

PLAT RECORDING SHEET

PLAT NAME: Sportsmans Boat and RV Storage

PLAT NO: _____

ACREAGE: 23.573

LEAGUE: J. J. Dickerson Survey, B.B.B.&C. R. R. Co. Survey No. 1

ABSTRACT NUMBER: 401, 127

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Shelly L. Schmidt, Garren J. Schmidt

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND:

We, Shelly L. Schmidt and husband, Garren J. Schmidt, hereinafter referred to as Owners of the 23.5730 acre tract described in the above and foregoing map of **SPORTSMANS BOAT AND RV STORAGE**, do hereby make and establish said subdivision and development plan of said property according to oil lines, dedications, restrictions, and notations on said map or plat and 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 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 Rosenberg, 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 Fort Bend County, Texas, this ____ day of _____, 2018.

By: _____ By: _____
Shelly L. Schmidt Garren J. Schmidt

STATE OF TEXAS
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared Shelly L. Schmidt and husband, Garren J. Schmidt, 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 _____, 2018.

Notary Public in and for the State of _____

My Commission Expires _____ Notary Public

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of **SPORTSMANS BOAT AND RV STORAGE**, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg, as shown hereon and authorizes the recording of this plat

this ____ day of _____ 2018.

James Urbish, Chairperson

Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of **SPORTSMANS BOAT AND RV STORAGE**, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg, as shown hereon and authorizes the recording of this plat

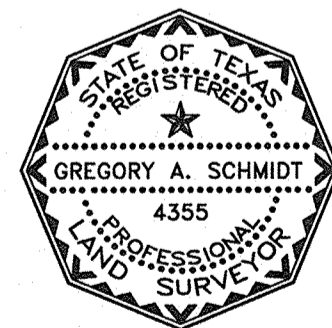
this ____ day of _____ 2018.

William Benton, Mayor

Danyel Swint, City Secretary

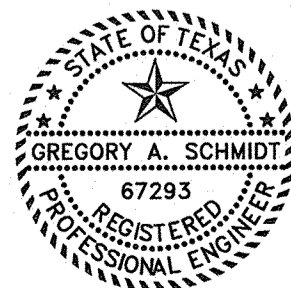
I, Gregory A. Schmidt, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all 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.

Gregory A. Schmidt, R.P.L.S.
Texas Registration No. 4355



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



STATE OF TEXAS
COUNTY OF _____:

We, NewFirst National Bank, owner and holder of liens against the property described in the plat known as **SPORTSMANS BOAT AND RV STORAGE**, said liens being evidenced by instruments of record in the Clerk's File Nos. 2014050283, 2014050284, 2015129111, and 2015129112 of the Real Property Records of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____ Attest: _____
Signature Signature
Print Name & Title Print Name & Title

STATE OF TEXAS
COUNTY OF _____:

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

_____, and _____, of NewFirst National 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.

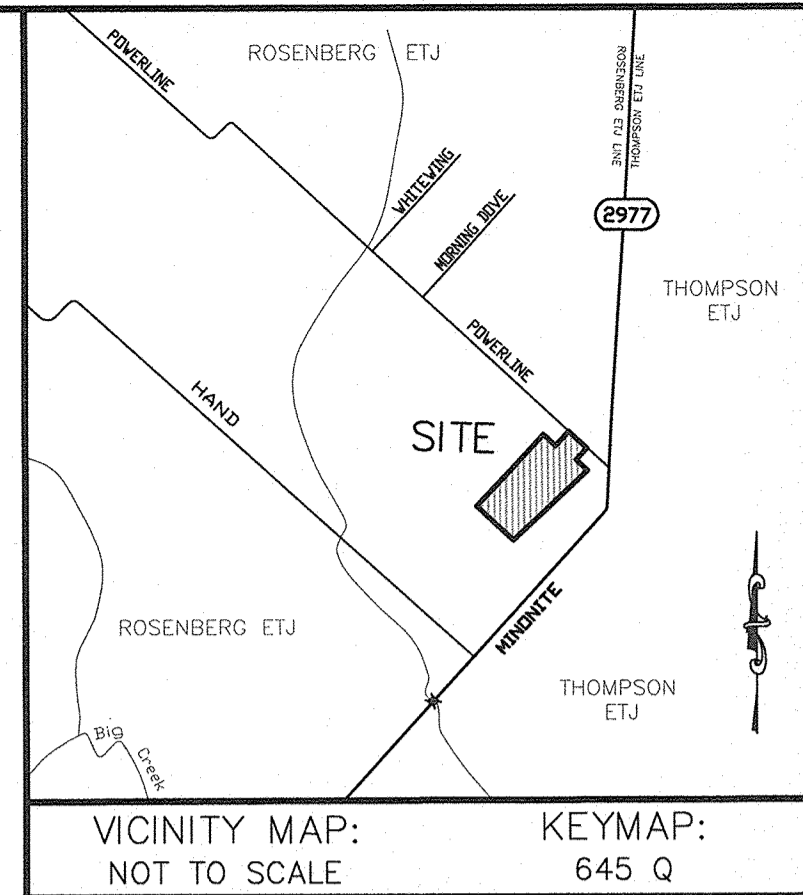
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires: _____ Notary

NOTES:

- 1.) 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 0.99986704909.
- 2.) 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-0400 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR FLOOD PLAIN.
- 3.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
- 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 5.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 80.5 FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. 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.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON FIELD SURVEY PERFORMED ON FEBRUARY 4, 2017, AND ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 09).
- 7.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8.) ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT LIES WHOLLY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF ROSENBERG, LAMAR CONSOLIDATED ISD, AND FORT BEND COUNTY, TEXAS.
- 9.) SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE APPROVED BY THE FORT BEND COUNTY ENGINEERING DEPARTMENT AND FORT BEND COUNTY DRAINAGE DISTRICT.
- 10.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
- 11.) * - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
- 12.) 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..
- 13.) ALL DETENTION FACILITIES/STRUCTURES SHALL BE OWNED, MAINTAINED AND OPERATED BY THE OWNERS OR THEIR REPRESENTATIVE FOR THE ENTIRE DURATION OF THE FACILITY/STRUCTURE, IF APPLICABLE.
- 14.) 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.
- 15.) BENCHMARK: NGS CORS REFERENCING STATIONS (NAVD '88)
- 16.) THE PROJECT BENCHMARK FOR THIS PROJECT IS A MAG NAIL IN ASPHALT OF POWERLINE ROAD ALONG NORTHEAST PROPERTY LINE. X=2,999,456.86 Y=13,739,560.89 ELEVATION: 81.48' (NAVD '88)
- 17.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- 18.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, G.F. NO. 106070180006, EFFECTIVE DATE FEBRUARY 1, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 19.) ALL KNOWN PIPELINES ARE SHOWN ON THE TRACT.
- 20.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 21.) 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.



I, Richard W. Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 _____, 2019, 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

SPORTSMANS BOAT AND RV STORAGE

A 23.573 ACRE TRACT OF LAND
IN THE J.J. DICKERSON SURVEY, ABSTRACT NO. 401, AND
IN THE B.B.B.&C. R.R. CO. SURVEY NO. 1,
ABSTRACT NO. 127,
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK 0 LOTS

~ Owners ~
**SHELLY L. SCHMIDT
and husband,
GARREN J. SCHMIDT**
11803 Mueck Road
Needville, TX 77461
PHONE: 832.473.3716

~ Engineer / Surveyor ~
TEXAS ENGINEERING AND MAPPING COMPANY

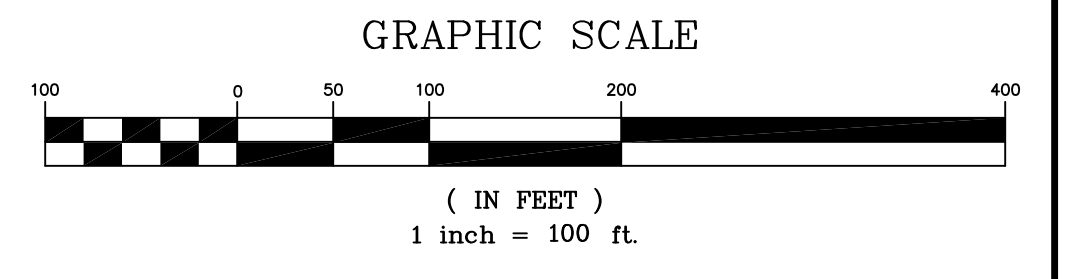
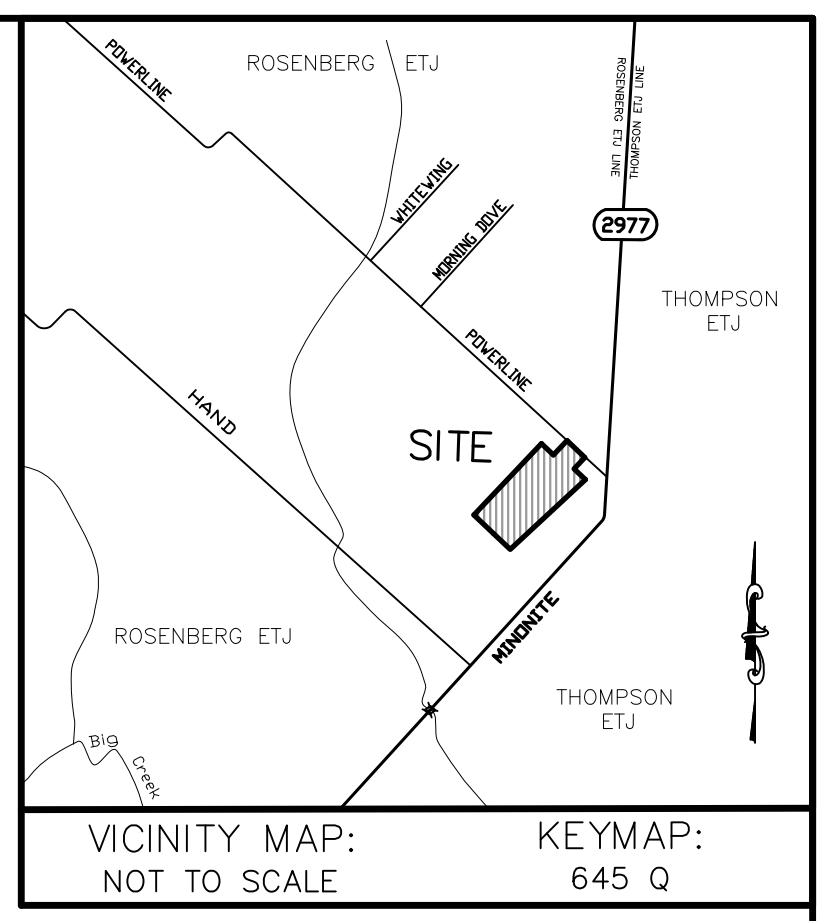
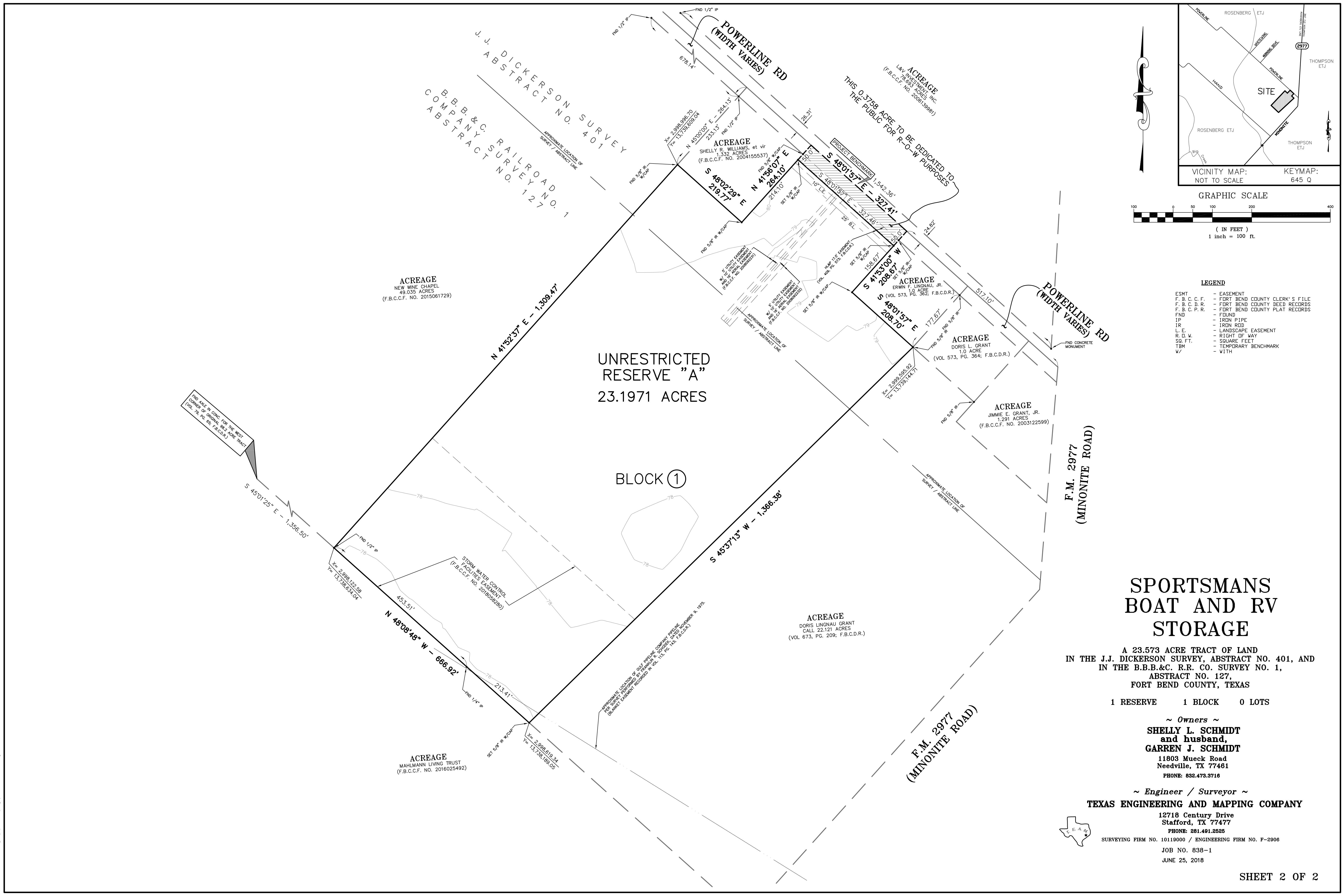
12718 Century Drive
Stafford, TX 77477
PHONE: 281.491.2525



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

JOB NO. 838-1
JUNE 25, 2018

DRAWING INFO: Z:\p\A\338-1\dwg\338-1_P1_R1.dwg JUN 25, 2018 11:21 PM



LEGEND

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	- FUND
IP	- IRON PIPE
IR	- IRON ROD
L.E.	- LANDSCAPE EASEMENT
R.D.W.	- RIGHT OF WAY
SQ. FT.	- SQUARE FEET
TBM	- TEMPORARY BENCHMARK
W/	- WITH

SPORTSMANS BOAT AND RV STORAGE

A 23.573 ACRE TRACT OF LAND
IN THE J.J. DICKERSON SURVEY, ABSTRACT NO. 401, AND
IN THE B.B.B.&C. R.R. CO. SURVEY NO. 1,
ABSTRACT NO. 127,
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK 0 LOTS

~ Owners ~
**SHELLY L. SCHMIDT
and husband,
GARREN J. SCHMIDT**
11803 Mueck Road
Needville, TX 77461
PHONE: 832.473.3716

~ Engineer / Surveyor ~
TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, TX 77477
PHONE: 281.491.2525
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
JOB NO. 838-1
JUNE 25, 2018

