

PLAT RECORDING SHEET

PLAT NAME: Riverway Estates Sec. 1 Partial Replat No. 4

PLAT NO: _____

ACREAGE: 0.1864

LEAGUE: William Hodge Survey No. 4

ABSTRACT NUMBER: 361

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Aga Saifur Rehman and Rakshanda Bahar Rehman

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Aga Saifur Rehman and Rakshanda Bahar Rehman, husband and wife, owners, hereinafter referred to as Owners (whether one or more) of the 0.1864 acre tract described in the above and foregoing map of RIVERWAY ESTATES SEC 1 PARTIAL REPLAT NO 4, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 on 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 herein, 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 on 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 herein, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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, Owners do hereby dedicate to the public a strip of land twenty (20'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do 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, 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions;

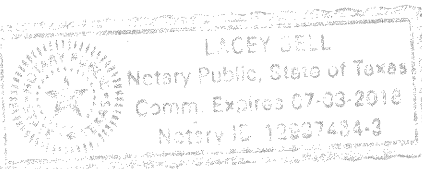
WITNESS OUR HAND IN THE CITY OF HOUSTON, Aga Saifur Rehman and Rakshanda Bahar Rehman, husband and wife, this ____ day of _____, 2017.

By: Aga Saifur Rehman By: Rakshanda Bahar Rehman

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Aga Saifur Rehman and Rakshanda Bahar Rehman, husband and wife, known to me to be the persons whose names are 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 _____, 2017.

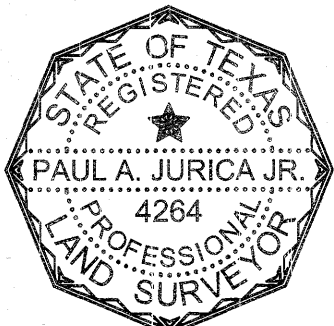


Notary Public in and for the
State of Texas

My Commission Expires:

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of RIVERWAY ESTATES SEC 1 PARTIAL REPLAT NO 4, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this ____ day of _____, 2017.

By: Martha L. Stein or M. Sonny Gorza By: Patrik Walsh, P.E.
Chair Vice Chairman Secretary



Paul A. Jurica, Jr.
Registered Professional Land Surveyor
Texas Registration No. 4264

GENERAL NOTES

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by applying the following combined scale factor of 0.999879270.
- Unless otherwise indicated, the building lines (B.L.), 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.
- Lots 1 and 2, block 1 are hereby restricted to Single-Family Residential uses so defined by Chapter 42 (Ordinance 2013-343).
- Single-Family Residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 800 square feet also shall be considered Single-Family Residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be Single-Family Residential.
- Each lot shall provide a minimum of off-street parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
- 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.
- All lots shall have adequate wastewater collection service.
- The subject tract lies within the City of Houston's ETJ and this plat was prepared to meet City of Houston and Fort Bend County requirements.
- Primary Benchmark is City of Houston Survey Marker No. 4753/1503 located south of Bleknop Road approximately 0.6 miles south of Richmond Road. Elevation = 86.74 feet, NAVD 1988, 2001 adjusted.
- Temporary Benchmark is a cut box located at the northwest corner of the concrete driveway located west of the entrance of the building on the subject tract. Elevation = 117.13 feet, NAVD 1988, 2001 adjusted.
- The top of all floor slab elevations shall be a minimum of 89.50' feet above Mean Sea Level. 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. Any future development should verify that the minimum slab elevation is at least 12 inches above the maximum anticipated ponding or sheet flow elevation for the site.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County drainage criteria manual which allows for street ponding with intense rainfall events.
- All drainage easements shall be kept clear of fences, building, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- All property to drain into a drainage easement only through an approved drainage structure.
- Pipeline easements, if any, within the platted area shown hereon.
- This plat lies wholly within Fort Bend County Lighting Zone LZ3.
- This property lies within Fort Bend Municipal Utility District No. 2.
- This property lies within Zone "X", outside the 500-year flood plain, according to FEMA FIRM Map No. 48157C0145L, effective date April 2, 2014.
- 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.
- Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
- Subject to blanket easement for ingress/egress as set forth under F.B.C.C.F. No. 2003018692.
- 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.
- A minimum distance of 10' shall be maintained between residential dwellings.
- The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of sidewalk.

DISTRICT NAMES

WCID	NONE
MUD	FORT BEND MUD 2
LID	NONE
DID	FBC DRAINAGE
SCHOOL	FORT BEND I.S.D.
FIRE	EMSD NO. 2
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	FBC ESD NO. 2
COUNTY COMMISSIONER	PRECINCT NO. 3

BENCHMARK PUBLISHED ELEVATION -- 77.93'

ALL ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SUGARLAND FLOODPLAIN RM NO. SGR-RM016, BEING A 3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 50A AND GILLINGHAM LN., NORTH ON GILLINGHAM LN. 184 FT. TO THE BENCHMARK ON LEFT.

TEMPORARY BENCHMARK "A" ELEVATION -- 87.06'

A CUT BOX SET ON AN INLET LOCATED ON THE WEST SIDE OF RANNA COURT APPROX. 12 FT. NORTH FROM THE INTERSECTION OF RANNA COURT AND PADGETT DRIVE.

TEMPORARY BENCHMARK "B" ELEVATION -- 87.55'

A MAG NAIL SET AT THE CENTER OF THE CUL-DE-SAC OF RANNA COURT.

I, Tyler Munson, a Professional Engineer registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Tyler Munson
Texas Registration No. 122052
WGA
2500 Tanglewilde, Suite 120
Houston, Texas 77063
Texas Firm Registration No. 9758

ABBREVIATIONS

ESMT. -- EASEMENT
FND -- FOUND
F.B.C.C.F. -- FORT BEND COUNTY CLERK FILE
F.B.C.D.R. -- FORT BEND COUNTY DEED RECORDS
F.B.C.M.R. -- FORT BEND COUNTY MAP RECORDS
IP -- IRON PIPE
IR -- IRON ROD
IRC -- IRON ROD CAPPED
NO. -- NUMBER
"S" -- SET CAPPED IR "WINDROSE"

ABBREVIATIONS

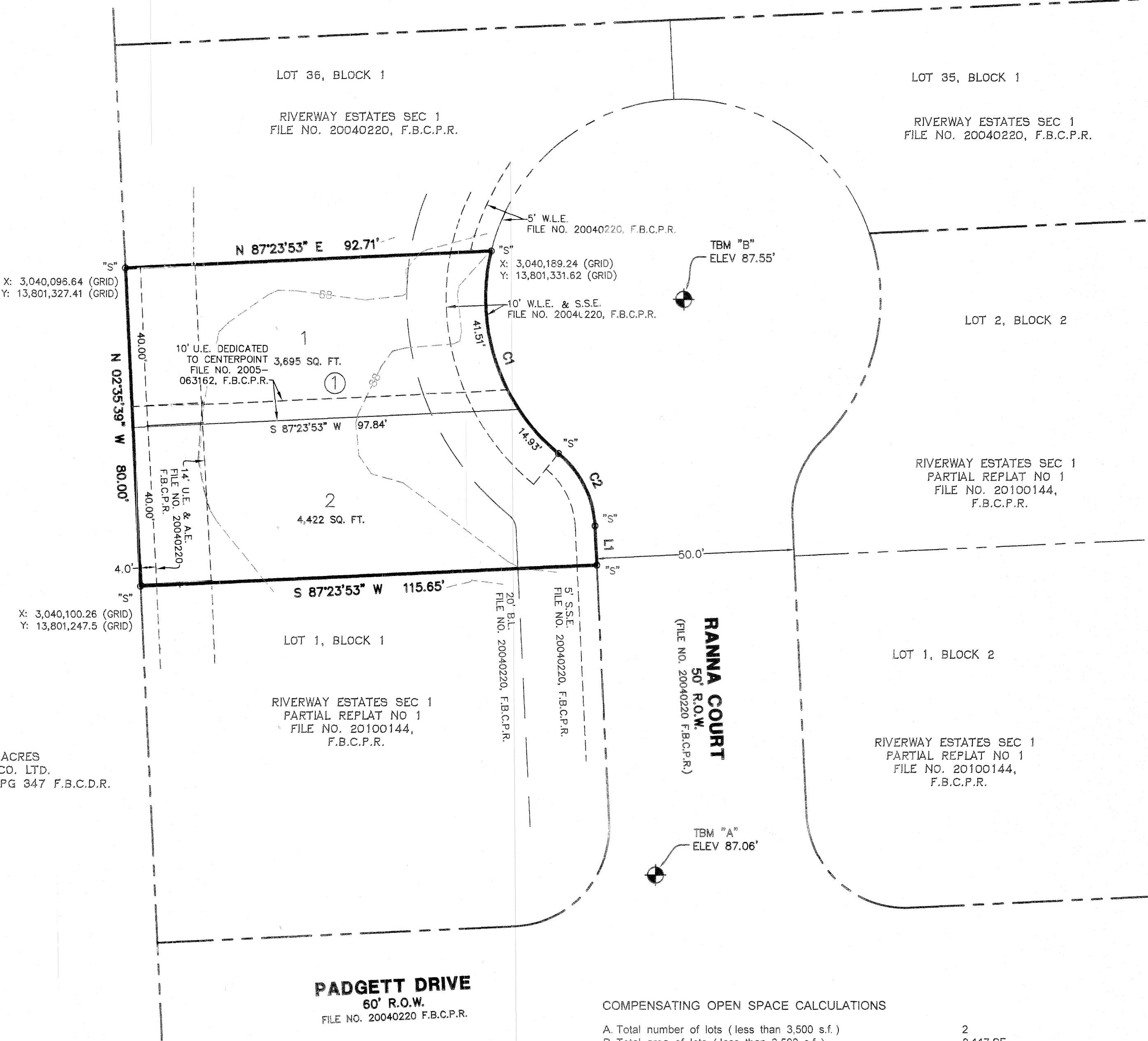
R.O.W. -- RIGHT-OF-WAY
SQ. FT. -- SQUARE FEET
VOL. -- VOLUME
B.L. -- BUILDING LINE
W.L.E. -- WATER LINE EASEMENT
S.S.E. -- SANITARY SEWER EASEMENT
U.E. -- UTILITY EASEMENT
PG. -- PAGE
C.O.S. -- COMPENSATING OPEN SPACE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 02°34'16" E	9.91'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	50.00'	64°40'11"	56.44'	S 18°27'12" E	53.49'
C2	25.00'	48°11'23"	21.03'	S 26°41'20" E	20.41'

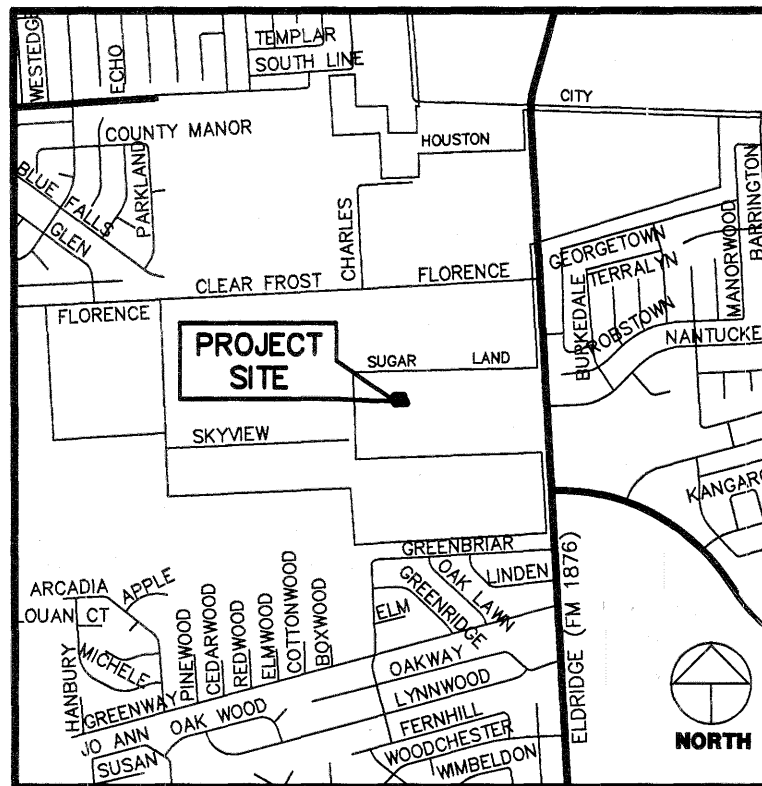
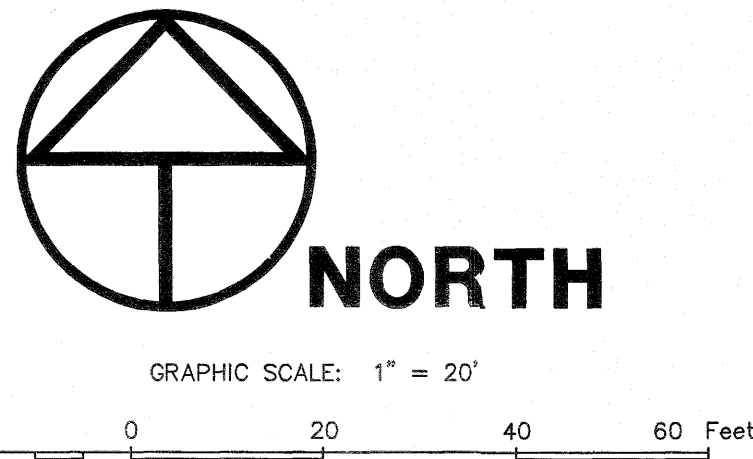


GENERAL NOTES (CONT.)

- Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of property within the subdivision.
- Compensating open space provided in the original map of Riverway Estates, as recorded in Plat No. 20040220, of the Fort Bend County Plat Records.
- Compensating open space required in Riverway Estates Sec 1 was 10,900 SF.
- The 4,058 SF of Compensating Open Space was provided with Riverway Estates Sec 1.

COMPENSATING OPEN SPACE CALCULATIONS

A. Total number of lots (less than 3,500 s.f.)	2
B. Total area of lots (less than 3,500 s.f.)	8,117 SF
C. Average lot area	4,058 SF
D. Open space required per lot	200 SF
E. Compensating open space required (68 lots x 600 s.f. per lot)	400 SF
F. Open space provided (in Riverway Estates Sec 1)	17,994 SF



FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE 1" = 2,000'
KEYMAP 568B

I, Richard Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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, parent stream, or any other area or subdivision within the watershed.

Richard Stolleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this, the ____ day of _____, 201

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert, Ph.D.
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 _____, 201, at _____ o'clock _____, and duly recorded on _____, 201, in Plat No. _____ of the Map 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
Clerk of the County Court
of Fort Bend County, Texas

By: _____ Deputy

RIVERWAY ESTATES SEC 1 PARTIAL REPLAT NO 4

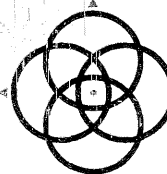
A SUBDIVISION OF 0.1864 AC. / 8,118 SQ. FT. OF LAND BEING A PARTIAL REPLAT OF LOT 2, BLOCK 1, RIVERWAY ESTATES, SECTION 1, PARTIAL REPLAT NO 1, FILE NO. 20100144, F.B.C.P.R., SITUATED IN THE WILLIAM HODGE SURVEY NO. 4, ABSTRACT NO. 361, FORT BEND COUNTY, TEXAS

1 BLOCK 0 RESERVES 2 LOTS

REASON FOR REPLAT: TO CREATE TWO SINGLE-FAMILY LOTS

OCTOBER 2017

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Owner

Aga Saifur Rehman and Rakshanda Bahar Rehman,
Husband and Wife
13326 Cedar Creek Point
Sugar Land, TX 77478
832.723.3097