PLAT RECORDING SHEET

PLAT NAME: PNW Ranch

PLAT NO:

ACREAGE: 14.9966

LEAGUE: William Pettus League Survey

ABSTRACT NUMBER: 68

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 3

NUMBER OF RESERVES: 0

OWNERS: William A. Pavlas and Michele A. Pavlas

(DEPUTY CLERK)

STATE OF TEXAS :
COUNTY OF FORT BEND:

We, William A. Pavlas and wife, Michele A. Pavlas, hereinafter referred to as Owner of the 14.9966 acre tract described in the above and foregoing map of PNW RANCH, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat do hereby dedicate to the use of the public forever, all streets, 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 in the land so dedicated.

FURTHER, Owner 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 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, Owner 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 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, Owner do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner do hereby dedicate to the public a strip of land twenty (20' 0") 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 times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner 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 natural drainage way is hereby restricted to keep such drainage ways and easements clear of fences, buildings, 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, 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.

WITNESS OUR HANDS in the City of Stafford this _____ day of _____, 2014.

By: _____ William A. Pavlas

By: _____ Michele A. Pavlas

STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared William A. Pavlas and wife, Michele A. Pavlas , 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 individuals.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2014.

Notary Public in and for the State of Texas

My Commission Expires _____

_____ Notary Public

CITY OF ALVIN SUBDIVISION APPROVAL:

Mayor, Paul Horn	Roger Stokes
Brad Richards	Gabe Adams
Scott Reed	Terry Droege
Adam Arendell	City Engineer
Keith Thompson	City Clerk

I, Carlos J. Bartlas, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Carlos J. Bartlas, P.E.
Texas Registration No. 50474

STATE OF TEXAS — CARLOS J. BARILLAS — 50474 — REGISTERED — PROFESSIONAL ENGINEER

I, Brian Nawara, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five-eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Brian Nawara, R.P.L.S.
Texas Registration No. 6060

STATE OF TEXAS — BRIAN NAWARA — 6060 — REGISTERED — PROFESSIONAL — LAND SURVEYOR

NOTES:

1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE AS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, DWG. 4204, NAD 83, AS OBTAINED FROM THE NGS O.P.U.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9999689737.

2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0465 L EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3.) THE MINIMUM FLOOR ELEVATION SHALL BE 59 FEET ABOVE MEAN SEA LEVEL, OR AT LEAST TWO FEET ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.

4.) 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.

5.) LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 15 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.

6.) THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.

7.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

8.) ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS WHOLLY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF ALVIN, FORT BEND I.S.D., AND FORT BEND COUNTY.

9.) SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THESE LOTS MUST BE APPROVED BY THE FORT BEND COUNTY ENGINEERING DEPARTMENT AND FORT BEND COUNTY DRAINAGE DISTRICT.

10.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ2.

A FIELD NOTE DESCRIPTION of a 14.9966 acres (653,250 square feet) tract of land in the William Pettus League, Abstract No. 68, Fort Bend County, Texas; said 14.9966 being that same tract of land conveyed to William Albert Pavlas and spouse, Michele A. Pavlas, as recorded in Fort Bend County Clerk's File No. 2011085300; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

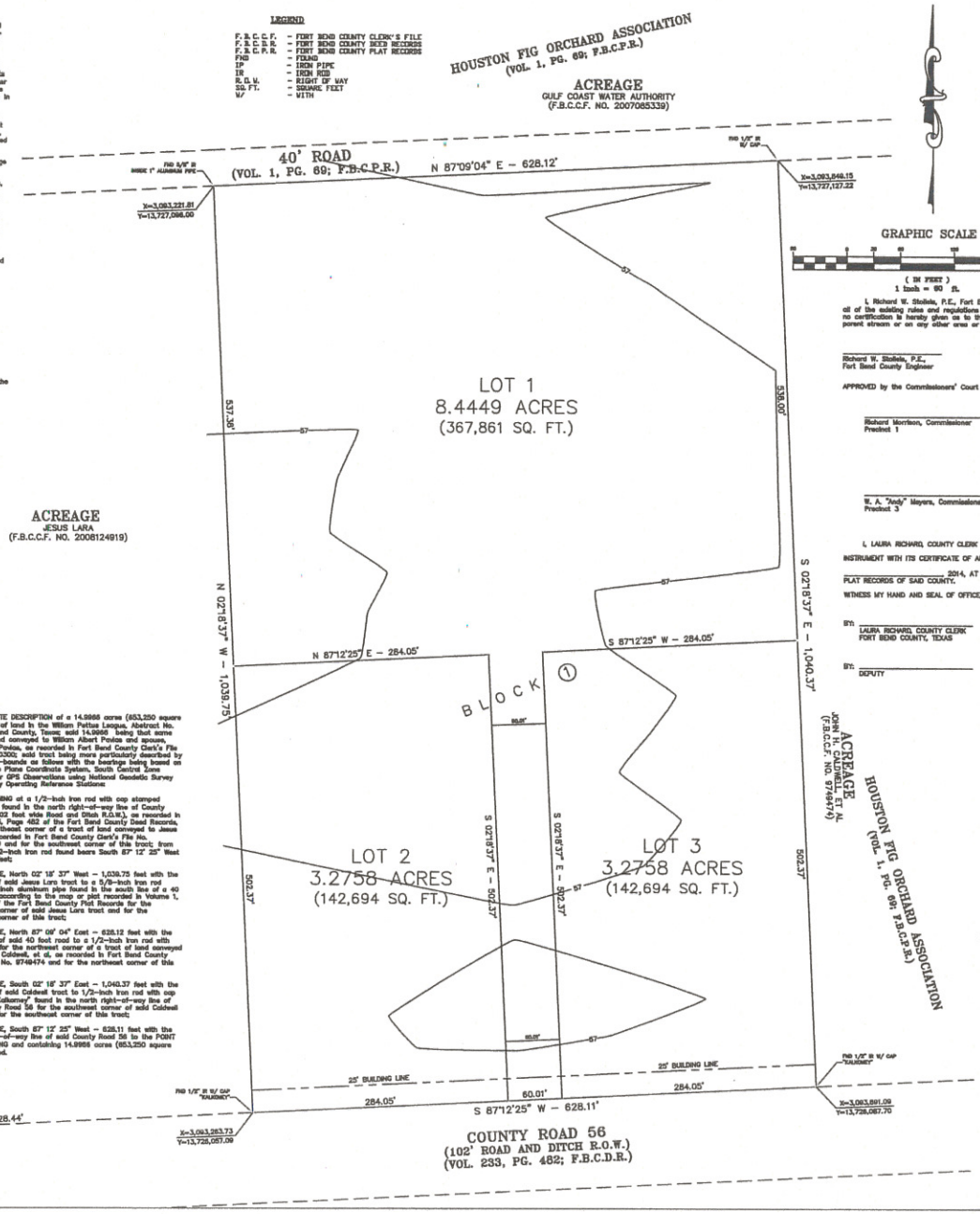
BEGINNING at a 1/2-inch iron rod with cap stamped "Kalkomey" found in the north right-of-way line of County Road 56 (102 feet wide Road and Ditch R.O.W.), as recorded in Volume 233, Page 462 of the Fort Bend County Deed Records, for the southeast corner of a tract of land conveyed to Jesus Lara, as recorded in Fort Bend County Clerk's File No. 2008124919 and for the southwest corner of this tract; from which a 1/2-inch iron rod found bears South 87° 12' 25" West – 628.44 feet;

THENCE, North 02° 18' 37" West – 1,039.75 feet with the east line of said Jesus Lara tract to a 5/8-inch iron rod inside a 1-inch aluminum pipe found in the south line of a 40 foot road, according to the map or plat recorded in Volume 1, Page 69 of the Fort Bend County Plat Records for the northeast corner of said Jesus Lara tract and for the northwest corner of this tract;

THENCE, North 87° 09' 04" East – 628.12 feet with the south line of said 40 foot road to a 1/2-inch iron rod with cap found for the northeast corner of a tract of land conveyed to John H. Caldwell, et al, as recorded in Fort Bend County Clerk's File No. 9749474 and for the northwest corner of this tract;

THENCE, South 02° 18' 37" East – 1,040.37 feet with the west line of said Caldwell tract to 1/2-inch iron rod with cap stamped "Kalkomey" found in the north right-of-way line of said County Road 56 for the southeast corner of said Caldwell tract and for the southeast corner of this tract;

THENCE, South 87° 12' 25" West – 628.11 feet with the north right-of-way line of said County Road 56 to the POINT OF BEGINNING and containing 14.9966 acres (653,250 square feet) of land.



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas this ____ day of _____, 2014.

Richard Morrison, Commissioner Precinct 1	Grady Prestage, Commissioner Precinct 2

Robert E. Hebert, County Judge

W. A. "Andy" Meyers, Commissioner Precinct 3	James Patterson, Commissioner Precinct 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ 2014, AT _____ O'CLOCK ____M. IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

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

BY: _____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

PNW RANCH

A SUBDIVISION OF 14.9966 ACRES OF LAND IN THE WILLIAM PETTUS LEAGUE SURVEY, ABSTRACT NO. 68, FORT BEND COUNTY, TEXAS

1 BLOCK 0 RESERVES 3 LOTS

~ OWNER ~

WILLIAM A. PAVLAS AND MICHELE A. PAVLAS
8511 Halls Retreat Court
Missouri City, Texas 77459
PHONE: 832.526.9630

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING CO.
12810 Century Drive
Stafford, Texas 77477
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PHONE: 281.491.2525 FAX: 281.491.2535
FIRM REGISTRATION NO. 10119900
www.texas-dirt.com
JOB NO. 1139-1
OCTOBER 16, 2014