

**PLAT RECORDING SHEET**

**PLAT NAME:** Felro Trail

\_\_\_\_\_

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

**ACREAGE:** 19.4636

\_\_\_\_\_

**LEAGUE:** Thomas Gleason Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 184

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 14

\_\_\_\_\_

**NUMBER OF RESERVES:** 3

\_\_\_\_\_

**OWNERS:** Ramiro Ibarra, Trustee, and Felipe Perez, Trustee

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**(DEPUTY CLERK)**

STATE OF TEXAS:  
COUNTY OF FORT BEND:

We, Ramiro Ibarra, Trustee, and Felipe Perez, Trustee, hereinafter referred to as Owners of the 19.4636 acre tract described in the above and foregoing map of **FELRO TRAIL**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, 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 to the land so dedicated.

FURTHER, Owners do 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 tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

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 (or the placement of mobile home subdivision) and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bays, creeks, gulches, 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 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 is hereby 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 obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners 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, Owners do hereby certify that this plat 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, Witness our hands in the City of \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Ramiro Ibarra, Trustee  
Felipe Perez, Trustee

STATE OF TEXAS:  
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Ramiro Ibarra, Trustee, and Felipe Perez, Trustee, 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 stated and on behalf of the trust.

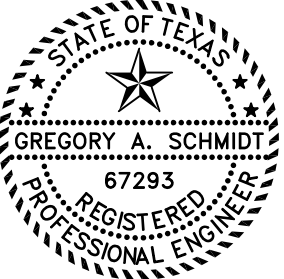
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of \_\_\_\_\_

My Commission Expires \_\_\_\_\_  
Notary Public

I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Gregory A. Schmidt, P.E.  
Texas Registration No. 67293



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of **FELRO TRAIL** in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: Martho L. Stein, Chair  
OR  
By: M. Sonny Garza, Vice Chairman

By: Patrick Walsh, P.E., Secretary

#### NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD '83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998680952.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0315 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WAS DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) SHALL BE A MINIMUM OF 70.5 FEET ABOVE MEAN SEA LEVEL (SEE MINIMUM SLAB ELEVATION TABLE FOR EACH LOT AND RESERVE). THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHT (8) INCHES ABOVE NATURAL GROUND. THE TOP OF SLAB ELEVATIONS SHALL BE NO LESS THAN 12 (12) INCHES ABOVE EXTREME EVENT PONDING AND SHEET FLOW ELEVATIONS. EXISTING STRUCTURES ARE HEREBY GRANDFATHERED AND ARE NOT SUBJECT TO THIS REQUIREMENT. ANY FUTURE STRUCTURES/ADDITIONS MUST ADHERE TO NOTE STIPULATIONS.
- CONTOURS SHOWN HEREON ARE BASED ON NAVD '88, 2001 ADJUSTMENT. (TSARP RM NO 010565)
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, FORT BEND (S.D., FORT BEND FWD 1, AND FORT BEND COUNTY, TEXAS.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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.
- SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF RESERVES "B" AND "C" MUST BE APPROVED BY THE FORT BEND COUNTY ENGINEERING DEPARTMENT AND FORT BEND COUNTY DRAINAGE DISTRICT.
- THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
- A - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-441-2525, UNLESS OTHERWISE NOTED.
- THERE IS NO VISIBLE ABOVE GROUND EVIDENCE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- MAINTENANCE OF THE DETENTION FACILITIES/STRUCTURES LOCATED WITHIN RESERVE "A" WILL BE THE RESPONSIBILITY OF THE FELRO TRAIL HOME OWNERS ASSOCIATION, INC.. DRAINAGE EASEMENTS DEDICATED HEREON SHALL BE THE RESPONSIBILITY OF THE CURRENT OWNERS (OR THEIR REPRESENTATIVES) WITH THE FELRO TRAIL HOME OWNERS ASSOCIATION, INC. HAVING THE RIGHT TO MAINTAIN THESE FACILITIES AS NECESSARY. FORT BEND COUNTY ALSO RESERVES THE RIGHT TO MAINTAIN ALL OF THESE FACILITIES, IF NECESSARY.
- 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 PERMETER 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 SINCE THEY ARE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 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.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN UNLOCATED PIPELINE EASEMENT RECORDED IN VOLUME 131, PAGE 447, OF THE FORT BEND COUNTY DEED RECORDS. NO VISIBLE EVIDENCE OF A PIPELINE OR PIPELINES EASEMENT WAS FOUND ON THE PROPERTY.
- LOTS 12 - 14, BLOCK 1, ARE AT LEAST ONE ACRE OR GREATER IN SIZE. THESE LOTS SHALL PROVIDE A TURNAROUND THAT PROHIBITS VEHICLES FROM BACKING ONTO THE MAJOR THOROUGHFARE.
- 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.
- PRIOR TO THE DEVELOPMENT OR REDEVELOPMENT OF ANY TRACT CONTAINED WITHIN THE FELRO TRAIL PLAT, OWNER SHALL CONTACT FORT BEND COUNTY ENGINEERING TO DETERMINE IF A TRAFFIC IMPACT ANALYSIS (TIA) WILL BE REQUIRED. IT WILL BE AT FORT BEND COUNTY'S DISCRETION TO REQUIRE A TIA BASED ON THE DEVELOPMENT OR REDEVELOPMENT OF THE INDIVIDUAL TRACT OR CUMULATIVE IMPACTS OF ALL TRACTS. ROADWAY IMPROVEMENTS MAY BE REQUIRED AT THE OWNER'S COST OR THE OWNER'S COST BASED ON THE RESULTS OF THE TIA.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2018013820 OF THE FORT BEND COUNTY DEED RECORDS.
- 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.

RESERVE TABLE			
<b>A</b>	RESTRICTED TO LANDSCAPE/UTILITIES/ OPEN SPACE	<b>2.7781 ACRES</b>	(121,015 SQ. FT.)
<b>B</b>	UNRESTRICTED	<b>0.8035 ACRE</b>	(35,000 SQ. FT.)
<b>C</b>	UNRESTRICTED	<b>0.8035 ACRE</b>	(35,000 SQ. FT.)



JEWEL PARK  
(PLAT NO. 151885; F.B.C.P.R.)

PERDROT DRIVE  
(PLAT NO. 151885; F.B.C.P.R.)



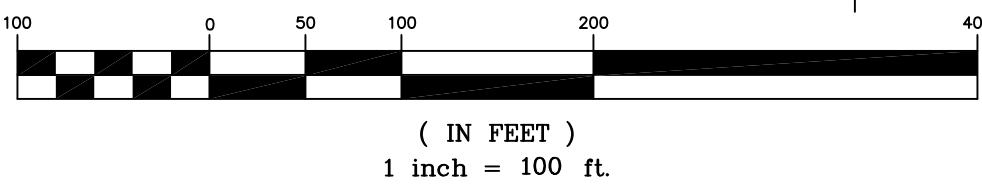
Brian Nevadba, R.P.L.S.  
Texas Registration No. 5776

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°04'06"	30.00'	47.18'	N 48°06'59" W - 42.45'
C2	90°42'40"	35.00'	55.41'	N 42°16'24" E - 49.80'

#### LEGEND

- B. L. - BUILDING LINE
- D. E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
- F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
- F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS
- F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS
- F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- L. E. - LANDSCAPE EASEMENT
- SAN - SANITARY
- S.T. S.E. - STORM SEWER EASEMENT
- R. O. W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH

#### GRAPHIC SCALE



I, Richard W. Stolleis, 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 on 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, DO 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 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.

BY: LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: DEPUTY

BENCHMARK:  
HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 010565: A BRASS DISC STAMPED "L 688 1942" WITH THE "COST" LOGO, FROM BELTWAY 8 AT ALMEDA (FM 521), TRAVEL SOUTH ±5.4 MILES ON ALMEDA TO SYCAMORE STREET EAST, THE WEST ON SYCAMORE ±30 FEET TO BRIDGE. MONUMENT IS ON THE HEADWALL ON THE SOUTH SIDE OF SYCAMORE. ELEVATION = 72.28' (NAVD '88, 2001 ADJUSTMENT)

TBM A:  
BOX CUT ON TOP OF THE SOUTH END 24" RCP AT THE SOUTHWEST CORNER OF WEST PALM STREET AND KANSAS STREET. ELEVATION = 69.87'

TBM B:  
BOX CUT ON THE NORTHEAST CORNER OF COLUMB ON PATIO OF TWO STORY HOUSE. ELEVATION = 70.62'

THIS 0.4602 ACRE/20,046 SQ. FT. IS HEREBY DEDICATED TO THE PUBLIC FOR R-O-W PURPOSES

#### REASON FOR REPLAT

TO CREATE 14 LOTS  
AND 3 RESERVES.

MINIMUM SLAB ELEVATION TABLE	
LOTS 1,10,11,12,13,14 RES A, RES B, RES C	70.50'
LOTS 2,3,4,5,7,8,9	71.50'
LOT 6	72.50'



## FELRO TRAIL

A SUBDIVISION OF  
19.4636 ACRES OF LAND BEING  
A REPLAT OF TRACTS 660, 661, 683, & 684 OF  
MAGNOLIA PLACE (VOL. 2, PG. 6; F.B.C.P.R.)  
IN THE THOMAS GLEASON SURVEY, ABSTRACT NO. 184,  
FORT BEND COUNTY, TEXAS

1 BLOCK 3 RESERVES 14 LOTS

~ OWNERS ~  
**RAMIRO IBARRA, TRUSTEE, AND FELIPE PEREZ, TRUSTEE**

20326 South Post Oak Blvd.  
Fresno, Texas 77545

PHONE: 832.483.7489

~ ENGINEER / SURVEYOR ~

**TEXAS ENGINEERING AND MAPPING COMPANY**

12718 Century Drive  
Stafford, Texas 77477

PHONE: 281.491.2525 FAX: 281.491.2535

SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906

www.team-civil.com

JOB NO. 1257-1

JANUARY 24, 2018