JONES | CARTER

6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
Fax: 713.777.5976
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
FM1093 and FM723 Reserves Partial Replat No 1

Dear Commissioner Meyers:

A portion of the recorded plat for FM1093 and FM723 Reserves is being replatted as shown on the attached plat to create 1 unrestricted reserve in the northern portion of the previously platted Unrestricted Reserve "B". On behalf of the owner, Landmark Industries, 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
\\jckaty\JCKATY\PROJECTS\14383 Clinard\0001-00 4.502 Ac Along 723\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, Clinard Properties 3, LLC, acting by and through _____, owner hereinafter referred to as Owners of the 4.501 acre tract described in the above and foregoing map of FM1093 AND FM723 RESERVES PARTIAL REPLAT No 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 purpose 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 the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) on 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 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, 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 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 easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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, Owner 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, Clinard Properties 3, LLC has caused these presents to be signed by_____, its _____ thereunto authorized,

this _____ day of _____, 2016.

_____
_____

By: _____

By: _____
_____
_____

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared _____ _____ of _____, known to me to be the person whose name is 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 _____ day of _____, 2016.

_____
Notary Public in and for the State of Texas

_____
Print Name

My commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of FM1093 AND FM723 RESERVES PARTIAL REPLAT No 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 _____, 2016.

By: _____
Mark A. Kilkenny — Title Chair
or
M. Sonny Garza — Vice Chairman

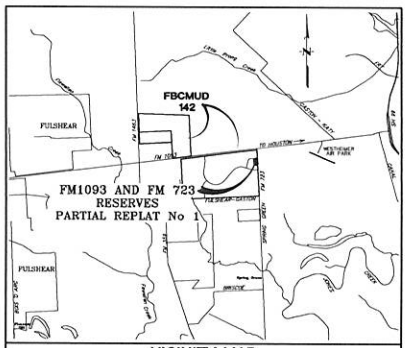
By: _____
Patrick Walsh, P.E.
Secretary

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, to the best of my knowledge.

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

I, Russell B. Tarasiewicz, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown at boundary corners, angles points, points of curvature and other points of reference have been marked with iron (or other objects of permanent nature) pipes or rods having an outside diameter of not less than five eights (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.

_____
Russell B. Tarasiewicz
Registered Professional Land Surveyor
Texas Registration No. 6575




**VICINITY MAP**
Scale: NTS
KEY MAP 524 L

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 _____, 2016.

_____
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

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

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 _____, o'clock _____ 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.

_____
Laura Richard
Fort Bend County, Texas

By_____
Deputy

# FM1093 AND FM723 RESERVES

## PARTIAL REPLAT No 1

**A SUBDIVISION OF 4.501 ACRES OF LAND**
**ALSO BEING A PARTIAL REPLAT OF**
**RESERVE "B" OF**
**FM1093 AND FM723 RESERVES**
**AS RECORDED IN PLAT No 20080203**
**OF THE FORT BEND COUNTY PLAT RECORDS**
**OUT OF THE**
**BROOKS AND BURLESON SURVEY, A-144**
**WALTON, HILL & WALTON SURVEY, A-434**
**FORT BEND COUNTY, TEXAS**

**1 RESERVE — 1 BLOCK**

**DECEMBER 2015**

**REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE**

OWNER:
**CLINARD PROPERTIES 3, LLC**

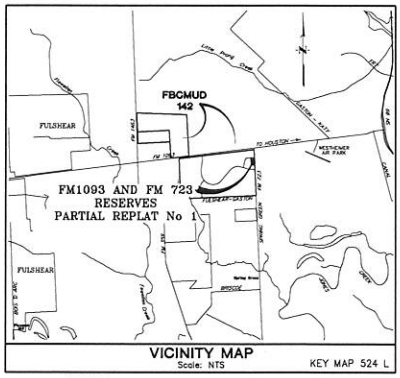
25207 DUNLAP MEADOWS LN
KATY, TEXAS 77494
713-208-7171

ENGINEER/SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10064-00
6330 Gulfton, Suite 100 • Houston, Texas 77081 • 713.777.5337

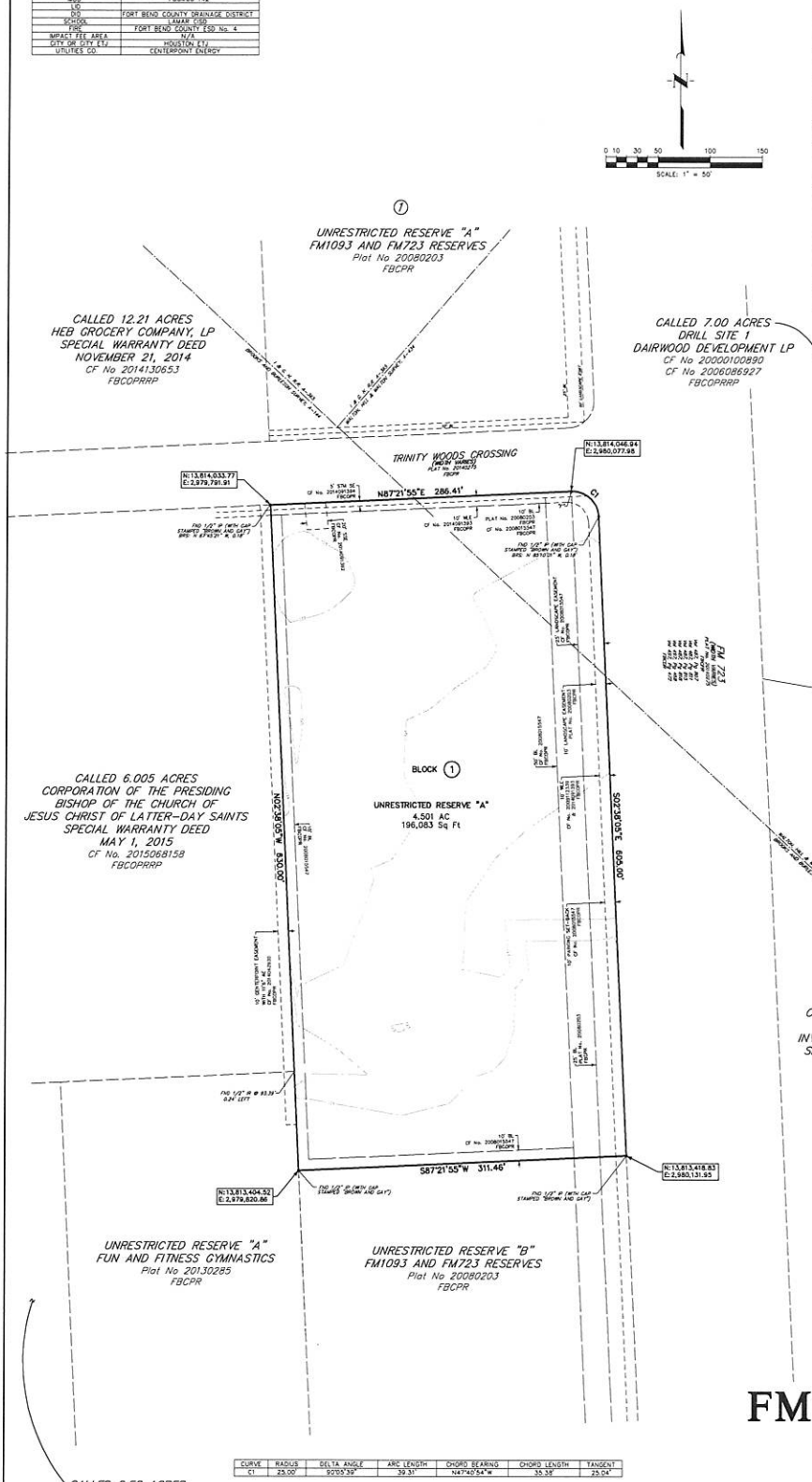
SHEET 2 OF 2

P:\PROJECTS\14383 Clinard\0000-00 4.501 Ac Along 723\Dwg\Clinard Dwgs\Plat\FM 1093 AND FM723 RESERVES PARTIAL REPLAT No 1.dwg Dec 07,2015 - 8:53am BAW

| DISTRICT NAMES | |
|---|---|
| MCD | N/A |
| MUD | FBCMUD 142 |
| L/D | |
| D/D | FORT BEND COUNTY DRAINAGE DISTRICT |
| SCHOOL | LAMAR CISD |
| FIRE | FORT BEND COUNTY ESD No. 4 |
| IMPACT FEE AREA | N/A |
| CITY OR CITY ETJ | HOUSTON ETJ |
| UTILITIES CO. | CENTERPOINT ENERGY |




VICINITY MAP
Scale: NTS
KEY MAP 524 L




| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 25.00' | 92°03'39" | 39.31' | N47°40'54"W | 35.38' | 25.04' |

General Notes

1) AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
CF . . . . . "Clerk's File"
FBCPR . . . . . "Fort Bend County Plat Records"
FBCDR . . . . . "Fort Bend County Deed Records"
FBCOPR . . . . . "Fort Bend County Official Public Records"
No . . . . . "Number"
ROW . . . . . "Right-of-Way"
SSE . . . . . "Sanitary Sewer Easement"
Sq Ft . . . . . "Square Feet"
Strm SE . . . . . "Storm Sewer Easement"
Vol ... Pg ... . "Volume and Page" .
WLE . . . . . "Waterline Easement"
* . . . . . "Set 5/8-inch Iron With Cap Stamped "Jones|Carter" as Per Certification"

2) All easements are centered on lot lines unless shown otherwise.

3) All building lines along street rights-of-way as shown on the plat.

4) Unless otherwise indicated, the building lines (BL), 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.

5) There are no pipeline easements within the platted area.

6) 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.

7) FM1093 AND FM723 RESERVES PARTIAL REPLAT No 1 lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".

8) The top of all floor slabs shall be a minimum of 86.8 feet (NAVD 88). Regardless of the minimum slab elevation shown, 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) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.9999748.

10) 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.

11) All property to drain into the drainage easements only through an approved drainage structure.

12) All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.

13) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put sold wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

14) All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the combined adjustment factor 0.9999748.

15) According to the Flood Insurance Rate Map (FIRM) No. 48157C0105L for Fort Bend County, Texas effective April 2, 2014 this section is located in Unshaded Zone "X". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.

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SHEET 1 OF 2