

PLAT RECORDING SHEET

PLAT NAME: FM 762 at Payne

PLAT NO: _____

ACREAGE: 4.255

LEAGUE: Joseph Kuykendall League

ABSTRACT NUMBER: 49

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Group 1 Realty, Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, GROUP 1 REALTY, INC., ACTING BY AND THROUGH, DARRYL M. BURMAN, VICE PRESIDENT, AND _____, OWNERS HERINAFTER REFERRED TO AS OWNER OF THE 4.255 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FM 762 AT PAYNE, DOES HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, 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.

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, 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED 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, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC 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.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE 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, DRAINS, 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, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENTS, 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

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 ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

STATE OF TEXAS
COUNTY OF FORT BEND

IN TESTIMONY WHEREOF, GROUP 1 REALTY, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY DARRYL M. BURMAN, VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY _____, AND ITS COMMON SEAL HEREUNTO

AFFIXED THIS _____DAY OF FEBRUARY, 2018.

GROUP 1 REALTY, INC.,

BY: _____

DARRYL M. BURMAN, VICE PRESIDENT

NAME _____ TITLE _____

ATTEST: _____

NAME _____ TITLE _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

APPEARED DARRYL M. BURMAN, AND _____, 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, 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

PRINT NAME: _____

MY COMMISSION EXPIRES _____

NOTES:

1. B.L. denotes Building Line, U.E. denotes Utility Easement, S.S.E. denotes Sanitary Sewer Easement, D.E. denotes Drainage Easement, ESM.T. denotes easement, R.O.W. denotes right-of-way, F.B.C.D.R. 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, VOL. denotes Volume, PG. denotes Page, P.A.E. denotes Private Access Easement.

2. The plat was prepared to meet City of Richmond and Fort Bend County Requirements.

3. The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale of 0.9998700377.

4. This plat lies wholly within Fort Bend County Municipal Utility District No. 116, Fort Bend County Subsidence District, the City of Richmond Extra Territorial Jurisdiction, Fort Bend County Drainage District and Fort Bend County.

5. Control benchmark: Fort Bend County Marker 171 is a Bronze Disk set in Concrete Stamped "Fort Bend County Engineering No. 171" Located Northeast of the intersection of Village Crest Drive and Brazos Village Drive. Brazos Gardens, Section 1, Elev.=79.56' NAVD 1988.

Temporary Benchmark: Fort Bend County Marker # 13 located at the South East Corner of the Reserve. Elev.=80.01', NAVD 1988.

6. Property is located in Zone "X", areas determined to be outside the 0.2% annual chance flood plain, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48157C0265L, with a date of identification of 04/02/2014, for Community No. 480228, in Fort Bend County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF FM 762 AT PAYNE IS APPROVED ON _____ DAY OF _____, 2018 PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN (1) YEAR HEREAFTER

Evalyn Moore, Mayor

Laura Scarlata, City Secretary

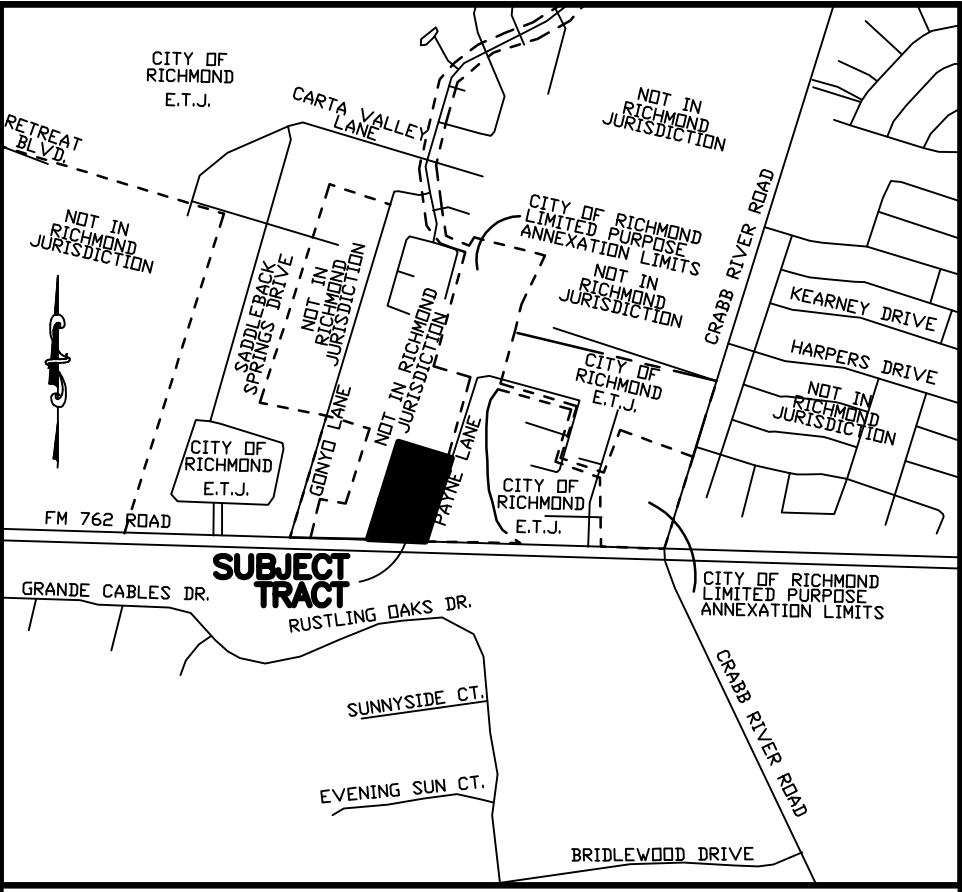
STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF FM 762 AT PAYNE SUBDIVISION APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS THIS _____ DAY OF _____, 2018.

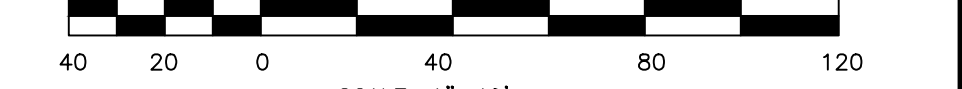
Terri Vela, City Manager

I, _____, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

_____, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. _____



VICINITY MAP
SCALE: NTS KEY MAP: 749Q



● = SET 5/8" I.R., UNLESS OTHERWISE NOTED.

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 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 PARENTSTREAM OR ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, 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

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 ON _____, 2018, AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID FORT BEND COUNTY, TEXAS.

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

BY: _____
DEPUTY

FM 762 AT PAYNE
FINAL PLAT
BEING A SUBDIVISION OF
4.255 ACRES (185,327 sq. ft.)
LOCATED IN THE
JOSEPH KUYKENDALL LEAGUE, A-49,
CITY OF RICHMOND, ETJ
FORT BEND COUNTY, TEXAS

1 RESERVE 0 LOTS 1 BLOCK

SCALE: 1" = 40' FEBRUARY 2018

OWNER: GROUP 1 REALTY, INC.,
ADDRESS: 5851 San Felipe Street
Houston, Texas 77057
832-349-4018

SURVEYOR:

Gruller Surveying, LLC

PROFESSIONAL LAND SURVEYING
5599 SAN FELIPE, STE. 1420
HOUSTON, TEXAS 77056
PH/713-333-1486 - FAX/713-782-3765
Job. 45-17117.dwg

I, KENNETH A. GRULLER, 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 FIVE-EIGHTHS INCH (5/8") DIAMETER IRON RODS, HAVING A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS STATE PLANE COORDINATES NAD83 PROJECTIONS.

KENNETH A. GRULLER, REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5476