

# PLAT RECORDING SHEET

**PLAT NAME:** Eunijon

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

**ACREAGE:** 2.5000

**LEAGUE:** Jesse H. Cartwright League

**ABSTRACT NUMBER:** 16

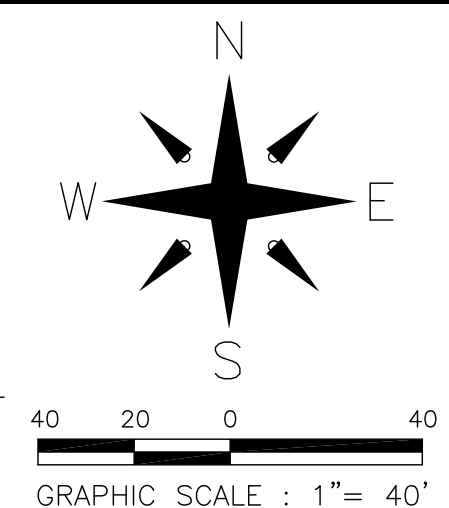
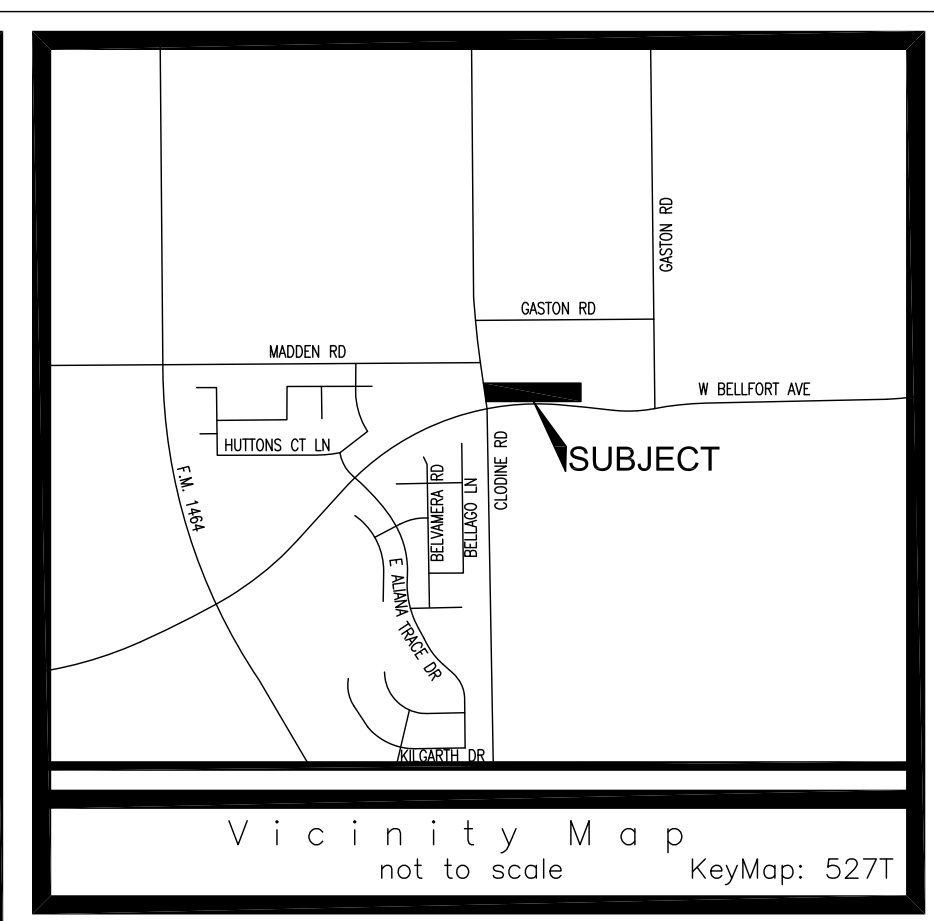
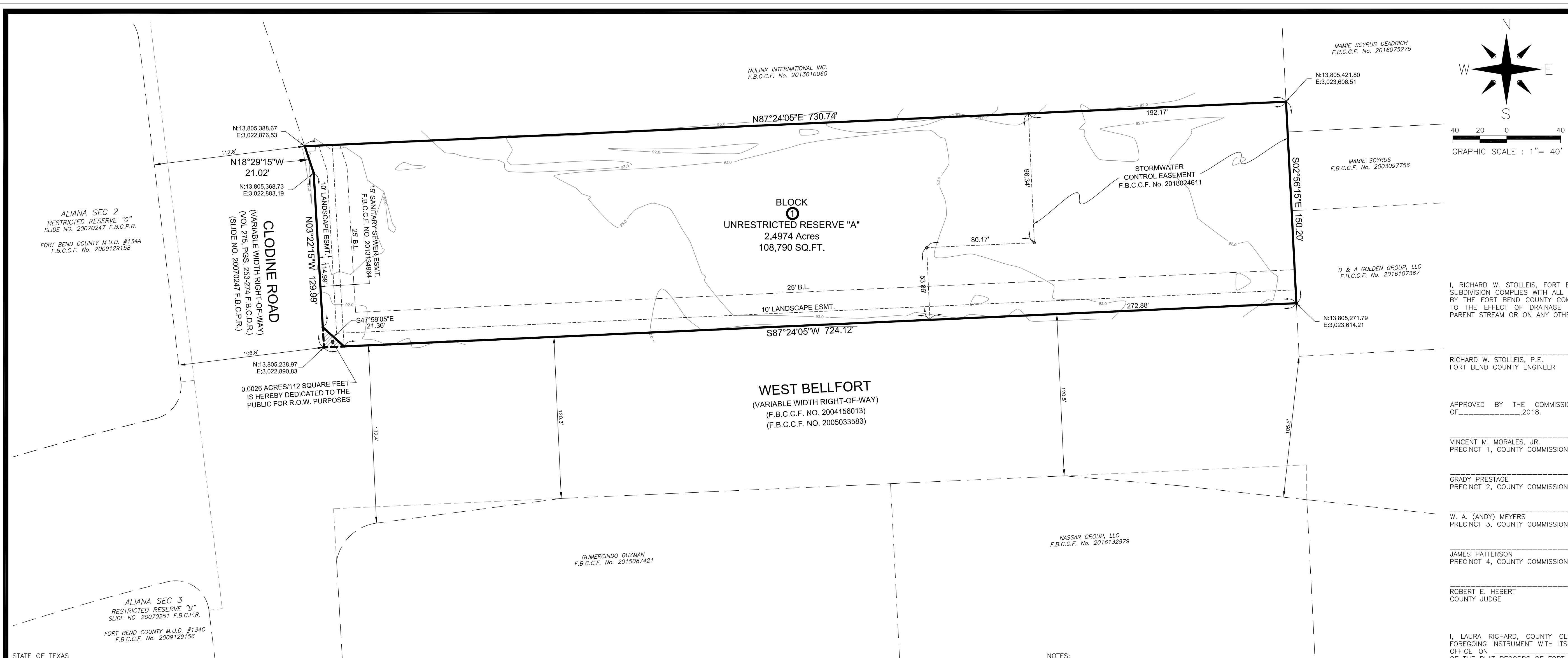
**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Jonathan Uzo-Okafor

\_\_\_\_\_  
**(DEPUTY CLERK)**



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 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.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

W. A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON  
PRECINCT 4, COUNTY COMMISSIONER

ROBERT E. HEBERT  
COUNTY JUDGE

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 \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ m. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF 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

I, JONATHAN UZO-OKAFOR, owners of the 1.9989 tract described in the above and foregoing map of EUNIJON, do hereby make and establish said subdivision and development plat of said property according to all lines, 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), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to 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 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, I (or we) 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 tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, I (or 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 and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, I (or 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, I (or 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.

WITNESS my (or our) hand in the city of Houston, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
JONATHAN UZO-OKAFOR  
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared JONATHAN UZO-OKAFOR, 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

By: \_\_\_\_\_  
DEPUTY

My Commission expires: \_\_\_\_\_

I, PAUL A. COYNE, an authorized (or 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, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a 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.



PAUL A. COYNE  
Texas Registration No. 6374

ENGINEER'S PLAT AFFIDAVIT  
I, \_\_\_\_\_, 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.

COUNTY CLERK'S FILING ACKNOWLEDGMENT STATEMENT  
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 \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ m. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK FORT BEND COUNTY, TEXAS

By: \_\_\_\_\_  
DEPUTY

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of EUNIJON 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 (or instrument when appropriate) this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
Martha L. Stein, Chair  
M. Sonny Garza, Vice Chair

By: \_\_\_\_\_  
Patrick Walsh, P.E.  
Secretary

**TAXING ENTITIES:**  
COUNTY: FORT BEND  
SCHOOL DISTRICT: FORT BEND INDEPENDENT SCHOOL DISTRICT  
FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 5  
FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT NO. 2  
FORT BEND COUNTY DRAINAGE DISTRICT

**UTILITY PROVIDERS:**  
WATER: ON-SITE  
SANITARY: ON-SITE  
STORM: ON-SITE  
ELECTRICITY: CENTERPOINT ENERGY  
GAS: CENTERPOINT ENERGY

NOTES:

1. THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON ETJ.
  2. WITH RESPECT TO INSTRUMENTS OF RECORD WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY CAPITAL TITLE OF TEXAS DATED JULY 9, 2016.
  3. THIS PROPERTY LIES IN ZONE "X" AS PER THE FEDERAL EMERGENCY MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 48157C0145L, REVISED APRIL 02, 2014.
- THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.
4. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
  5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.50' 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.
  6. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
  7. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  8. 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.
  9. THIS PLAT IS LOCATED IN LIGHTING ZONE LZ3.
  10. BENCHMARK - FLOODPLAIN REFERENCE MARK NUMBER Q40455 IS A HCFCD BRASS DISK, STAMPED "Q40455", LOCATED ON GAINES ROAD, FROM THE INTERSECTION OF BISSONNET STREET AND GAINES ROAD, TRAVEL NORTH APPROXIMATELY 0.15 MILE TO BRIDGE OVER KEEGANS BAYOU. MONUMENT IS LOCATED ON THE SOUTHWEST CORNER OF BRIDGE.
  - ELEVATION = 88.81 FEET (NAVD88, 2001 ADJUSTMENT)
  11. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999896559554
  12. 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.
  13. A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
  14. THE ONSITE PRIVATE DETENTION FACILITY WILL BE OWNED AND MAINTAINED BY JONATHAN UZO-OKAFOR.
  15. 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 SAID WOODEN POSTS AND paneled wooden fences BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING

LEGEND:  
ESMT. = Easement  
B.L. = Building Line  
F.B.C.M.R. = Fort Bend County Map Records  
F.B.C.D.R. = Fort Bend County Deed Records  
F.B.C.C.F. = Fort Bend County Clerk's Files

ENGINEER:  
ATR Engineering  
16300 Katy Freeway, Ste. 222  
Houston, TX 77094  
281-600-0404

OWNER:  
Jonathan Uzo-Okafor  
14722 Lindita Dr.  
Houston, TX 77083  
281-498-2100



**EUNIJON**  
BEING A SUBDIVISION OF 2.5000 ACRES OF  
LAND BEING OUT OF AND A PART OF JESSE H.  
CARTWRIGHT LEAGUE, ABSTRACT NO. 16,  
FORT BEND COUNTY, TEXAS  
0 LOTS, 1 RESERVE, 1 BLOCK

AUGUST, 2018

SURVEYOR: