.

Approved by the Commissioners Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Richard Morrison  
Precinct 1, County Commissioner

Grady Prestage  
Precinct 2, County Commissioner

Robert E. Hebert  
County Judge

W.A. "Andy" Meyers  
Precinct 3, County Commissioner

James Patterson  
Precinct 4, County Commissioner

I, Dianne Wilson, County Clerk in and for Fort Bend County, Hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2013, at \_\_\_\_\_ o'clock \_\_\_\_m. in Plat Number \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

Dianne Wilson  
County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N 42°46'24" E	10.65'
L2	S 48°03'08" E	60.00'
L3	S 41°58'52" W	81.06'
L4	S 48°03'08" E	25.33'
L5	N 20°57'17" E	60.00'
L6	S 69°02'43" E	100.00'
L7	S 07°30'19" E	45.10'
L8	S 50°32'18" E	112.57'
L9	S 21°26'44" W	40.73'
L10	S 50°32'18" E	69.78'
L11	S 67°01'36" E	8.00'
L12	S 08°26'09" E	76.30'
L13	S 42°51'10" W	60.00'
L14	N 47°08'50" W	20.37'
L15	S 79°43'36" W	27.93'
L16	S 67°17'51" W	98.37'
L17	S 52°40'18" W	8.58'
L18	S 00°39'32" E	84.86'
L19	S 43°25'34" W	88.28'
L20	S 48°06'41" W	67.58'
L21	S 49°15'10" W	39.03'
L22	N 40°44'50" W	43.36'
L23	N 75°41'58" W	90.44'
L24	N 55°49'19" E	36.78'
L25	N 34°10'41" W	60.00'
L26	N 48°03'08" E	42.50'
L27	N 20°57'17" E	60.00'
L28	S 42°48'08" W	35.64'
L29	S 81°31'42" W	20.00'
L30	N 55°49'19" E	15.56'
L31	N 13°33'10" W	42.50'
L32	S 64°58'06" E	10.00'
L33	S 47°08'50" E	60.37'
L34	N 01°58'34" E	48.14'
L35	N 42°51'10" E	15.00'
L36	N 48°03'08" W	21.75'
L37	S 69°02'43" E	25.00'
L38	N 01°58'34" E	2.01'
L39	S 01°58'34" W	2.01'
L40	N 69°02'43" W	25.87'
L41	S 48°03'08" E	47.80'
L42	N 13°33'10" W	15.28'
L43	S 13°33'10" E	17.03'
L44	S 55°49'19" W	15.56'
L45	S 05°17'37" E	25.00'
L46	S 30°14'53" W	28.69'
L47	S 22°29'04" E	15.44'
L48	S 74°39'39" E	14.21'
L49	N 24°02'43" W	21.21'
L50	N 21°49'26" E	63.54'
L51	N 23°43'56" E	64.60'
L52	N 25°39'30" E	64.60'
L53	N 27°35'03" E	64.60'
L54	N 29°30'36" E	64.60'
L55	N 31°26'09" E	64.60'
L56	N 33°22'03" E	64.60'
L57	N 34°52'35" E	56.30'
L58	N 80°01'54" E	21.21'
L59	N 65°41'07" W	38.16'
L60	S 34°27'54" E	18.24'
L61	S 60°03'24" E	86.38'
L62	N 33°12'38" W	31.00'
L63	N 74°22'20" E	21.96'
L64	N 74°22'20" E	56.38'
L65	S 31°59'21" E	68.44'
L66	S 25°33'13" E	118.67'
L67	S 40°34'02" E	124.10'
L68	S 64°49'42" E	124.39'
L69	N 89°20'28" E	105.23'
L70	N 31°59'21" W	0.79'
L71	N 47°11'52" W	7.54'
L72	S 42°51'10" W	26.56'
L73	N 43°20'20" E	25.00'

CURVE DATA					
NUMBER	RADIUS (FT.)	DELTA ANGLE	ARC DISTANCE (FT.)	CHORD BEARING	CHORD DISTANCE (FT.)
C1	35.00	89°59'59"	54.98	S 02°11'51" E	49.50
C2	25.00	90°00'00"	39.27	S 03°03'08" E	35.36
C3	30.00	82°23'17"	48.37	N 85°45'14" E	43.30
C4	1950.00	18°36'18"	633.20	N 30°15'26" E	630.42
C5	1950.00	15°28'31"	526.68	N 28°41'33" E	525.08
C6	50.00	65°37'49"	57.27	S 64°48'32" E	54.19
C7	117.00	18°00'58"	36.79	S 59°32'47" E	36.64
C8	120.99	49°45'41"	105.08	S 76°10'31" E	101.81
C9	62.00	47°02'51"	50.91	S 78°25'48" E	49.49
C10	128.00	37°40'28"	84.17	S 79°17'50" E	82.66
C11	267.00	33°38'50"	156.80	S 76°18'40" E	154.55
C12	233.00	24°42'41"	100.49	S 69°11'33" E	99.72
C13	367.00	13°52'28"	88.87	S 73°13'19" E	88.65
C14	46.99	128°18'52"	102.75	S 05°13'41" E	83.47
C15	538.12	22°47'38"	214.08	S 46°00'56" W	212.67
C16	47.00	49°37'49"	40.71	S 56°44'57" W	39.45
C17	16554.58	00°06'48"	32.76	S 59°01'07" W	32.76
C18	536.00	24°31'57"	229.50	S 43°46'15" W	227.75
C19	485.75	11°35'10"	98.23	S 41°14'46" W	98.06
C20	736.00	14°51'38"	190.89	S 39°13'44" W	190.36
C21	517.15	10°57'02"	98.84	S 39°00'24" W	98.69
C22	44.00	89°32'42"	68.77	S 89°00'24" W	61.98
C23	412.36	14°28'58"	104.23	N 42°49'33" W	103.96
C24	736.00	16°49'01"	216.02	N 47°38'35" W	215.25
C25	525.54	08°37'26"	79.10	N 51°44'24" W	79.03
C26	44.00	33°21'50"	25.62	N 30°44'44" W	25.26
C27	295.00	12°38'51"	65.12	N 49°29'54" E	64.99
C28	25.00	103°52'27"	45.32	N 03°53'06" E	39.37
C29	30.00	89°08'44"	46.68	S 87°22'30" W	42.11
C30	2000.00	21°50'51"	762.62	N 31°52'43" E	758.01
C31	2000.00	00°51'16"	29.82	N 42°22'30" E	29.82
C32	2000.00	31°27'05"	728.70	S 31°27'05" E	728.70
C33	350.00	10°30'27"	64.19	S 36°41'39" W	64.10
C34	350.00	11°21'43"	69.41	S 37°07'17" W	69.29
C35	55.00	90°00'00"	86.39	S 87°48'08" W	77.78
C36	55.00	77°27'09"	74.35	N 08°28'17" W	68.82
C37	55.00	38°37'26"	37.17	N 27°50'05" W	36.47
C38	55.00	38°43'35"	37.17	N 10°53'00" E	36.47
C39	800.00	12°31'07"	174.79	N 36°30'51" E	174.44
C40	325.00	13°01'11"	73.85	N 49°18'44" E	73.69
C41	55.00	90°00'00"	86.39	N 87°48'08" E	77.78
C42	55.00	33°38'42"	32.30	N 59°37'29" E	31.83
C43	55.00	56°21'42"	54.10	S 75°22'31" E	51.94
C44	140.00	90°00'00"	219.91	N 44°55'17" W	197.99
C45	140.00	72°52'12"	178.05	N 74°31'11" E	166.29
C46	140.00	17°07'48"	41.86	N 29°31'11" E	41.70
C47	1755.00	13°20'42"	408.77	N 27°37'38" E	407.84
C48	300.00	26°21'42"	138.03	S 38°44'04" E	136.82
C49	120.00	11°18'47"	23.62	S 81°21'01" E	23.62
C50	120.00	90°00'00"	189.50	N 87°51'10" E	169.71
C51	120.00	49°07'24"	102.88	N 67°24'52" E	99.76
C52	120.00	40°52'36"	85.61	S 67°35'08" E	83.81
C53	75.00	49°07'24"	64.30	N 22°35'08" W	62.35
C54	35.00	90°00'00"	54.98	N 87°48'08" E	49.50
C55	30.00	90°51'16"	47.57	N 02°37'30" W	42.74
C56	25.00	99°45'30"	43.53	S 82°04'07" W	38.23
C57	320.00	00°44'57"	4.18	S 31°48'54" W	4.18
C58	380.00	11°21'43"	75.35	S 37°07'17" W	75.23
C59	85.00	90°00'00"	133.52	N 87°48'08" W	120.21
C60	25.00	46°38'40"	20.35	N 70°31'12" W	19.80