

PLAT RECORDING SHEET

PLAT NAME: FM1093 and FM723 Reserves Partial Replat No. 2

PLAT NO: _____

ACREAGE: 4.500

LEAGUE: Brooks and Burleson Survey & Walton, Hill & Walton Survey

ABSTRACT NUMBER: 144, 434

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: Clinard Properties 3, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Clivard Properties 3, LLC, acting by and through Michael Clivard, Managing Member, owner hereinafter referred to as Owners of the 4.500 acre tract described in the above and foregoing map of FM1093 AND FM723 RESERVES PARTIAL REPLAT No 2, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions, and notices 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, paths, 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 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 the ground level upward, located adjacent to 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 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 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 the 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 purpose 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 certifies 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, Clivard Properties 3, LLC has caused these presents to be signed by Michael Clivard, its Managing Member, thereunto

authorized, this _____ day of _____, 2018.

By: Clivard Properties 3, LLC

By: Michael Clivard
Managing Member

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Michael Clivard, Managing Member of Clivard Properties 3, LLC, 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 _____, 2018.

Notary Public in and for the State of Texas

Print Name

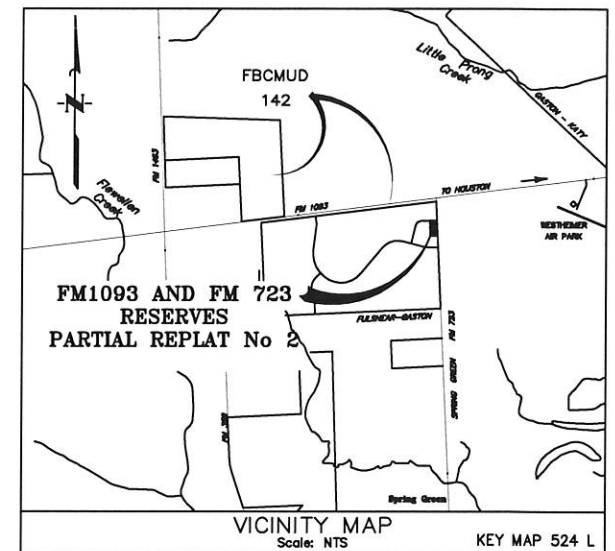
My commission expires: _____

I, Janet M. Bocaus, 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. Bocaus, P.E.
Professional Engineer No. 00073

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 all 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 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.

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



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 intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

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

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

Vincent M. Morales, Jr.
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

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 _____, 2018, at _____ o'clock _____ in Plot 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 2 A SUBDIVISION OF 4.500 ACRES OF LAND ALSO BEING A REPLAT OF

UNRESTRICTED RESERVE "A" OF FM1093 AND FM723 RESERVES PARTIAL REPLAT No 1 AS RECORDED IN PLAT No 20160155 OF THE FORT BEND COUNTY PLAT RECORDS

OUT OF THE BROOKS AND BURLESON SURVEY, A-144 AND THE WALTON, HILL & WALTON SURVEY, A-434 FORT BEND COUNTY, TEXAS

3 RESERVES 1 BLOCK
JANUARY 2018

REASON FOR REPLAT: TO CREATE THREE UNRESTRICTED RESERVES

OWNER:
CLIVARD PROPERTIES 3, LLC
25207 DUNLAP MEADOWS LN
KATY, TEXAS 77494
713-208-7171

ENGINEER/SURVEYOR:

JONES CARTER
Texas Board of Professional Engineers Registration No. 4-123
Texas Board of Professional Land Surveyors Registration No. 00000000
1200 West Loop West, Suite 1000

SHEET 2 OF 2

