

**PLAT RECORDING SHEET**

**PLAT NAME:** Pecan Grove Park Commercial Reserve "G" Replat No. 1

\_\_\_\_\_

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

**ACREAGE:** 2.080

**LEAGUE:** William Morton League Survey

**ABSTRACT NUMBER:** 62

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

**OWNERS:** HQ Orchid Ridge LLC

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, HQ Orchid Ridge LLC, being officer/owner, Ali S. Qatoom President/Secretary, hereinafter referred to as Owner of the 2.080 acre tract described in the above and foregoing map, 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 ourselves, 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 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 easement or seven feet (7'0") for sixteen feet (16'0") 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 hereon, whereby the aerial easement totals thirty feet (30'0") in width.

FURTHER, Owner does hereby dedicate to the public a strip of land twenty-five (25) feet wide forever unobstructed Access Easement.

FURTHER, Owner does hereby dedicate to the public a strip of land thirty (30) feet wide on the east line of Reserve "G" for Greenbelt and Utility Easement.

FURTHER, Owner does 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, excess 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, 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.

In testimony whereof, HQ Orchid Ridge LLC, has caused these presents to be signed by president/secretary Ali S. Qatoom, and attested by \_\_\_\_\_, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_, President/Secretary

Attest: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Ali S. Qatoom, president/secretary, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public for the State of Texas

STATE OF TEXAS  
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared, \_\_\_\_\_ known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Notary Public for the State of Texas

This Plat of PECAN GROVE PARK COMMERCIAL RESERVE "G" REPLAT NO. 1 is approved by the City Manager of the City of Richmond, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Terri Vela, City Manager

This Plat of PECAN GROVE PARK COMMERCIAL RESERVE "G" REPLAT NO. 1, approved on \_\_\_\_\_ by the City of Richmond Commission and signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018, provided, however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend, County, Texas, after one year per Section 6.3.503, Final Plats.

Evalyn W. Moore, Mayor

Laura Scariato, City Secretary

I, Megan L. Crutcher, P.E., 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.

Megan L. Crutcher, P.E.  
Texas Registration No. 109803

I, Kevin Drew McRae am authorized under the laws of the state of teas 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 and that all boundary corners, angles points of curvature and other points of reference have been marked with iron pipes and a length of not less than three (3) feet.

Kevin Drew McRae, R.P.L.S.  
Texas Registration No. 5485

#### GENERAL NOTES:

- The basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation, based on GPS measurements.
- Per FBOPR, Sec. 4.16: The top of all floor slabs shall be a minimum of 85.65 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than 18" above natural ground.
- Benchmark:  
City of Sugar Land Monument SGR-RM018  
A brass disc on a concrete headwall at the south side of the East US Hwy 90 Alt. The point located ± 4200 feet west of the intersection of East US Hwy 90 Alt and SH 99.  
Elevation: 78.94 feet NAVD88, 2001 adjustment.  
Temporary Benchmark:  
A 60D nail in concrete pavement expansion joint as shown hereon.  
Elevation: 84.25 feet NAVD88, 2001 adjustment.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48201C0255L dated April 2, 2014, the subject tract appears to be within: Shaded Zone "X", area with reduced flood risk due to levee.

- This properties lies within the Fort Bend Independent School District, Pecan Grove Municipal Utility District, the City of Richmond Extraterritorial Jurisdiction, West Fort Bend Management District and Fort Bend County.
- There are no existing pipelines or pipeline easement within this subdivision.
- Sidewalks shall be built in compliance with City of Richmond Unified Development Code Section 4.5.201, Sidewalks.
- This plat is located in Fort Bend County lighting Zone LZ3.
- All property to drain into the drainage easement only through an approved drainage structure.
- All drainage easement shall be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 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.
- 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.

#### OWNER

HQ ORCHID RIDGE LLC  
7111 GREATWOOD TRAILS DR. SUGAR LAND, TX 77479  
713.705.0636

ODYSSEY  
ENGINEERING GROUP

2500 TANGLEWIDE STREET, SUITE 480  
HOUSTON, TEXAS 77063  
281.306.0240

TBPE No. F-17637

TBPLS FIRM #10178700

713-234-6627

www.kmsurveying.com

## PECAN GROVE PARK COMMERCIAL RESERVE "G" REPLAT NO. I

A SUBDIVISION OF 2.080 ACRES BEING A REPLAT  
OF PECAN GROVE PARK COMMERCIAL RESERVE "G"  
PLAT RECORDED ON SLIDE NO. 1643B F.B.C.P.R.  
WILLIAM MORTON LEAGUE SURVEY, A-62 IN  
FORT BEND COUNTY, TEXAS

0 LOTS 2 RESERVES I BLOCK

REASON FOR REPLAT:  
TO CREATE RESERVES "A" & "B"

NOVEMBER, 2018

**KM Surveying, LLC**

3902 REESE ROAD – SUITE C-100

ROSENBERG, TEXAS 77471

TBPLS FIRM #10178700

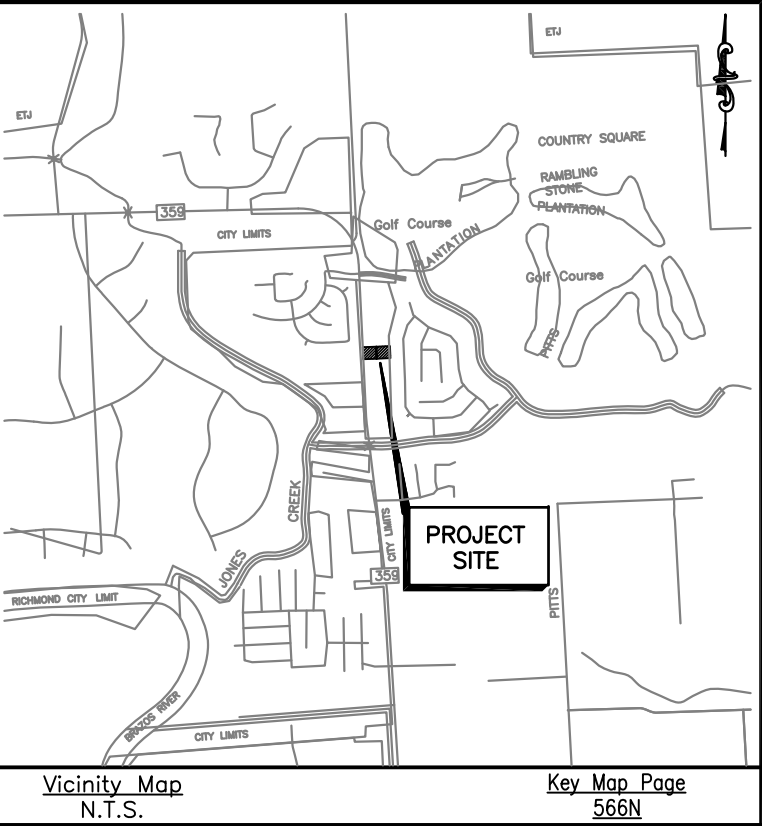
713-234-6627

www.kmsurveying.com

#### LEGEND

BL BUILDING LINE  
ESMT EASEMENT  
FND FOUND  
IR IRON ROD  
LSE LANDSCAPE EASEMENT  
U.E. UTILITY EASEMENT  
WLE WATER LINE EASEMENT  
F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS  
O.P.R. OFFICIAL PUBLIC RECORDS

0 30 60



I, Richard 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 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

Robert E. Hebert  
County Judge

W. A. (Andy) Meyers  
Precinct 3, County Commissioner

James Patterson  
Precinct 4, County Commissioner

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 \_\_\_\_\_, 2018, 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