

PLAT RECORDING SHEET

PLAT NAME: Hendrix Acres

PLAT NO: _____

ACREAGE: 6.00

LEAGUE: Samuel Isaacs Survey

ABSTRACT NUMBER: 35

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: Douglas Ray Hendrix and wife, Mary Bridget Hendrix

(DEPUTY CLERK)

STATE OF TEXAS:
COUNTY OF FORT BEND:

We, Douglas Ray Hendrix and wife, Mary Bridget Hendrix, Owners, hereinafter referred to as Owners of the 6.000 acre tract described in the above and foregoing map of **HENDRIX ACRES**, 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 plot do hereby dedicate 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 do hereby bind ourselves, our heirs, successors 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 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 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, 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 dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, 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 abutting 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.

WITNESS OUR HANDS IN THE COUNTY OF _____ THIS ____ DAY OF _____, 201__.

By: _____
Douglas Ray Hendrix

By: _____
Mary Bridget Hendrix

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared Douglas Ray Hendrix and wife, Mary Bridget Hendrix, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 201__.

Notary Public in and for the State of _____

My Commission Expires _____
Notary Public

We, Hancock Whitney Bank, owner and holder of a lien against the property described in the plat known as HENDRIX ACRES, in instruments of record in Fort Bend County Clerk's File No. 2018103863, do hereby in all things subordinate to said plat lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

This ____ day of _____, 201__.

By: _____ Attest: _____

By: _____ (Print Name and Title) _____ (Print Name and Title)

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared _____

and _____ of Hancock Whitney Bank, 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 banking association.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 201__.

Notary Public in and for the State of Texas

My Commission Expires: _____
Notary

I, Brian Nesvadba, 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 accurate; was prepared from an actual survey of the property made under my supervision on the grounds that, except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of 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.

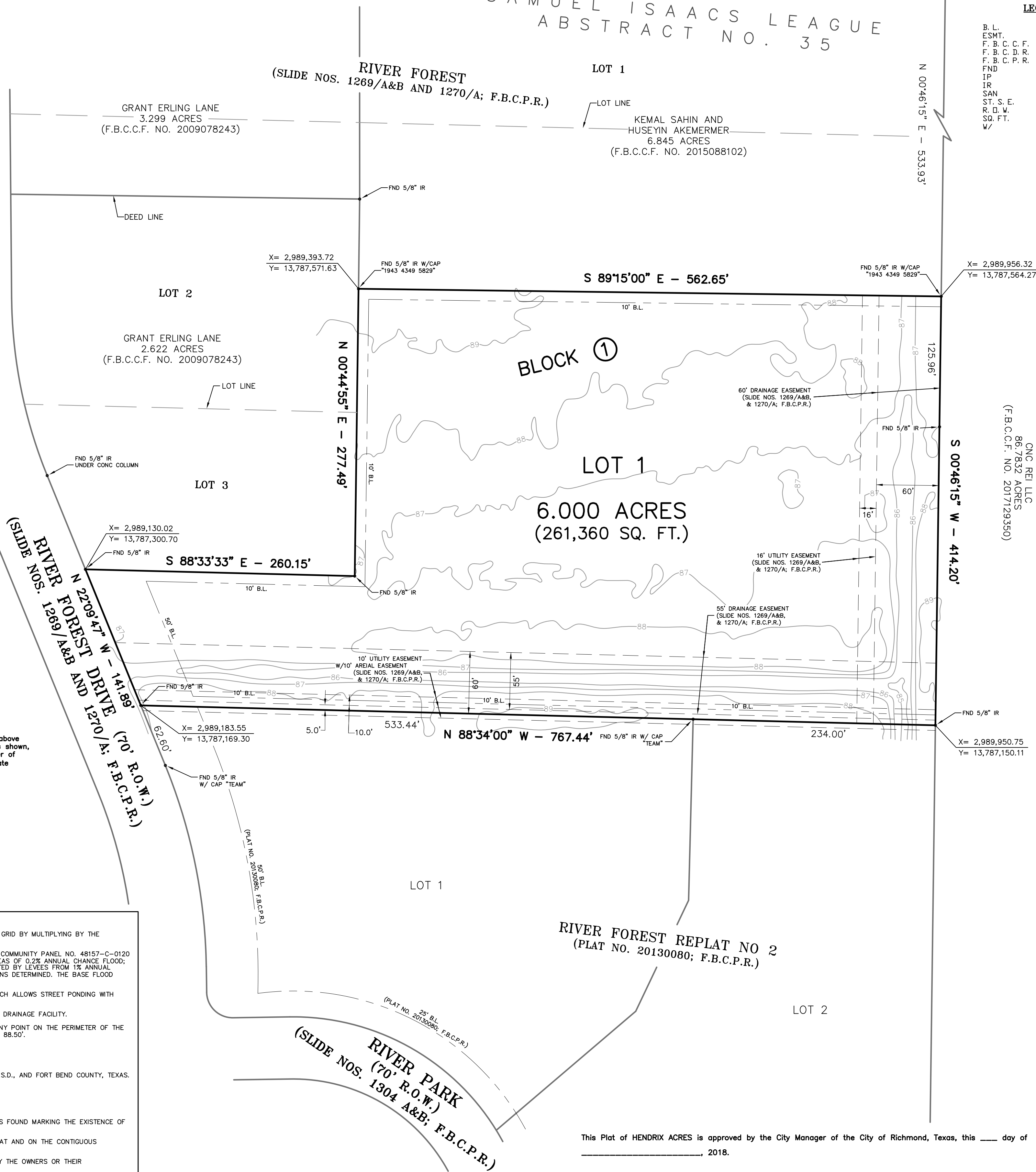
Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



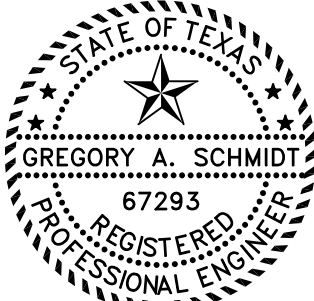
NOTES:

- 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 0.99987621222.
- 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-0120 L, EFFECTIVELY DATED APRIL 2, 2014, REVISED BY LETTER OF MAP REVISION DATED OCTOBER 18, 2016, THIS PROPERTY LIES PARTIALLY IN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND PARTIALLY IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 88.5 FEET ABOVE MEAN SEA LEVEL.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE 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 90.00 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 INCHES ABOVE THE NEAREST 100-YEAR FLOODPLAIN ELEVATION. THE NEAREST 100-YEAR FLOODPLAIN ELEVATION IS AT 88.50'.
- CONTOURS SHOWN HEREON ARE BASED ON THE FORT BEND COUNTY LIDAR MAP.
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT 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 RICHMOND, LAMAR C.I.S.D., AND FORT BEND COUNTY, TEXAS.
- ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3).
- - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
- NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
- 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..
- ALL DETENTION FACILITIES/STRUCTURES AND DRAINAGE EASEMENTS SHALL BE OWNED, MAINTAINED AND OPERATED BY THE HOMEOWNER'S ASSOCIATION OR BY THE OWNERS OR THEIR REPRESENTATIVE FOR THE ENTIRE DURATION OF THE FACILITY/STRUCTURE AND DRAINAGE EASEMENTS, IF APPLICABLE.
- 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.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF RESTRICTIONS RECORDED IN VOL. 2488, PG. 1579 (9306530); VOL. 2583, PG. 2137 (9370507), AND VOL. 2612, PG. 1986 (9402420), AND UNDER CLERKS' FILE NOS. 97322613, 2002135702, 2003006997, 2004001631, 2004071447, 2005000110, 2005059753, 2005060324, 2005102221, 2006096235, 2008108420, 2007128630, 2007132725, AND 200818821, 201114513, 201114531, 201114532, 201123752, 2012011598, AND 2012012788 OF THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS, AND IN SLIDE NOS. 1269/A AND 1270/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN VOL. 2540, PG. 1696 (9341308); VOL. 2540, PG. 1700 (9341309); AND VOL. 2583, PG. 2137 (9370507) OF THE FORT BEND COUNTY DEED RECORDS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.5.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.

PROJECT BENCHMARK 2H-2C
BENCHMARK NOS. BENCHMARK M1212 IS A BRASS DISK IN SOUTH END OF A CONCRETE HEADWALL AT THE INTERSECTION OF FM 359 AND FM 723.
(BENCHMARK AND TBM INFORMATION PER RIVER FOREST-REPLAT #1 (SLIDE NO. 1304 A&B; F.B.C.P.R.))
ELEVATION= 93.24' (1986 ADJUSTMENT)



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



This Plat of HENDRIX ACRES is approved by the City Manager of the City of Richmond, Texas, this ____ day of _____, 2018.

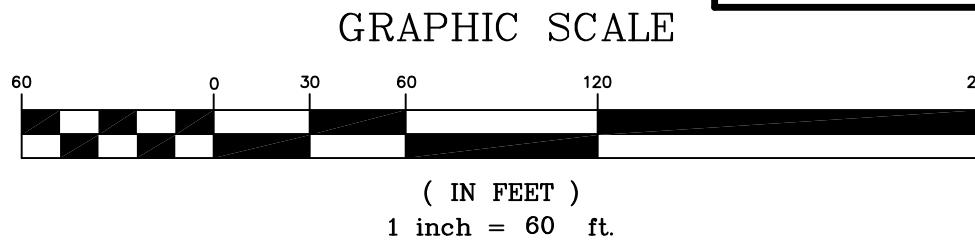
Terri Vela, City Manager

This Plat of HENDRIX ACRES 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, within one (1) year hereafter.

Evalyn W. Moore, Mayor

Laura Scariato, City Secretary

- LEGEND**
- B. L. - BUILDING LINE
 - 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
 - FND - FOUND
 - IP - IRON PIPE
 - IR - IRON ROD
 - SAN - SANITARY
 - ST. S. E. - STORM SEWER EASEMENT
 - R. O. W. - RIGHT OF WAY
 - SQ. FT. - SQUARE FEET
 - W/ - WITH



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 _____, 2019.

VINCENT M. MORALES, JR., COMMISSIONER
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER
PRECINCT 2

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER
PRECINCT 3

KEN R. DEMERCHANT, 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 _____, 201__, 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

REASON FOR REPLAT

TO CREATE ONE SINGLE-FAMILY RESIDENTIAL LOT.

HENDRIX ACRES

A 6.000 ACRE TRACT OF LAND BEING A
PARTIAL REPLAT OF LOTS 2 AND 3, BLOCK 2,
RIVER FOREST
(SLIDE NO. 1269/A&B & 1270/A; F.B.C.P.R.)
IN THE SAMUEL ISAACS SURVEY,
ABSTRACT NO. 35,
FORT BEND COUNTY, TEXAS

1 BLOCK 0 RESERVES 1 LOT

~ OWNER ~

DOUGLAS RAY HENDRIX AND WIFE, MARY BRIDGET HENDRIX

8403 Phantom Mist
Richmond, Texas 77406
PHONE: 832.222.9970

~ 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. 1398-1

OCTOBER 25, 2018

