

## PLAT RECORDING SHEET

**PLAT NAME:** Weston Estates Partial Replat No. 1

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 4.00

**LEAGUE:** William Garnett Survey

**ABSTRACT NUMBER:** 182

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 2

**NUMBER OF RESERVES:** 0

**OWNERS:** Michael Thamm & Carolyn Thamm & Mary Ann Thamm

\_\_\_\_\_  
(DEPUTY CLERK)

LEGEND

These standard symbols will be found in the drawing.

IRS - SET 5/8" IR W/CAP  
"JONES | CARTER"

I, Chad A. Nesvada, a Professional Engineer Registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, Texas.

Chad A. Nesvada, Registered Professional Engineer  
Texas Registration No. 91092  
Firm Registration No. F-439

I, Chris D. Kalkomey, 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 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 pipes having a minimum outside diameter of five-eighths (5/8) inch and length of not less than three (3) feet.

Chris D. Kalkomey, Registered Professional Land Surveyor  
Texas Registration No. 5869

We, Mary Ann Thamm, Michael Thamm and Carolyn Thamm, Owners of a portion of land described in the foregoing map of WESTON ESTATES PARTIAL REPLAT NO. 1, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or plat.

FURTHER, Owners do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a place twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown on the attached plat.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot 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, Owners do hereby certify that it is the owner of all property immediately adjacent to the boundaries of the attached plot where public utility easements are to be established outside the boundaries of the attached plot and does hereby dedicate to the use of the public forever 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 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 hand this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Mary Ann Thamm Michael Thamm Carolyn Thamm

By: Mary Ann Thamm, Owner By: Michael Thamm, Owner By: Carolyn Thamm, Owner

BEFORE ME, the undersigned authority, on this day personally appeared Mary Ann Thamm, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared Michael Thamm, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Thamm, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

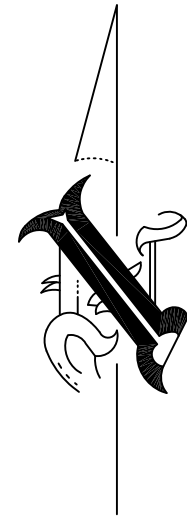
Notary Public in and for the State of Texas

GENERAL NOTES:

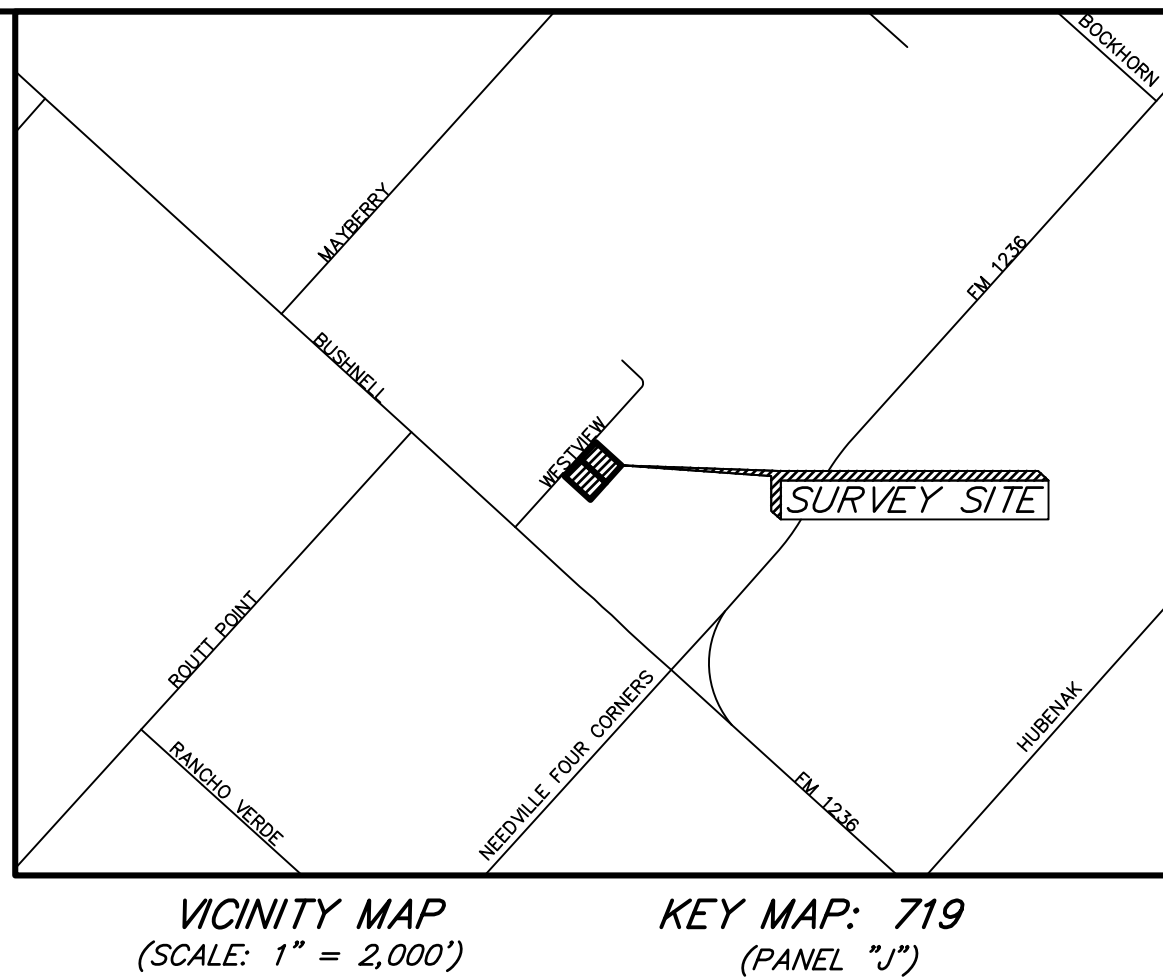
- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0500L, Panel 0500, Suffix "1" dated April 2, 2014, for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones/Carter assumes no liability as to the accuracy of the location of the flood zone limits.
- Bearings and coordinates are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
- Elevations shown hereon are based on GPS observations of NGS monument A-1219, with a published elevation of 90.5' (NAVD88).
- The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD83) and may be brought to surface by applying the following combined scale factor of 0.99986388.
- Project Benchmark: TBM "A" - A Cotton Picker Spindle Set in PP, located along the north line of subject tract. Elevation = 79.68' (NAVD88).
- Elevations used for delineating contour lines are based upon U.S.C.&G.S. datum, NAVD88.
- This plat was prepared to meet Fort Bend County requirements.
- This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.
- 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.
- B.L. indicates building line; U.E. indicates utility easement; STM. S.E. indicates storm sewer easement; W.L.E. indicates water line easement; S.S.E. indicates sanitary sewer easement; H.L. & P.E. indicates Houston Lighting and Power easement; D.E. indicates drainage easement; P.L. indicates property line.
- 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 easements through an approved drainage structure.
- Site plans shall be submitted to Fort Bend County for staff review and approval prior to construction. Driveway requirements for the locations, widths and offset, from an intersection and any existing driveways or proposed driveways, shall conform to the design standards of Fort Bend County.
- There are no pipelines nor pipeline easements within the limits of the subdivision.
- This tract lies wholly within the jurisdictions of Fort Bend County, Fort Bend County Drainage District, and Needville School District.
- Approval of this plat will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
- This tract is located in Lighting Zone L22.
- Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions. The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
- The top of all floor slabs shall be a minimum of 84.0 feet above mean sea level. The top of the slab elevation at any point on the perimeter of the slab shall not be less than (24) twenty-four inches above natural ground. Any future development should verify that the minimum slab elevation is at least 12" above the maximum anticipated ponding or sheet flow elevation within the site.
- All drainage and detention pond easements shown on the face of this plat, except as otherwise noted, are hereby dedicated to the homeowners of Weston Estates for maintenance and repairs. There shall be no obstructions placed within these easements that would hamper the free flow of storm water causing possible flood damage.
- 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.
- Sidewalks shall be built or 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.
- A minimum distance of 10' shall be maintained between residential dwellings.

THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 5 & 6 INTO 2 EQUAL PARCELS

OWNERS:  
MICHAEL THAMM & CAROLYN THAMM  
& MARY ANN THAMM  
12315 WESTVIEW CIRCLE  
NEEDVILLE, TEXAS 77461  
(979) 418-9857



NORTH  
SCALE: 1" = 60'  
0' 60' 120' 180'



I, Richard W. Stalleis, 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 intersecting drainage artery or parent stream or any other area or subdivision within the watershed.

Richard W. Stalleis, P.E. Date  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Vincent Morales, Jr. Commissioner, Precinct 1 Grady Prestage Commissioner, Precinct 2

Robert E. Habert 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, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 2018 at \_\_\_\_\_ o'clock \_\_\_\_ m. In Plat No. \_\_\_\_\_ of the Plat Records of Fort Bend County for 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

Deputy

WESTON ESTATES  
PARTIAL REPLAT NO. 1  
2 LOTS, 1 BLOCK, 0 RESERVES  
BEING 4.00 ACRES IN THE  
WILLIAM GARNETT SURVEY, ABSTRACT 182  
FORT BEND COUNTY, TEXAS  
BEING A REPLAT OF LOTS 5 & 6, BLOCK 1,  
WESTON ESTATES  
JANUARY 2018

JC JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046104  
6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033