Lentz
ENGINEERING, L.C.

RECEIVED
MAR 19 2013

March 19, 2013

Commissioner W. A. "Andy" Meyers
Fort Bend County Precinct 3
22333 Grand Corner Drive
Katy, Texas 77494

RE: Public Hearing for Replat
O'Reilly FM 1464 Subdivision
LE 12084

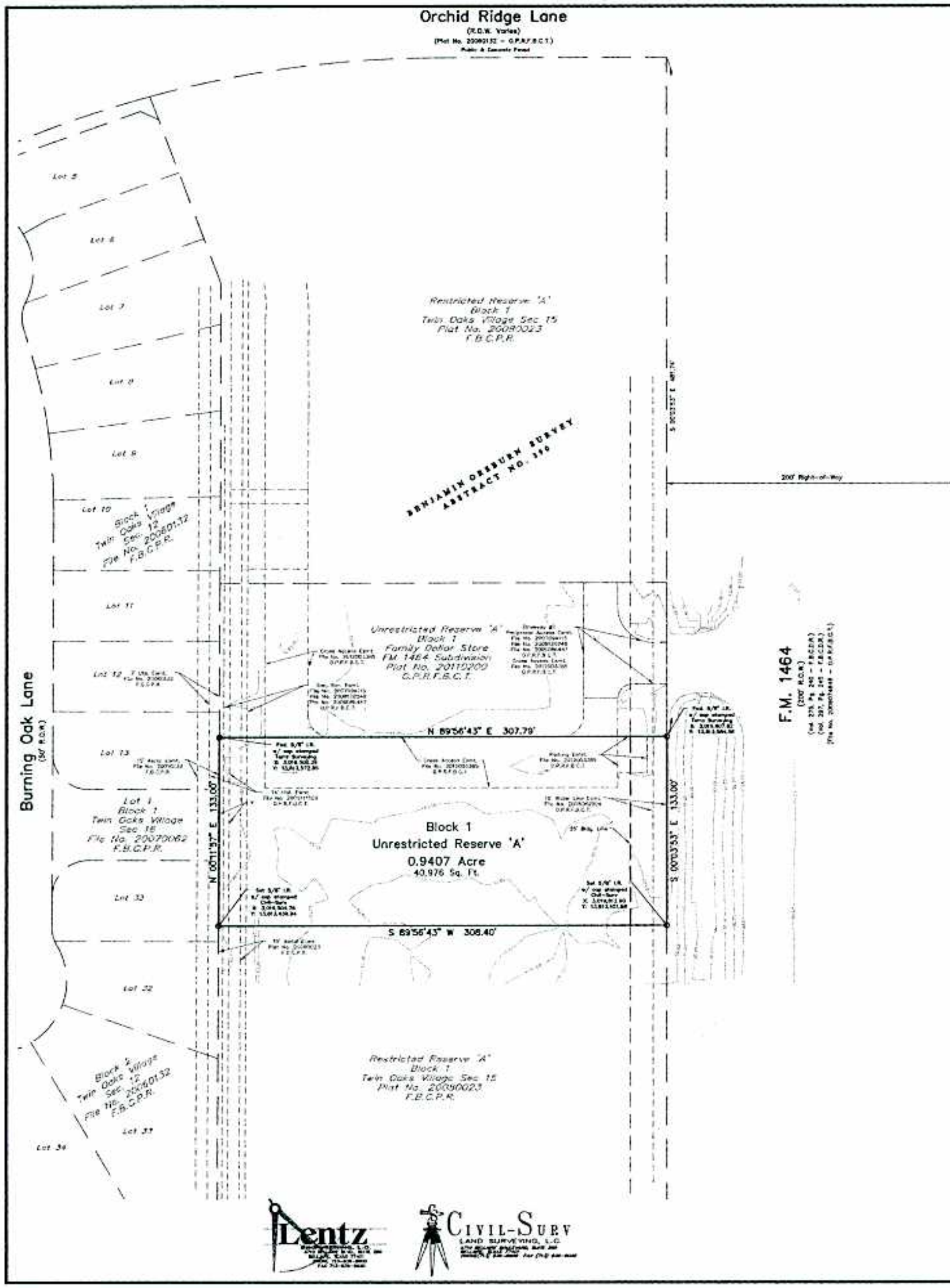
Dear Commissioner Meyers:

I would like to request the next possible public hearing date for the replat called O'Reilly FM 1464 Subdivision.

Sincerely,
Lentz Engineering, L.C.

Aaron Bourgeois, LEED AP
Urban Planner

4710 Bellaire Blvd. • Suite 250 • Bellaire, Texas 77401 • Phone: (713) 839-8900 • Fax (713) 839-9020 • www.lentzengineering.net
TBPE Registration No. F-1378



STATE OF TEXAS
COUNTY OF FORT BEND

WE, OC ORCHID RIDGE, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, ROBERT C. ORR, JR., PRESIDENT OF ORR REALTY CORPORATION, ITS GENERAL PARTNER, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 0.9407 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OREILLY FM 1464 SUBDIVISION, 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-FOOT (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET SIX INCHES (7' 6") FOR FOURTEEN-FOOT (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN-FOOT (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN-FOOT (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN-FOOT (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN-FOOT (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 DESIGNATED 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 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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) 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 HOUSTON, 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 OTHER NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF BUILDINGS, FENCES, PLANTING 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, OWNERS HEREBY ACKNOWLEDGE 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 HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, OC ORCHID RIDGE, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT C. ORR, JR., PRESIDENT OF ORR REALTY CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, ATTESTED BY Bryan Taaffe, ITS Secretary, THIS 4th DAY OF MARCH, 2013.

OC ORCHID RIDGE, LTD, A TEXAS LIMITED LIABILITY PARTNERSHIP
BY: ORR REALTY CORPORATION, ITS GENERAL PARTNER

BY: ______________________
ROBERT C. ORR, JR. PRESIDENT

ATTEST: ______________________
BRYAN TAAFFE, SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT C. ORR, JR., AND Bryan Taaffe BOTH 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF MARCH, 2013.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES 12/28/16

MARY E. MEACHAM
Notary Public, State of Texas
My Commission Expires
December 28, 2016

WE, POST OAK BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS OREILLY FM 1464 SUBDIVISION, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE COUNTY CLERK'S FILE NOS. 2008007379, 2008007380, 2010011582, 2010048140, 2011066575, AND 2011091525 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: ______________________
RUSSELL B. ABSHIRE, EXECUTIVE VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RUSSELL B. ABSHIRE, EXECUTIVE VICE PRESIDENT, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF MARCH, 2013.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES 10-20-16

LAUREN BLAKES BLOWERS
Notary Public, State of Texas
My Commission Expires
October 20, 2016

I, MICHAEL HALL, 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 HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-FOURTHS (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 STREET INTERSECTION.

MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5765

STATE OF TEXAS — REGISTERED — MICHAEL HALL — 5765 — PROFESSIONAL LAND SURVEYOR

DISTRICTS	
MUD	BIG OAKS MUD
SCHOOL	FORT BEND ISD
ETJ	HOUSTON
ELEC./GAS	CENTERPOINT
PHONE	AT&T
CABLE	COMCAST

SCALE: 1" = 40'

I, CHRISTOPHER B. ARGO, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

CHRISTOPHER B. ARGO
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 95552

STATE OF TEXAS — CHRISTOPHER B. ARGO — 95552 — LICENSED PROFESSIONAL ENGINEER

I, RICHARD W. STOLLEIS, P.E., 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 OR SUBDIVISION WITHIN THE WATERSHED.

____
RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OREILLY FM 1464 SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HERE ON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF __________ 2013

BY: ______________________
MARK A. KILKENNY, CHAIRMAN, OR
M. SONNY GARZA, VICE CHAIR

BY: ______________________
MARLENE L. GAFRICK
SECRETARY

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF __________ 2013

____
RICHARD MORRISON
COMMISSIONER, PRECINCT 1

____
GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

____
ROBERT E. HEBERT
COUNTY JUDGE

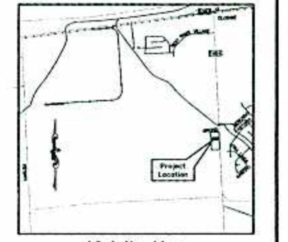
____
ANDY MEYERS
COMMISSIONER, PRECINCT 3

____
JAMES PATTERSON
COMMISSIONER, PRECINCT 4

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., AND DULY RECORDED ON __________ 2013, AT ______ O'CLOCK ____M., AT 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



Vicinity Map

Scale: 1" = 1/2 Mi.
KeyMap 527J

Abbreviations

F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.T.	FORT BEND COUNTY
O.P.R.	OFFICIAL PUBLIC RECORDS
ESMT.	EASEMENT
SAN. SWR.	SANITARY SEWER
STM. SWR.	STORM SEWER
UTIL.	UTILITY
BLDG.	BUILDING
R.O.W.	RIGHT-OF-WAY

NOTES:

1. ALL BEARINGS ARE BASED ON THE EAST LINE OF TWIN OAKS VILLAGE, SEC. 10, ACCORDING TO THE PLAT THEREOF RECORDED UNDER FILE NO. 20050076, IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
2. UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3. THE COORDINATES SHOWN HEREIN ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99987007.
4. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
5. THIS PROPERTY LIES WITHIN BIG OAKS MUNICIPAL UTILITY DISTRICT.
6. THIS PROPERTY LIES WITHIN HOUSTON EXTRATERRITORIAL JURISDICTION.
7. THIS PLAT LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
8. THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
9. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
10. THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS PER THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48157C0105J, MAP REVISED JANUARY 3, 1997.
11. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF XX.XX 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 INCHES (18") ABOVE NATURAL GROUND.
12. ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
13. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE "FORT BEND COUNTY DRAINAGE CRITERIA MANUAL" WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
14. THIS SUBDIVISION IS SUBJECT TO RESTRICTED COVENANTS AS SET OUT UNDER PLAT NO. 20080023, F.B.C.P.R. AND CLERK'S FILE NO. 2008110099, 2008101713, 2008119177, 2012003464, 2012003385, AND 2012098872 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
15. THIS PLAT IS SUBJECT TO NON-EXCLUSIVE EASEMENTS AS SHOWN IN MEMORANDUM OF LEASE, RECORDED IN FORT BEND COUNTY CLERK'S FILE NUMBER 2008101113 AND CORRECTED IN 2008120246.

OREILLY FM 1464 SUBDIVISION

A SUBDIVISION OF 0.9407 ACRE OF LAND
BEING A PORTION OF RESTRICTED RESERVE 'A', BLOCK 1
TWIN OAKS VILLAGE SEC 15
AS RECORDED IN PLAT NUMBER 20080023, F.B.C.P.R.
LOCATED IN THE BENJAMIN ORSBURN SURVEY, A-390
FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:
TO CREATE ONE UNRESTRICTED RESERVE

1 BLOCK 1 RESERVE
MARCH 2013

OWNER:
OC ORCHID RIDGE, LTD.
8554 KATY FREEWAY, SUITE 100
HOUSTON, TX 77024
(713) 554-6522

ENGINEER:
CHRISTOPHER B. ARGO
LENTZ ENGINEERING, L.C.
4710 BELLAIRE BOULEVARD, SUITE 250
BELLAIRE, TEXAS 77401
(713) 839-8900 FAX (713) 839-9020

SURVEYOR:
MICHAEL HALL
CIVIL-SURV LAND SURVEYING, L.C.
4710 BELLAIRE BOULEVARD, SUITE 250
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