JONES | CARTER

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Bellaire, Texas 77401
Tel: 713.777.5337
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www.jonescarter.com

RECEIVED
DEC 30 2015
FBC ENGINEERING

December 30, 2015

Commissioner W.A. "Andy" Meyers
Fort Bend County Precinct 3
1809 Eldridge Road
Sugar Land, Texas 77478

Re: Request for Public Hearing
Firethorne Sec 19 Partial Replat No. 2

Dear Commissioner Meyers:

A portion of the recorded plat for Firethorne Sec 19 is being replatted as shown on the attached plat to create 2 restricted reserves out of the previously platted Restricted Reserve "A". On behalf of the owner, FT 1463 LLC, I am hereby requesting a public hearing be set for this replat.

Please call if you have any questions or need any additional information.

Sincerely,

Janet M. Baccus

Janet M. Baccus, P.E.

JMB/jmb
P:\PROJECTS\11869 Williamsburg Enterprises\0836-00 Firethorne Retail Center\Civil\Const Dwgs\Plat\FBC Public Hearing request.docx
Enclosure
cc: Ms. Mary Jane Sowa – Fort Bend County Engineering

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, FT 1463 LLC acting by and through Khaled Salem, Manager hereinafter referred to as Owner of the 3.8685 acre tract described in the above and foregoing map of Firethorne Sec. 19 Partial Replat No. 2, do hereby make and establish said subdivision and development plat 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner has dedicated and by these presents does 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 has dedicated and by these presents does 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 does 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 tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does 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 shall hereby be 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, Owner does hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Firethorne Sec. 19 Partial Replat No. 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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 convenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, FT 1463 LLC has caused these presents to be signed by Khaled Salem, Manager, hereunto authorized this _____ day of ____________________, 2015.

FT 1463 LLC

By: ______________________________
Khaled Salem
Manager

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Khaled Salem, Manager of FT 1463 LLC known to me to be the person whose name is subscribed to the foregoing instrument and acknowleded to me that he 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _______ day of ______________, 2015.

____
Notary Public in and for the State of Texas

This plat of Firethorne Sec. 19 Partial Replat No. 2 is approved by the City Planning Commission of the City of Fulshear, Texas this _________ day of ________________________, 2015.

____
Derek Einkauf, Chairman

____
David C. Worley, Co-Chairman

This plat of Firethorne Sec. 19 Partial Replat No. 2 was approved on __________________ by the City of Fulshear Council, and signed on this ____________ day of ________________________, 2015, provided; however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months hereafter.

____
Thomas C. Kuykendall, Jr., Mayor

____
D. Gordon Offord, City Secretary

STATE OF TEXAS §

COUNTY OF FORT BEND §

A METES & BOUNDS description of a certain 3.8685 acre tract of land situated in the Thomas Caraway Survey, Abstract No. 156 in Fort Bend County, Texas, being all of Restricted Reserve "A" and Restricted Reserve "A" of Firethorne Sec. 19, plat of which is recorded in Plat No. 20100083 of the Fort Bend County Plat Records; said 3.8685 acre tract being more particularly described as follows with all bearings being based on a record call of North as obtained with Real Time Kinematics Global Positioning Equipment;

BEGINNING at a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the northeast corner of said Restricted Reserve "A" and being in the south line of South Firethorne Road (right-of-way width varies) and the northwest corner of Restricted Reserve "B", as shown on said plat of Firethorne Sec. 19 ;

THENCE, South 00°30'50" East, along the east line of said Restricted Reserve "A", 567.27 feet to a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') for corner;

THENCE, South 89°29'10" West, along the south line of said Restricted Reserve "A", 300.00 feet to a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the southwest corner of said Restricted Reserve "A" in the east right-of-way line of FM 1463 (called 100-foot wide right-of-way) dedication of which is recorded in Volume 275, Page 526 and Volume 275, Page 531, both of the Fort Bend County Deed Records;

THENCE, North 00°30'50" West, along the east line of said FM 1463, being common with the west line of said Restricted Reserve "A", 536.37 feet to a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the beginning of a curve to the right;

THENCE, continuing along said common line and along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a long chord bearing North 44°29'10" East, 35.36 feet to a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') for corner in the south right-of-way line of the aforementioned South Firethorne Road;

THENCE, North 89°29'10" East, along the south right-of-way line of said South Firethorne Road, 156.09 feet to a found 3/4-inch iron rod (with cap stamped 'Cotton Surveying') at the beginning of a curve to the left;

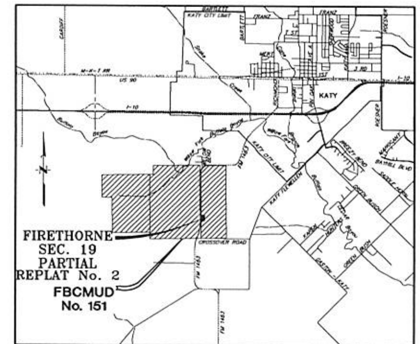
THENCE, continuing along the south right-of-way line of said South Firethorne Road and along the arc of said curve to the left having a radius of 1200.00 feet, a central angle of 05°41'12", an arc length of 119.10 feet, and a long chord bearing North 88°38'34" East, 119.05 feet to the POINT OF BEGINNING, CONTAINING 3.8685 acres of land in Fort Bend County, Texas.

I, Steven A. Jares, 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-quarter (3/4) inch and a length of not less than three (3) feet as shown hereon; and that the plat boundary corners have been tied to the nearest survey corner.

____
Steven A. Jares
Registered Professional Land Surveyor
No. 5317

I, Janet M. Baccus, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County and the City of Fulshear, to the best of my knowledge.

____
Janet M. Baccus, P.E.
Professional Engineer
No. 90073



VICINITY MAP
Scale: 1" = 1 Mile

KEY MAP 483-M

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 any other area or subdivision within the watershed.

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ________ day of __________________________, 2015.

____
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, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on ____________________, 2015, at ______ o'clock _____ in Plat No. ______________________________ of the Plat Records of said County.

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

____
Laura Richard, County Clerk
Fort Bend County, Texas

By: ______________________________
Deputy

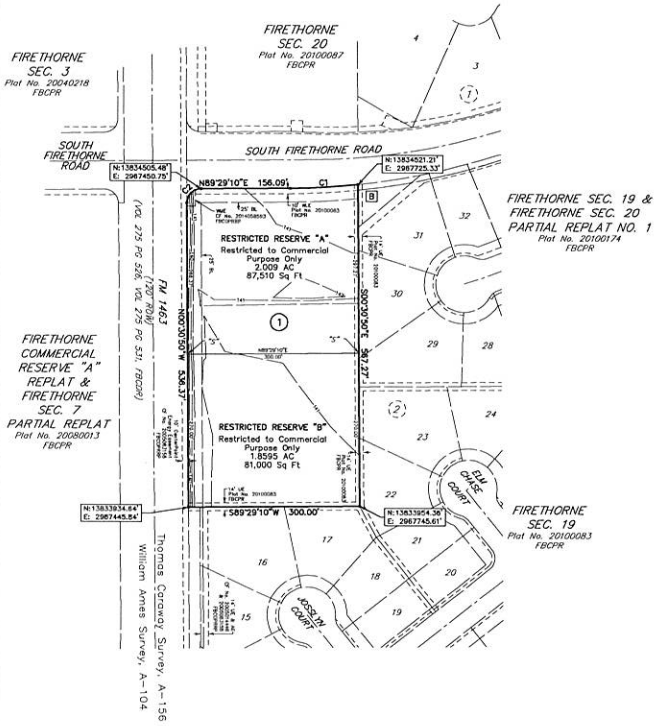
FIRETHORNE SEC. 19 PARTIAL REPLAT No. 2

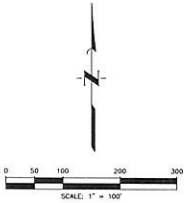
A SUBDIVISION OF 3.8685 ACRES OF LAND
ALSO BEING A PARTIAL REPLAT OF
FIRETHORNE SEC. 19 RESTRICTED RESERVE "A"
AS RECORDED IN PLAT No. 20100083
OF THE FORT BEND COUNTY PLAT RECORDS
OUT OF THE
THOMAS CARAWAY SURVEY, A-156
FORT BEND COUNTY, TEXAS
0 LOTS 2 RESERVES 1 BLOCK
JUNE 2015

REASON FOR REPLAT: TO CREATE 2 RESTRICTED RESERVES

OWNER:
FT 1463 LLC
One Riverway, Suite 1870
Houston, Texas 77056
(281) 888-0994

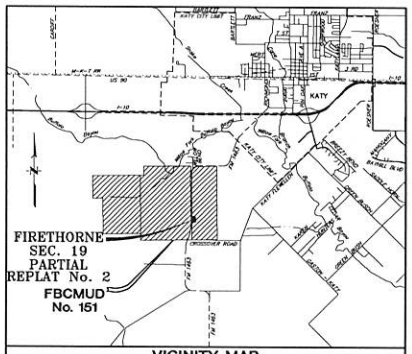
ENGINEER:
JONES|CARTER





DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 151
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1200.00'	5°41'12"	119.15'	N86°38'34"E	119.05'	59.60'
C2	25.00'	90°00'00"	39.27'	N44°29'10"E	35.36'	25.00'



VICINITY MAP
Scale: 1" = 1 Mile

KEY MAP 483-M

General Notes

1) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
2) AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
CF . . . . . "Clerk's File"
DE . . . . . "Drainage Easement"
Esmt . . . . . "Easement"
"J" . . . . . "Find 3/4" Iron Rod (w/Cap "Cotton Surveying")"
F.C. . . . . "Fam Code"
FBCDR . . . . . "Fort Bend County Deed Records"
FBCOPRRP . . . . . "Fort Bend County Official Public Records of Real Property"
FBCPR. . . . . "Fort Bend County Plat Records"
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
"S" . . . . . Set 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Strm SE . . . . . "Storm Sewer Easement"
Temp . . . . . "Temporary"
UE . . . . . "Utility Easement"
Vol ... Pg ... "Volume and Page"
WLE . . . . . "Waterline Easement"
WME . . . . . "Water Meter Easement"
(1) . . . . . "Block Number"
• . . . . . Found 3/4-inch Iron Rod With Cap Stamped "Cotton Surveying" as Per Certification

3) All easements are centered on lot lines unless shown otherwise.
4) All building lines along street rights-of-way are as shown on the plat.
5) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
6) This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 151.
7) According to the Flood Insurance Rate Map (FIRM) No. 48157C0040D, for Fort Bend County, Texas effective April 2, 2014, this section is located in Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain.
8) The minimum slab elevation for this section shall be 141.9 (NGVD 29, 1987 Adjustment). 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.
9) All elevations are based on FEMA BM 4. This benchmark is described on FEMA panel number 48157C0015J. A disk set in top of southeast end of southwest abutment of Pin Oak Road Bridge over Willow Fork Buffalo Bayou. ELEVATION = 126.90 FEET NGVD 29, 1987 ADJUSTMENT
10) All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
11) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
12) This plat is located in lighting zone LZ3.
13) The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation – HGCSD 66, PID – AW3411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99988764?.
14) 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.
15) There are no pipeline easements within the platted area.

FIRETHORNE SEC. 19 PARTIAL REPLAT No. 2

A SUBDIVISION OF 3.8685 ACRES OF LAND
ALSO BEING A PARTIAL REPLAT OF
FIRETHORNE SEC. 19 RESTRICTED RESERVE "A"
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THOMAS CARAWAY SURVEY, A-156
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0 LOTS 2 RESERVES 1 BLOCK
JUNE 2015

REASON FOR REPLAT: TO CREATE 2 RESTRICTED RESERVES

OWNER:
FT 1463 LLC
One Riverway, Suite 1870
Houston, Texas 77056
(281) 888-0994

ENGINEER:
JONES|CARTER
Texas Board of Professional Engineers Registration No. 0-439
Texas Board of Professional Land Surveying Registration No. 10064-00
5535 Griffin, Suite 100 - Houston, Texas 77081 - 713.777.5337

\\Jonescarter\gdrive\PROJECTS\11069 Williamsburg Enterprises\08038-00 Firethorne Retail Center\Civil\Const Dwgs\Plat\08038-19-REPLAT-Rev2.dwg Jun 09,2015 - 4:09pm EAW