## PLAT RECORDING SHEET

PLAT NAME:	Burda Division
DI ATENIO	
PLAT NO:	
<b>ACREAGE:</b>	2.0437
LEAGUE:	Andrew Northington League
-	
ABSTRACT NU	MBER: 65
ADSTRACT NUMBER.	
NUMBER OF B	LOCKS: 1
NUMBER OF LOTS: 2	
OWNERS: Ladis Burda & Anna Burda	
(DEPUTY CLERK)	

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and

FURTHER, we do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravins, 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 and all times for the purposes of construction and maintenance of drainage facilities

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 a 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 adoped by Fort Bend County Commissioner's Court on March 23, 2004. This subdivision plat lies in Zone LZ3.

IN TESTIMONY WHEREOF, witness out hand this **26** day of **October** 2017. Ladis Burda

Ana Burda

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, this this day personally appeared Ladis Burda and Ana Burda known to me to be the persons whose names 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 **26** day of

OcrobeR , 2017. Ana Harcia Notary Public in and for the State of Texa My Commission Expires: 9/5/2020

ANA GARCIA Notary Public, State of Texas Comm. Expires 09-15-2020 Notary ID 1233338-9

I, James L. Syptak, Sr. am authorized under the laws of the State of Texas to practice the professiona of surveying and hereby state that the above subdivision is true and correct, and was prepared from an actual survey of the property made under my supervisions on the ground and that all boundary corners, angle pooints, points of curvature and other points of reference exept as noted hereon have been marked with 5/8 inch diameter iron rods not less that two (2) feet.

Texas, do hereby state that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge

the plat known as FINAL PLAT BURDA DIVISION, against the property described instruments of record in FBC 2010062454 & FBC 2010064056 of the Official Records of Fort Bend County, Texas, do hereby in all things subordinate to said plat said liens and we hereby confirm that we are the present owner of said liens an have not assigned the same nor any part thereof.

By: (signature of lienholder)

Signature of lienholder)

Signature and Basped mortgage Electronic Registration System, Inc as nominee to STATE OF TEXAS

COUNTY OF FORT BEND DOLLAR BEFORE ME, the undersigned authority, this this day personally appeared and known to me to be the persons whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the

purposes and considerations therein expressed. GIVEN LINDER MY HAND AND SEAL OF OFFICE this 4 day of November 2017

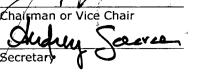
My Commission Expires: 1-277000

DANIELA HORVATH Notary Public, State of Texas E Comm. Expires 01-27-2020 Notary ID 128862830 

CITY PLANNING COMMISSION CERTIFICATE:

STATE OF TEXAS

CITY OF EAST BERNARD



I, Audrey L. Scearce, City Secretary of East Bernard, Texas, do hereby certify the foregoing map was filed in my office on the 19 day of October, 2017, at 6 o'clock M.



<sup>1</sup>, N 83°45' E-3873.99'

Wayne & Jeanette Pettigrev

6.486 Acres

CCF #9723006

BULS

ROAD

6

42426

Ö

## SUBDIVISION NOTES:

G.H. & S.A. RAILROAD (100' R-O-W)

U.S. HIGHWAY NO. 90-Alternate (100' R-O-W)

N 86°59'57" E-162.99'

(26.)

Jessie W. Villali

1.026 Acres

FBC 2013135922

1.019 Acres FBC 2010062454 FBC 2010064064

1.0218 Acre (21.)

5' Bldg. Line

(20.)

FBC 2013135922

(Base Bearing-Deed Call) N 83°45' E-312.40'

1. All bearings shown hereon are referenced to the previous deed conveyed to Jimmy Lee Albers and recorded in File No.'s 9127736 and 2002009480 of the Official Records of Fort Bend County, Texas. To obtain Texas State Plane Coordinate System, Reference Bearings must be rotated 02degrees 39' Counterclockwise. The Survey tie at the Northeast corner of this Subdivision as shown on this plat is referenced to the Texas State Plane Coordinate System, South Central Zone, combined scale factor Ground to Grid: 0.99986787740587.

2. By graphic plotting only, as per the National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Fort Bend County, Texas, and incorporated areas, Community No. 480228, Map Number 48157C0200L which bears an effective date of April 2, 2014, this property is in **ZONE X**, which is an area determined to be outside the 0.2% annual chance

3. No existing pipelines or pipeline easements were found within the limits of this

4. This tract is within the Brazos Independent School District and Fort Bend County Taxing jurisdictions and City of East Bernard, Texas, Extra-Territorial Jurisdiction.

5. This plat was prepared to meet the requirements of Fort Bend County, Texas.

6.Deed Restrictions recorded in FBC 2010064056, Exhibit "B".

7. The lots on this plat are Restricted to Residential Use.

8. Elevation Reference: N.G.S. Y-1505 (PID 5494), Found stainless steel rod on the South side of U.S. Highway No. 90-A with the intersection of the West right-of-way line of State Farm Market Road No. 1875. Elevation=113.52 (NAVD88).

9. The top of all floor slabs for new construction shall be a minimum of not less than twenty-four inches above highest natural ground at the perimeter of the lowest slab is 119.0', therefore the minimum slab elevation be 121.0' above m.s.l. (NAVD88)

10. This rural subdivision employs a natural drainage system which is intended to provide drainage for the subdivision that is similar to that which existing 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 such ponding should not remain for an extended period of time.

11. Land use within the subdivision is limited to a average imperviousness of no more than

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NOTE: Northeast Corner Bears

Y=2910796.254, Surface.

ALBER!

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Q

CRESTWOOD \$UBDIVISION

(Unrecorded)

Call South (Deed Call), 755.37 feet and

Andrew Northington League, Ab. 65.

Central Zone=X=13753942.822 &

State Plane Coordinate System, South

from the Northeast corner of the

Call South 83°45' West (Deed Call), 16505.91'+/-

S 83°45' W-372.4'

SCALE: 1 INCH= 50 FEET

N.E. Corner

DRFBCT)

50.87 Acre Tract

(Volume 520, Page 621;

12. This plat was prepared relying on a Abstractor's Certificate prepared by Frontier Title Company, dated August 18, 2017, by Frontier Title Company, WH, LLC. The Surveyor has not abstracted the subject property.

13. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.

14. All property to drain into the drainage easement only through an approved drainage

county Drainage Criteria Manual which allows street ponding with intense rainfall events.

15. The drainage system for this subdivision is designed in accordance with the Fort Bend

16. Agreement for Underground Electric Service to Houston Lighting & Power Company in Volume 552, Page 329; Deed Records.

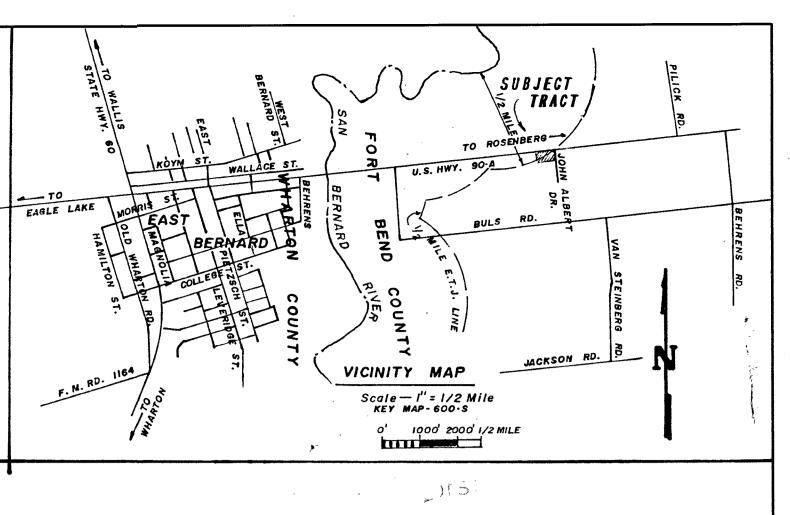
17. A minimum distance of 10.0 feet between residential structures (dwellings) shall be required.

18. Sidewalks shall be built caused to be built not less than 5 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. requirements.

All sidewalks shall be constructed in accordance with the Fort Bend County "DESIGN STANDARDS AND DETAILS".

19. This plat is located in Lighting Zone LZ3.

20. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.



I, Richard W. Stolleis, Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulation 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 watershead.

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, THIS \_\_\_\_\_DAY OF \_\_\_, 2017.

VINCENT M. MORALES, JR. PRECINCT 1. COUNTY COMMISSIONER

GRADY PRESTAGE PRECINCT 2. COUNTY COMMISSIONER

ROBERT E, HEBERT COUNTY JUDGE

W.A. "ANDY" MEYERS PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON PRECINCT 4, COUNTY COMMISSIONER

I, Laura Richard, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED \_, 2017 AT \_\_\_\_\_O'CLOCK FOR RECORDATION IN MY OFFICE ON OF THE PLAT RECORDS OF FORT .M. IN PLAT NUMBER BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST

Laura Richard, COUNTY CLERK FORT BEND COUNTY, TEXAS.

DEPUTY

## FINAL PLAT **BURDA DIVISION**

A PARTIAL REPLAT OF CRESTWOOD SUBDIVISON, SECTION ONE (An Unrecorded Subdivision)

A SUBDIVISION OF 2.0437 ACRES OF LAND (FBC 2010062454) & (FBC 2010064056)OUT OF THE ORIGINAL JOHN SYZMANSKI CALL 50.87 ACRE TRACT (VOLUME 520, PAGE 621; DEED RECORDS) CALL SECOND TRACT; BEING IN THE

ANDREW NORTHINGTON LEAGUE, ABSTRACT NO. 65;

FORT BEND COUNTY, TEXAS.

1 BLOCK **O** RESERVES REASON FOR PARTIAL REPLAT: NEW BOUNDARY LINES TO FIT TWO EXISTING RESIDENTIAL LOTS.

Owners:

LADIS BURDA & ANA BURDA 5219 J. Albert Drive East Bernard, Texas 77435

Telephone 713.854.4097, 281.568.1865 & 713.777.7161

Surveyors:

STEINKAMP, INC.

Texas Licensed Surveying Firm No. 10005000 909 Fifth Street

Rosenberg, Texas 77471

Telephone/Fax 281.342.2241 email: "schodek@yahoo.com"

December II, 2017

BURDA 2017-0030