

# PLAT RECORDING SHEET

PLAT NAME: West Tavener Reserve

PLAT NO: \_\_\_\_\_

ACREAGE: 4.649

LEAGUE: Issac McGary League

ABSTRACT NUMBER: 58

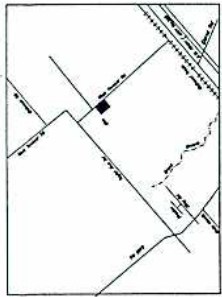
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Texas Concrete No. 4, LLC

\_\_\_\_\_  
(DEPUTY CLERK)



GRAPHIC SCALE  
SCALE: 1 inch = 50 Feet

- NOTES:**
- 1) All existing Building Lines, U.E. indicates (USDA) Electronic A.E. indicates and/or Comments
  - 2) This plat was prepared from information furnished by The Republic Title Service Only Platting Letter No. 2071-201-0035, Dated April 05, 2071.
  - 3) All easements are enhanced to the Texas State Storm Coordinate System South Central Zone
  - 4) West Tower Reserve lies outside the 100 year flood plain as per Flood Insurance Rate Map Number: 481520160, revised January 3, 1997.
  - 5) The plat was prepared to meet Fort Bend County requirements.
  - 6) Approval of this plat will require one year from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Fort Bend.
  - 7) This plat lies within Fort Bend County Drainage District and Fort Bend County Subdivision District
  - 8) The drainage system for this subdivision shall be designed to meet the requirements of Fort Bend County Drainage District, which shall extend jointly with existing drainage systems.
  - 9) The top of all flow walls shall be a minimum of 03.3 feet above mean sea level. The top of all flow walls shall be on the perimeter of the wall and not be less than eight (8) inches above natural ground.
  - 10) All drainage easements shall be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
  - 11) All property is given into the drainage easement only through an approved drainage structure.
  - 12) There is no Phosphate or Fluoride easements existing on the platified area.
  - 13) This property is located in Zone L23.
  - 14) Structures shall be built or caused to be built not less than five feet in width on both sides of all undeveloped right-of-way, which shall permit and continuous right-of-way of all particular roads surrounding and plat in accordance with the A.C.L.A.
  - 15) Texas Concrete No. 1 L.L.C. is Owner and is fully responsible for the maintenance of the detention facility

DISTRICT NAMES  
Lower Consolidated Independent School District  
Fort Bend County Drainage District  
Fort Bend County Drainage District

**WEST TAVENER RESERVE**  
A SUBDIVISION OF 4.649 ACRES  
SITUATED IN THE ISSAC MCGARY LEAGUE A-58  
FORT BEND COUNTY, TEXAS

1 BLOCK; 2 RESERVES; 0 LOT  
DATE: APRIL 12, 2011  
SCALE: 1 INCH = 60 FEET

OWNER: TEXAS CONCRETE NO. 4, L.L.C.  
3508 CHERRY ST.  
HOUSTON, TEXAS 77494  
PH: (713) 227-1122

SURV-TEX Surveying, Inc.  
4141 S. W. Freeway Suite 480  
Houston TX 77027  
Ph: (713) 521-4551 Fax: (281) 605-4594

