

PLAT RECORDING SHEET

PLAT NAME: Ward Air Park Partial Replat No. 1

PLAT NO: _____

ACREAGE: 4.11

LEAGUE: L. E. Cross Survey

ABSTRACT NUMBER: 417

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: Richmoore Family, LLC, Michael & Marcia Merrell

(DEPUTY CLERK)

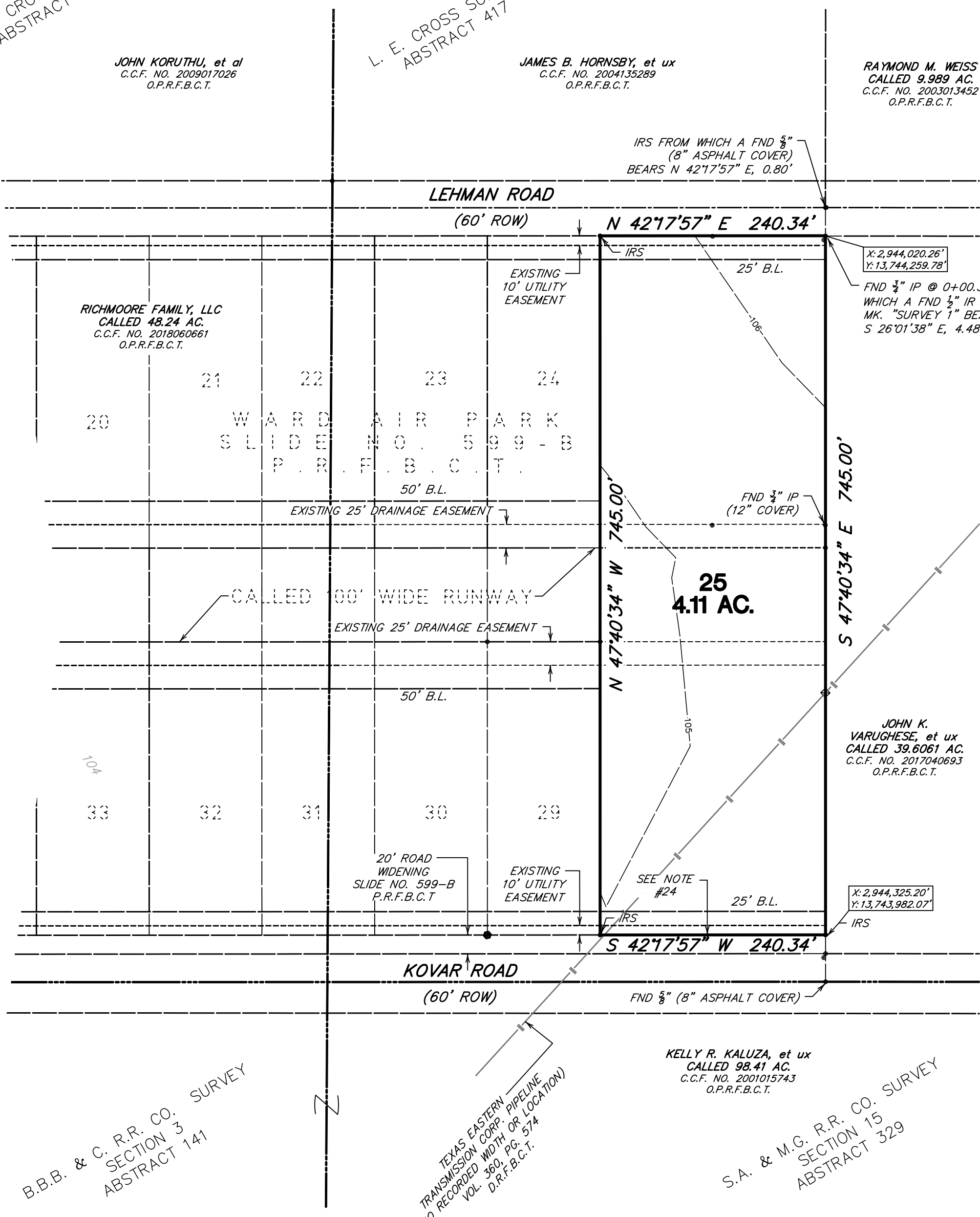
L. E. CROSS SURVEY
ABSTRACT 416

JOHN KORUTHU, et al
C.C.F. NO. 2009017026
O.P.R.F.B.C.T.

L. E. CROSS SURVEY
ABSTRACT 417

JAMES B. HORNBY, et ux
C.C.F. NO. 2004132289
O.P.R.F.B.C.T.

RAYMOND M. WEISS
CALLED 9.989 AC.
C.C.F. NO. 2003013452
O.P.R.F.B.C.T.

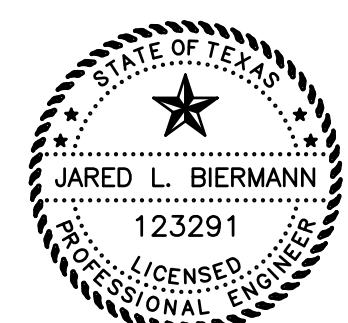


B.B.B. & C. R.R. CO. SURVEY
SECTION 3
ABSTRACT 141

TEXAS EASTERN PIPELINE
(NO RECORDS) 890, 974
D.P.R.F.B.C.T.

KELLY R. KALUZA, et ux
CALLED 98.41 AC.
C.C.F. NO. 2001015743
O.P.R.F.B.C.T.

S.A. & M.G. R.R. CO. SURVEY
SECTION 15
ABSTRACT 329



I, Jared L. Biermann, a Professional Engineer Registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County.

Jared L. Biermann, Registered Professional Engineer
Texas Registration No. 123291
T.B.P.E. Firm Registration No. F-439



I, Chris D. Kalkomey, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes having a minimum outside diameter of five-eighths (5/8) inch and length of not less than three (3) feet.

Chris D. Kalkomey, Registered Professional Land Surveyor
Texas Registration No. 5869
Texas Board of Professional Land Surveying Registration No. 10046104

LEGEND

- These standard symbols will be found in the drawing.
- IRS - SET 5/8" IR w/CAP MK. "KALKOMEY SURVEYING"
- P.R.F.B.C.T. - PLAT RECORDS, FORT BEND CO., TX.
- D.R.F.B.C.T. - DEED RECORDS, FORT BEND CO., TX.
- O.R.F.B.C.T. - OFFICIAL RECORDS, FORT BEND CO., TX.
- O.P.R.F.B.C.T. - OFFICIAL PUBLIC RECORDS, FORT BEND CO., TX.

State of Texas
County of Fort Bend

We, Richmoore Family, LLC, acting by and through Stephanie Merrell (Manager), and Michael and Marcia Merrell, owners of a 4.11 acre tract of land described in the foregoing map of WARD AIR PARK PARTIAL REPLAT NO. 1 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.

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 (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 all 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 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, 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.

IN TESTIMONY WHEREOF, Richmoore Family, LLC, has caused these presents to be signed by Stephanie M. Merrell, Manager hereunto authorized, attested by _____, this ____ day of _____, 2019.

Richmoore Family, LLC

By: Stephanie Merrell, Manager By: Michael Merrell, Owner By: Marcia Merrell, Owner

BEFORE ME, the undersigned authority, on this day personally appeared Stephanie Merrell, as Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein set forth. GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019.

Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared Michael Merrell, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein set forth. GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019.

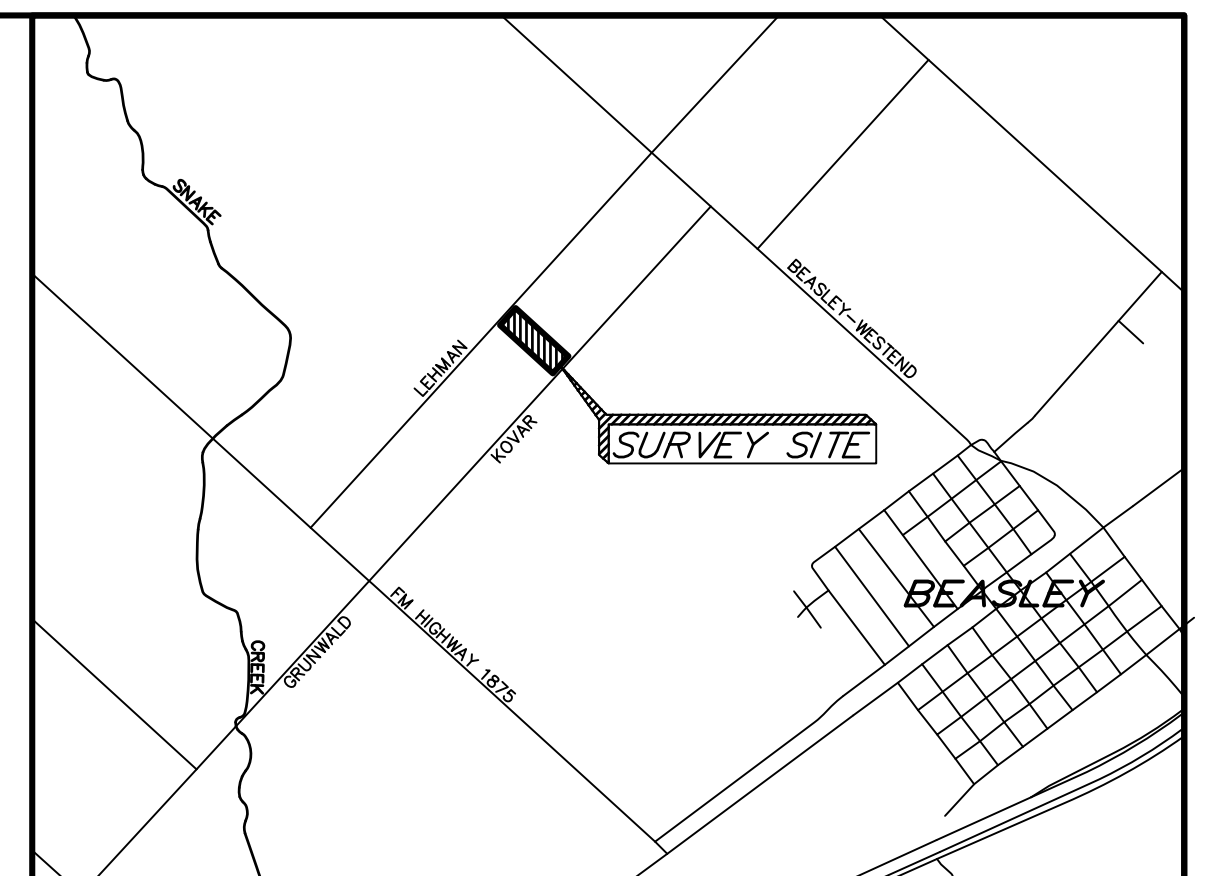
Notary Public in and for the State of Texas

BEFORE ME, the undersigned authority, on this day personally appeared Marcia Merrell, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein set forth. GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019.

Notary Public in and for the State of Texas

GENERAL NOTES:

- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0225L, Panel 0225, Suffix "L" dated April 2, 2014 & Map Number 48157C0375L, Panel 0375, Suffix "M" dated December 21, 2017, for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones/Carter assumes no liability as to the accuracy of the location of the flood zone limits.
- Bearings and coordinates are based upon the Texas Coordinate System of 1983, South Central Zone, NAD83, based upon GPS observations.
- Elevations shown hereon are based on NGS monument HGCSDB8, with a published elevation of 105.8', (NAVD88).
- The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (NAD83) and may be brought to surface by applying the following combined scale factor of 1.0001333761.
- Elevations used for delineating contour lines are based upon U.S.C.&G.S. datum, NAVD88.
- This plat was prepared to meet Fort Bend County requirements.
- 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.
- B.L. indicates building line; U.E. indicates utility easement; S.M. S.E. indicates storm sewer easement; W.L.E. indicates water line easement; S.S.E. indicates sanitary sewer easement; H.L. & P.E. indicates Houston Lighting and Power easement; D.E. indicates drainage easement; P.L. indicates property line; O.P.R.F.B.C.T. indicates Official Public Records, Fort Bend County, Texas.
- All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easements through an approved drainage structure.
- Site plans shall be submitted to Fort Bend County for staff review and approval prior to construction. Driveway requirements for the locations, widths and offset, from an intersection and any existing driveways or proposed driveways, shall conform to the design standards of Fort Bend County.
- Pipelines shown hereon are approximate and based upon available aboveground evidence. Exact locations would need to be identified by the respective pipeline companies.
- This tract lies wholly within the jurisdictions of Fort Bend County, Fort Bend County Drainage District, Lamar Consolidated Independent School District, and the EIU of the City of Beasley.
- 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.
- This tract is located in Lighting Zone LZ3.
- Five-eighths (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and all other points of reference, and all block corners, unless otherwise noted.
- No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions: the driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
- The minimum slab elevation shall be 108", eighteen inches (18") above the 100-year flood plain elevation and maximum ponding elevation, twenty-four inches (24") above natural ground, or twelve inches (12") above the top of curb at the front of the lot, whichever is higher. The top of slab elevation at any point on the perimeter of the slab shall not be less than twenty-four (24) inches above natural ground.
- 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
- 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.
- Land use within this subdivision is limited to an average imperviousness of no more than seven (7) percent. Any additional development, or increase in impervious cover, beyond existing conditions will require storm water detention storage mitigation designed to meet minimum requirements of Fort Bend County Drainage Criteria Manual, Sec. B.
- This rural subdivision employs a natural drainage system which is intended to provide drainage for the subdivision which is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development but such ponding should not remain for an extended period of time.
- Ownership and maintenance of the existing drainage easements within this replat shall be the responsibility of the owner, or successor in title, to the 4.11 acres as shown on this plat.
- A minimum distance of 10' shall be maintained between residential dwellings.
- Access is denied along Kovar Road. Lot shall only front along Lehman Road.
- Pipeline referenced under C.C.F. No. 2001030847, O.P.R.F.B.C.T. is not located on subject tract.



VICINITY MAP
(SCALE: 1" = 2,000')

KEY MAP: 642
(PANELS "E" & "J")

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 any other area or subdivision within the watershed.

Richard W. Stolleis, P.E. Date
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 Ken DeMerchant Commissioner, Precinct 4

W. A. "Andy" Meyers Commissioner, Precinct 3

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 ____ 2019 at ____ o'clock ____ m. in Plat No. ____ of the Plat Records of Fort Bend County for said county. 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

Deputy

WARD AIR PARK
PARTIAL REPLAT NO. 1
1 LOT, 1 BLOCK, 0 RESERVES
BEING 4.11 ACRES IN THE
L. E. CROSS SURVEY, ABSTRACT 417
FORT BEND COUNTY, TEXAS
BEING A REPLAT OF LOTS 25-28, BLOCK 1
AND A PORTION OF A CALLED 100-FOOT
WIDE AIRSTRIP, WARD AIR PARK
JANUARY 2019

THE PURPOSE OF THIS REPLAT IS TO INCORPORATE LOTS 25-28 AND A PORTION OF THE AIRSTRIP INTO A SINGLE RESIDENTIAL LOT

OWNER:
RICHMOORE FAMILY, LLC
24515 DRAKEFIELD COURT
KATY, TEXAS 77494
918-284-5757

OWNER:
MICHAEL & MARCIA MERRELL
24515 DRAKEFIELD COURT
KATY, TEXAS 77494
918-284-5757



Texas Board of Professional Land Surveying Registration No. 10046104
1129 Corporate Drive, Suite 100 • Rosenberg, Texas 77471 • 281.342.2033