

PLAT RECORDING SHEET

PLAT NAME: Napa Valley

PLAT NO: _____

ACREAGE: 5.004

LEAGUE: M. M. Battle Survey

ABSTRACT NUMBER: 9

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 32

NUMBER OF RESERVES: 4

OWNERS: American CitiHome Group, Inc.

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

We, American Cithome Group, Inc., acting by and through Yue Yin, Director and Weijia Xu, Director, being officers of American Cithome Group, Inc., owners hereinafter referred to as Owners of the 5.004 acre tract described in the above and foregoing map of NAPA VALLEY, do hereby make and establish said subdivision and development plan 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, or permanent access easements), 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 on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 purpose 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty feet (20' 0") 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 Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all 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 shall hereby be 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 hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

FURTHER, Owner does hereby acknowledge the receipt for the "Order 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, the American Cithome Group, Inc., has caused these presents to be signed by Yue Yin, its Director, and Weijia Xu, its Director, thereunto authorized, this _____ day of _____, 2019.

American Cithome Group, Inc.

By: _____
Yue Yin
Director

By: _____
Weijia Xu
Director

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Yue Yin, 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 expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas
Print Name: _____

My Commission expires: _____

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Weijia Xu, 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 expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas
Print Name: _____

My Commission expires: _____

I, Daniel W. Goodale, am 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.



Daniel W. Goodale
Texas Registration No. 4919

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of NAPA VALLEY 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 this _____, 2019.

By: Martha L. Stein (or) M. Sonny Garza
Chair Vice Chairman

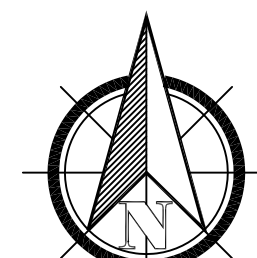
By: Margaret Wallace Brown
Secretary

NOTES:

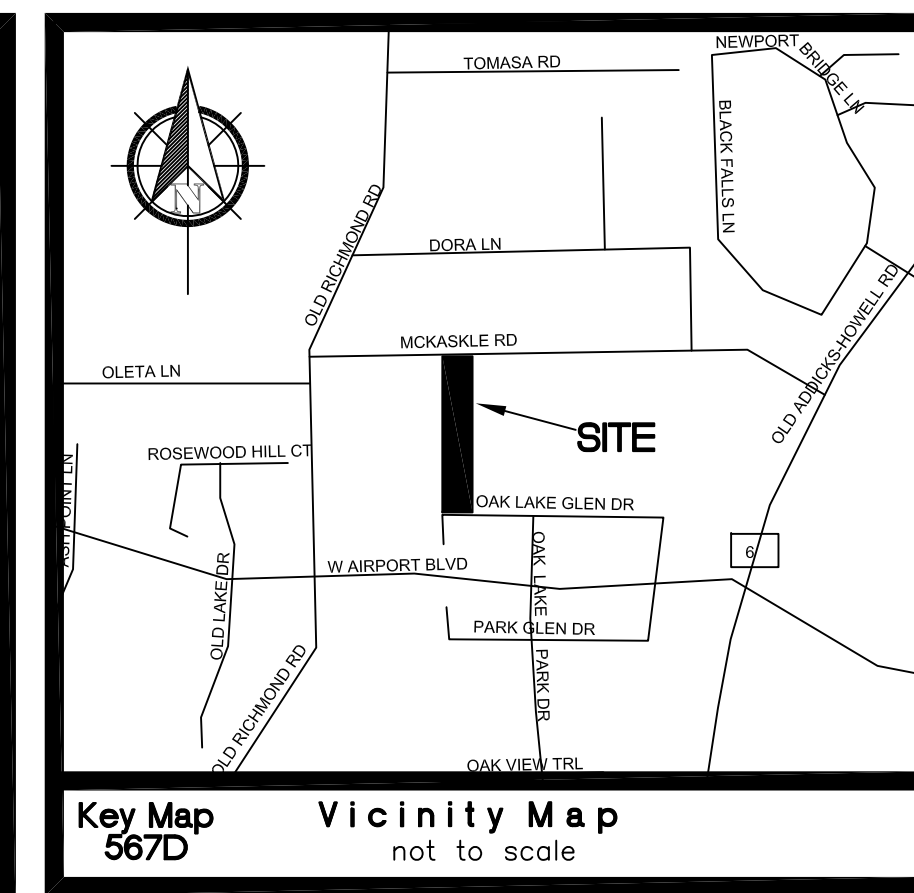
- 1. This survey has not been tied to the official City of Houston Survey monumentation system in accordance with Ordinance No. 69-1978, because a City survey marker has not been established within 2000 ft.
2. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the subdivision 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.
3. All property to drain into the drainage easement only through and approved drainage structure.
4. The top of all floor slabs constructed hereafter shall be a minimum of 87.50' 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.
5. The drainage system for the subdivision is designated in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
6. This property lies within Houston Extraterritorial Jurisdiction.
7. There are no existing pipelines or pipeline easements within the limits of the proposed subdivision.
8. Vertical Control - City of Houston Survey marker No. 040445 located on the East jersey rail. From the intersection of Bissonnet Street and SH 6, travel South on SH 6 approximately 0.2 mile to bridge. Elevation = 91.68' feet, NAVD 1988, 2001 Adjustment.
9. The platted area is located within Zone "X" outside the 100-year flood plain, based on FEMA Flood Insurance Rate Map Panel 48157C0145L, effective April 2, 2014.
10. The Lighting Zone code is LZ3.
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 of 0.99988063.
12. Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open spaces shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision.
13. Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a freestanding building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
14. Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
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.
16. A minimum distance of 10' shall be maintained between residential dwellings.
17. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of dedicated rights-of-way within said plat and on contiguous rights-of-way of all perimeter rods surrounding said plat, in accordance with A.D.A Sidewalks may be a minimum of 4 feet in width when placed in front of single family residential lots with approval of Ft. Bend County Engineer.
18. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.
19. All drainage easements shall be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
20. Ownership and maintenance responsibility for all of the drainage and detention facilities, including the underground portions within the private access and utility easement shall be managed and maintained under a binding agreement among the owners of property in the subdivision.
21. Owners of lots 14, 15 and 16 are responsible for the modular block wall along rear property line.
22. This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public right-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
23. All lots shall have adequate wastewater collection services.
24. 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, Justin R. Ring, 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.

Print Name: Justin R. Ring, P.E.
Registered Professional Engineer No. 95863



SCALE:
1"=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 Commissioner's Court of Fort Bend County, Texas, this _____ day of _____, 2019.

Vincent M. Morales, Jr. Grady Prestage
Precinct 1, County Commissioner Precinct 2, County Commissioner

KP George
County Judge

W.A. "Andy" Myers Ken R. DeMerchant
Precinct 3, County Commissioner Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, at _____ o'clock _____M., in plat number _____, of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Houston, the day and date last above written.

Laura Richard
County Clerk for
Fort Bend County, Texas

By: _____
Deputy

NAPA VALLEY

A SUBDIVISION OF A 5.004 ACRE TRACT OF LAND, BEING A PARTIAL REPLAT OF TRACT D LOCATED IN THE M.M. BATTLE, ABSTRACT 9 ACCORDING TO THE PLAT OR MAP OF SUBDIVISION OF A 46 ACRE TRACT OF LAND OUT OF THE NORTH ONE-HALF OF THE LIZZIE SIMMONS - P.E. SHUMANN 100 ACRES ACCORDING TO THE ADOPTION AND PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 267, PAGE 537 ET SEQ. OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 32 LOTS AND 4 RESERVES

32 LOTS 4 RESERVES 1 BLOCK

OWNER:

AMERICAN CITHOME GROUP, INC.
6200 SAVOY DRIVE, SUITE 950
HOUSTON, TEXAS 77036
832-582-8938

DATE: FEBRUARY, 2019 SCALE: 1" = 60'

OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

ODYSSEY ENGINEERING GROUP, LLC
2400 TANGLEWILDE STREET, SUITE 240
HOUSTON, TEXAS 77063
281-306-0240
TPE No. F-17637
www.odysseyeg.com

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY, SUITE 129
HOUSTON, TEXAS 77092
832-688-5003
FIRM # 10193977
www.greenleaflandsurveys.com

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	35.00'	54.95'	89°37'03"	S 42°25'40" W	49.40'
C2	25.00'	11.42'	28°10'27"	S 15°27'56" E	11.32'
C3	25.00'	11.42'	28°10'27"	N 15°27'56" W	11.32'
C4	35.00'	9.69'	15°51'45"	S 10°18'35" E	9.66'
C5	50.00'	164.76'	211°43'39"	N 87°37'18" E	96.19'
C6	35.00'	9.69'	15°51'45"	N 05°33'10" E	9.66'
C7	50.00'	10.60'	12°09'03"	N 12°09'56" W	10.58'
C8	50.00'	42.51'	48°42'42"	N 18°15'57" E	41.24'
C9	50.00'	39.31'	45°03'03"	N 65°08'49" E	38.31'
C10	50.00'	39.23'	44°56'57"	S 69°51'11" E	38.23'
C11	50.00'	42.51'	48°42'42"	S 23°01'21" E	41.24'
C12	50.00'	10.60'	12°09'03"	S 07°24'31" W	10.58'
C13	25.00'	11.42'	28°10'27"	S 10°42'31" W	11.32'
C14	25.00'	11.42'	28°10'27"	N 10°42'31" E	11.32'
C15	35.00'	55.01'	90°02'57"	N 47°24'11" W	48.62'

RESERVE LETTER	SQ. FT. / ACREAGE	RESTRICTED USE
(A)	9,7110.2229	DETENTION/OPEN SPACE/COMPENSATING OPEN SPACE
(B)	9,2590.2125	DETENTION/OPEN SPACE/COMPENSATING OPEN SPACE
(C)	4000.0092	GUEST PARKING
(D)	6000.0138	GUEST PARKING

LOTS SIZES < 5000 SF

LOT NO.	LOT AREA
1	3424 SF
2	3094 SF
3	3463 SF
4	3468 SF
5	3483 SF
6	3498 SF
7	3514 SF
8	3529 SF
9	3544 SF
10	3559 SF
11	3575 SF
12	3590 SF
13	3605 SF
14	3591 SF
15	3737 SF
18	3499 SF
19	3384 SF
20	3429 SF
21	3444 SF
22	3459 SF
23	3474 SF
24	3490 SF
25	3505 SF
26	3520 SF
27	3535 SF
28	3551 SF
29	3566 SF
30	3581 SF
31	3596 SF
32	3611 SF

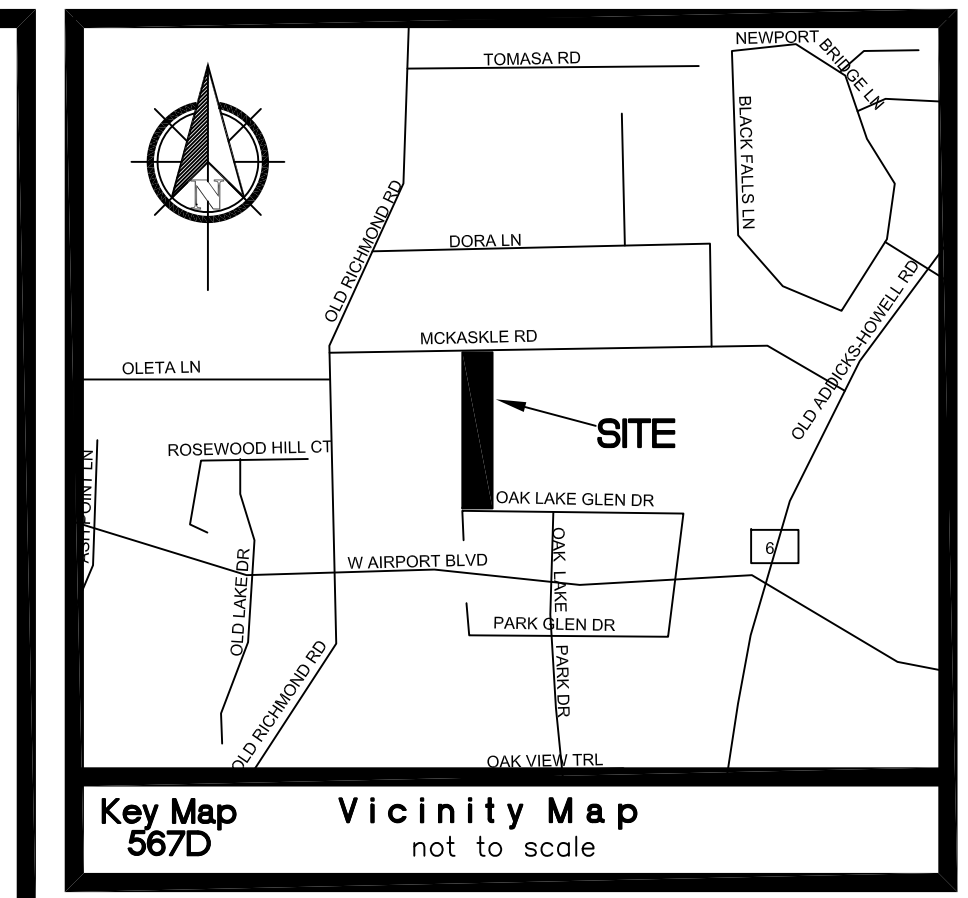
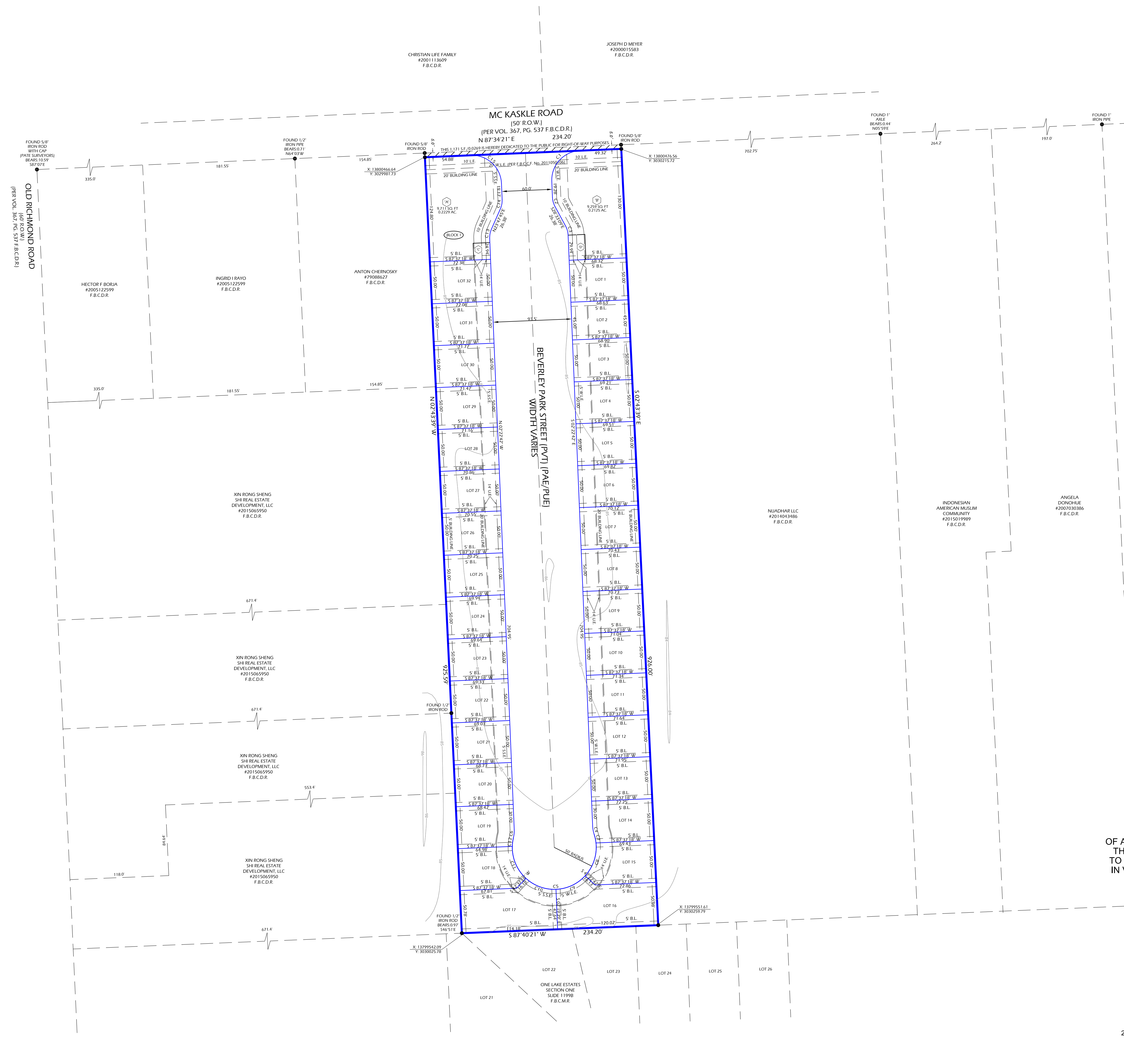
Total number of lots <500 sf
Total area of lots < 5000 sf

105,308 SF

COMPENSATING OPEN SPACE TABLE

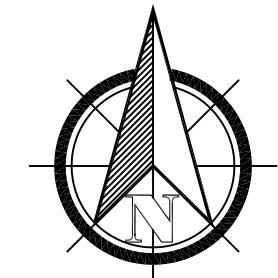
A. Total number of lots < 5000 sf	30 sf
B. Total area of lots < 5000 sf	105,308 sf
C. Average lot size < 5000 sf	3,510 sf
D. Compensating open space required per lot	300 sf
E. Compensating open space required	9,000 sf
F. Total area of compensating open space provided	9,859 sf

DISTRICT NAMES	
WCID	FT BEND FRESH WATER DISTRICT 2
MUID	-----
LID	-----
DID	FT BEND DRAINAGE DISTRICT
SCHOOL	FT BEND ISD
FIRE	-----
IMPACT FEE AREA	-----
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT



LEGEND:

- F.B.C.C.F. NO. - FORT BEND COUNTY CLERK FILE NUMBER
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
- R.O.W. - RIGHT-OF-WAY
- C.M. - CONTROL MONUMENT
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- B.L. - BUILDING LINE
- L.E. - LANDSCAPE EASEMENT



SCALE:
1"=60'



NAPA VALLEY
A SUBDIVISION OF A 5.004 ACRE TRACT OF LAND,
BEING A PARTIAL REPLAT OF TRACT D
LOCATED IN THE M.M. BATTLE, ABSTRACT 9
ACCORDING TO THE PLAT OR MAP OF SUBDIVISION
OF A 46 ACRE TRACT OF LAND OUT OF THE NORTH ONE-HALF OF
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REASON FOR REPLAT: TO CREATE 32 LOTS AND 4 RESERVES

32 LOTS 4 RESERVES 1 BLOCK

OWNER:

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832-582-8938

DATE: FEBRUARY, 2019 SCALE: 1" = 60'

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TPEE No. F-17637
www.odysseyeg.com

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10900 NORTHWEST FWY, SUITE 129
HOUSTON, TEXAS 77092
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FIRM # 10193977
www.greenleaflandsurveys.com