## PLAT RECORDING SHEET

PLAT NAME:	FM 762 at Payne
PLAT NO:	
ACREAGE:	4.255
LEAGUE:	Joseph Kuykendall League
ABSTRACT NU	JMBER: 49
MILMIDED OF D	I OCKO. 1
NUMBER OF B	BLOCKS: 1
NUMBER OF L	
NUMBER OF R	
OWNERS: Gr	oup 1 Realty, Inc.
(DEPUTY CLERK)	<u> </u>
(LLICII CLLINK)	<i>'</i>

STATE OF TEXAS COUNTY OF FORT BEND WE, GROUP 1 REALTY, INC., ACTING BY AND THROUGH, DARRYL M. BURMAN VICE PRESIDENT, AND . OWNERS HEREINAFTER REFERRED TO AS OWNER OF THE 4.255 ACRE TRACT COUNTY OF FORT BEND THIS PLAT OF <u>FM 762 AT PAYNE</u> IS APPROVED ON \_\_\_\_\_BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FM 762 AT PAYNE, DOES HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, WITHIN (1) YEAR HEREAFTER PARKS. WATER COURSES. DRAINS. EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND DOES HEREBY BIND ITSELF, ITS HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. Evalyn Moore, Mayor FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES 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, Laura Scarlato, City Secretary SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND GRANDE CABLES DR. EASEMENTS OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET STATE OF TEXAS (14'-0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES COUNTY OF FORT BEND (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, THIS PLAT OF FM 762 AT PAYNE SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS \_\_\_\_\_ DAY FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, SUNNYSIDE C. LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS \_\_\_\_\_, 2018. THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT EVENING SUN CT. TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH. Terri Vela, City Manager X: 3015203.75 Y: 13758533.38 BRIDLEWOOD DRIVE FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS \_, A PROFESSIONAL ENGINEER REGISTERED IN THE DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY STATE OF TEXAS DO HEREBY CERTIFY THIS PLAT MEETS ALL VOL. 1626, PG. 711, F.B.C.D.R VICINITY MAP PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL REQUIREMENTS OF FORT BEND COUNTY. EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET SCALE: NTS KEY MAP: 749Q (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 \_\_\_\_\_, P.E. SIXTEEN FEET (16'-0") BACK-TO-BACK GROUND EASEMENTS, FROM A LICENSED PROFFESIONAL ENGINEER PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, SCALE: 1"=40' LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC TEXAS LICENSE No.\_\_\_\_\_ ● = SET 5/8" I.R., UNLESS OTHERWISE NOTED. UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH. 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 REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE FORT BEND COUNTY COMMISSIONERS' COURT, HOWEVER, NO CERTIFICATION IS PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO THE INTERCEPTING DRAINAGE ARTERY OR PARENTSTREAM OR ANY OTHER ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE AREA OR SUBDIVISION WITHIN THE WATERSHED. DITCH EITHER DIRECTLY OR INDIRECTLY. FURTHER, OWNER DOES 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, RICHARD W. STOLLEIS, P.E, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID FORT BEND COUNTY ENGINEER X: 3014760.80 <sub>-</sub> Y: 13758320.89 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 APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, FACILITIES AND STRUCTURES. THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ , 2018 RESTRICTED RESERVE "A" FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO 4.255 ACRES ANY DRAINAGE EASEMENTS, DITCH, GULLY, CREEK OR NATURAL (185,327 SQ. FT.) DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, GRADY PRESTAGE COMMISSIONER, PRECINCT 2 VINCENT M. MORALES, JR. COMMISSIONER, PRECINCT 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. ROBERT E. HEBERT COUNTY JUDGE FURTHER, OWNER DOES HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DOES HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS JAMES PATTERSON ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT W.A. "ANDY" MEYERS ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT. COMMISSIONER, PRECINCT 3 COMMISSIONER, PRECINCT 4 STATE OF TEXAS COUNTY OF FORT BEND 1.529 ACRES WESTPORT HOLDING TEXAS LP IN TESTIMONY WHEREOF, GROUP 1 REALTY, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY DARRYL M. BURMAN, VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY, \_\_ 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 RECOGNITION IN MY OFFICE AFFIXED THIS \_\_\_\_\_\_DAY OF FEBRUARY, 2018. ON \_\_\_\_\_\_ , 2018, AT \_\_\_\_\_ O'CLOCK GROUP 1 REALTY, INC., \_\_\_\_.M., IN PLAT NUMBER \_\_\_\_\_\_ OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS. DARRYL M. BURMAN, VICE PRESIDENT NAME WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN. LAURA RICHARD, COUNTY CLERK X: 3014671.31\_ Y: 13758094.97 FORT BEND COUNTY, TEXAS 10' LANDSCAPE RESERVE PER SECTION 7.
GREENSPACE REGULATIONS STATE OF TEXAS COUNTY OF FORT BEND CITY OF RICHMOND LIMITED PURPOSE ANNEXATION LIMITS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DARRYL M. BURMAN, AND \_\_\_\_ THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT FND. F.B.C. MON. #13/ BEARS N62\*47'35"W 8/86 FROM THE S.E. COR. NOT IN RICHMOND JURISDICTION — AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_\_ DAY OF FEBRUARY, 2018 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS FM 762 AT PAYNE MY COMMISSION EXPIRES\_\_\_ FINAL PLAT 1. B.L. denotes Building Line, U.E. denotes Utility Easement, S.S.E. denotes Sanitary Sewer Easement, D.E. denotes Drainage Easement, 7. The drainage system for this subdivision shall be designed to meet 17. Any on—site detention facilities within the platted boundary BEING A SUBDIVISION OF the requirements of the Fort Bend County Drainage Criteria Manual which established during future site designs shall be maintained by the G.C. & S.F. R.R. (100' R.O.W.) allows street ponding during intense rainfall events. property owner ESM'T. denotes easement, R.O.W. denotes right-of-way, F.B.C.D.R. 4.255 ACRES (185,327 sq. ft.) denotes Fort Bend County Deed Records, F.B.C.P.R. denotes Fort Bend County Plat Records, F.B.C.C.F. denotes Fort Bend County Clerk's File, 8. Five eights inch (5/8") iron rod three feet (3') in length set 18. The top of floor slabs shall be a minimum of 81.5 feet LOCATED IN THE VOL. denotes Volume, PG. denotes Page, P.A.E. denotes Private Access on all perimeter boundary corners, unless otherwise noted. above mean seal level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) JOSEPH KUYKENDALL LEAGUE, A-49, 9. All drainage easements to be kept clear of fences, buildings, inches above natural ground. In addition, the top of slab elevation 2. The plat was prepared to meet City of Richmond and Fort Bend vegetation and other obstructions to the operation and maintenance shall be no less than 12" above maximum ponding/sheet flow CITY OF RICHMOND, ETJ County Requirements. of the drainage facility. elevations or 18" above detention pond 100-year water surface elevations, as calculated during future site design FORT BEND COUNTY, TEXAS 3. The Coordinates shown hereon are Texas South Central Zone No. 10. All property to drain into the drainage easement only through 4204 State Plane Grid Coordinates (NAD 83) and may be brought to an approved drainage structure. surface by applying the following combined scale of 0.99987000377. 11. Sidewalks shall be built or caused to be built not less than five 1 RESERVE 1 BLOCK 0 LOTS 4. This plat lies wholly within Fort Bend County Municipal Utility District feet in width on both sides of all dedicated Right-of-Way within said No. 116, Fort Bend County Subsidence District, the City of Richmond plat and on the contiguous Right—of—Way of all perimeter roads Extra Territorial Jurisdiction, Fort Bend County Drainage District and Fort surrounding said plat in accordance with the A.D.A. requirements. SCALE: 1" = 40'FEBRUARY 2018 12. Sidewalks shall be built per Section 4.5.201 of the Unified Control benchmark: Fort Bend County Marker 171 is a Bronze OWNER: GROUP 1 REALTY, INC., ADDRESS: 5851 San Felipe Street Development Code. Disk set in Concrete Stamped "Fort Bend County Engineering No. I, KENNETH A. GRULLER, AM AUTHORIZED UNDER THE LAWS OF THE 171" Located Northeast of the intersection of Village Crest Drive 13. There are no pipelines or pipeline easements within the limits of STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND Houston, Texas 77057 HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND and Brazos Village Drive. Brazos Gardens, Section 1, Elev.=79.56' 832-349-4018 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY 14. This plat lies within lighting zone: LZ2. SURVEYOR: CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS Temporary Benchmark: Fort Bend County Marker # 13 located at OF REFERENCE HAVE BEEN MARKED WITH FIVE-EIGHTHS INCH (5/8") Gruller Surveying, LLC 15. Elevations used for delineating contour lines are based on 2001 the South East Corner of the Reserve. Elev.=80.01', NAVD 1988. DIAMETER IRON RODS, HAVING A LENGTH OF NOT LESS THAN THREE Adjustment.

FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED

PROFESSIONAL LAND SURVEYING 5599 SAN FELIPE, STE. 1420 HOUSTON, TEXAS 77056

PH/713-333-1466 - FAX/713-782-3755 Job. 45-17117.dwg

TO THE TEXAS STATE PLANE COORDINATES NAD83 PROJECTIONS.

KENNETH A. GRULLER, REGISTERED PROFESSIONAL LAND SURVEYOR

TEXAS REGISTRATION NO. 5476

Property is located in Zone "X", areas determined to be outside

Community No. 480228, in Fort Bend County, State of Texas, which is

the current Flood Insurance Rate Map for the community in which said County major thoroughfare.

the 0.2% annual chance flood plain, by the Federal Emergency

48157C0265L, with a date of identification of 04/02/2014, for

Management Agency (FEMA), on Flood Insurance Rate Map No.

premises is situated.

16. 10 foot landscape reserve is required by Fort Bend County based

on the Fort Bend County Regulations of Subdivisions: Section 7-Green

Space Regulations which states that a minimum of 10 feet of land is

required to be dedicated when adjacent to or surrounds a Fort Bend