

PLAT RECORDING SHEET

PLAT NAME: Brazos Lakes Replat No. 3

PLAT NO: _____

ACREAGE: 2.000

LEAGUE: Mark Smith Survey

ABSTRACT NUMBER: 315

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: Jeffrey R. Mason and Jennifer L. Mason

(DEPUTY CLERK)

STATE OF TEXAS :
COUNTY OF FORT BEND:

We, Jeffrey R. Mason and Jennifer L. Mason, husband and wife, hereinafter referred to as Owners of the 2,000 acres shown hereon and described in the above and foregoing map of BRAZOS LAKES REPLAT NO. 3, 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 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 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 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 Town of Thompsons, 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 obstructions 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.

FURTHER, Owners do hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS OUR HANDS in Fort Bend County, Texas this ____ day of _____, 2019.

By: _____
Jeffrey R. Mason

By: _____
Jennifer L. Mason

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared Jeffrey R. Mason and Jennifer L. Mason, husband and wife, 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.

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

Notary Public in and for the State of Texas
My Commission Expires _____
Notary Public

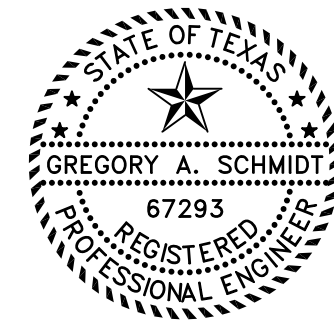
This Plat of BRAZOS LAKES REPLAT NO. 3 is approved by the Town of Thompsons, Texas, this ____ day of _____, 2019.

Mary Ann, City Secretary
Freddie Newsome, Mayor

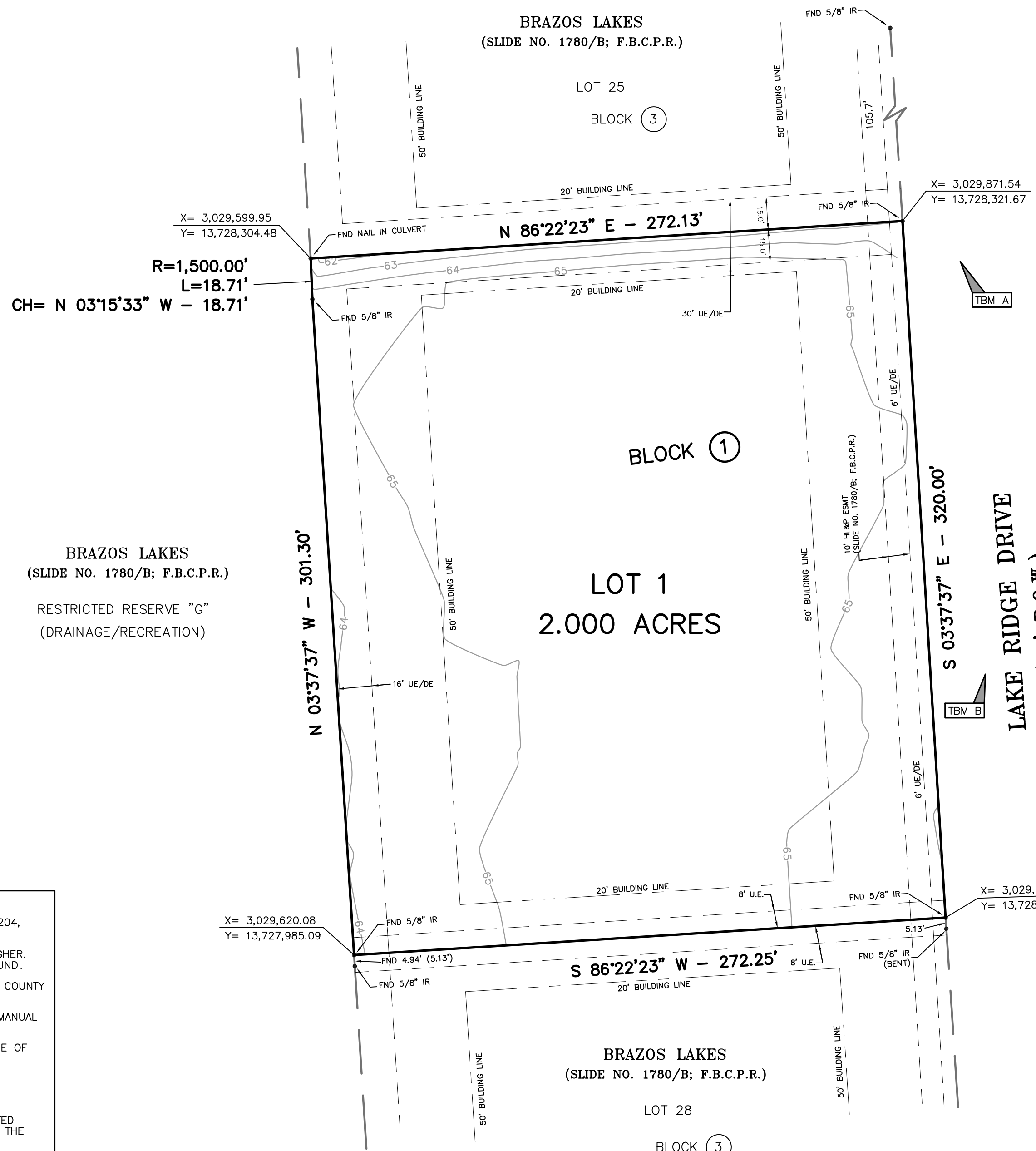
- NOTES:
- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM.
 - 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 6.75 FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES 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.
 - 3.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE TOWN OF THOMPSONS ETJ, AND FORT BEND COUNTY, TEXAS.
 - 4.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
 - 5.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - 6.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - 7.) ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 2 (L22).
 - 8.) 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-0425 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA NOT CONSIDERED IN THE 500-YR. FLOOD PLAIN.
 - 9.) 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.
 - 10.) 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.
 - 11.) 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.
 - 12.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - 13.) LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 20 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
 - 14.) THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT 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 TO TIME.
 - 15.) ALL DRAINAGE EASEMENTS SHOWN ON THE PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR THE LOT OWNER. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
 - 16.) MAINTENANCE OF THE DETENTION/LAKE RESERVES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - 17.) ALL FUTURE DRIVEWAYS SHALL HAVE A MINIMUM CULVERT SIZE OF 24" OR GREATER.
 - 18.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF RESTRICTIONS RECORDED IN SLIDE NUMBER(S) 1780/B, 1781/A, 1781/B, 1782/A, 1783/A, 1783/B & 1784/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, COUNTY CLERK'S FILE NO(S) 9890406, 1999015397, 199911858, 2002119080, 2003176329, 2005024425 AND 2005093767, 200511583, 2005139119, 2006071999, 2006078651, 2006126814, 2007083843, 2007106484, 2007106485, 2007121072, 2007121073, 2007121074, 2007121075, 2007121076, 2007121078, 2007137091, 2008012533, 2008117162, 2009030854, 2009030854, 2009120157, 2011008821, 2012003905, 2012003906, 2012003907, 2012009199, 2014007363 AND 2017129689.
 - 19.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NOS. 1999072435, 1999109041, 2000037950, AND 2019006554.

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.

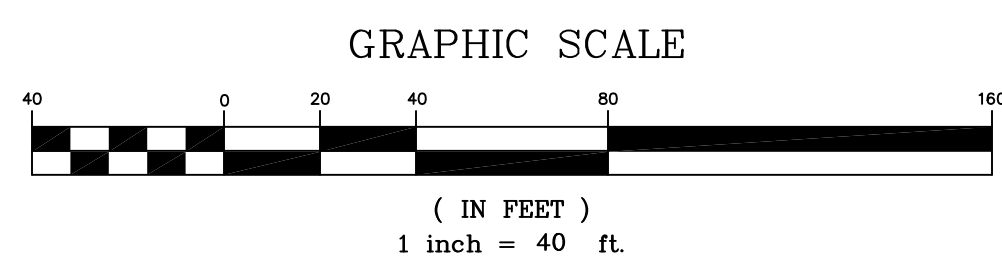
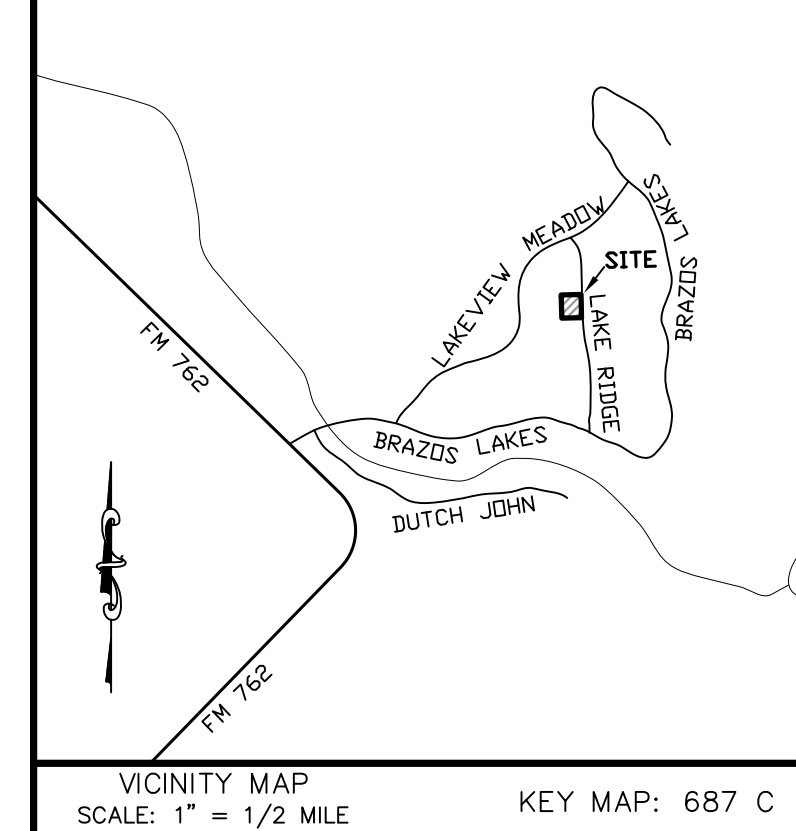
Gregory A. Schmidt, P.E.
Texas Registration No. 67293



BENCHMARK:
ELEVATIONS ARE BASED ON NGS CORS USING GPS OBSERVATIONS. (NAVD 1988*)
TBM A:
MAG NAIL WITH SHINER SET IN WEST SIDE OF LAKE RIDGE DRIVE, AS SHOWN HEREON.
ELEVATION = 65.69'
TBM B:
MAG NAIL WITH SHINER SET IN WEST SIDE OF LAKE RIDGE DRIVE, AS SHOWN HEREON.
ELEVATION = 65.80'



- LEGEND
- IR - IRON ROD
 - F. B. C. C. F. - FORT BEND COUNTY CLERK FILE
 - F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
 - F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS
 - FND - FOUND
 - BL - BUILDING LINE
 - DE - DRAINAGE EASEMENT
 - UE - UTILITY EASEMENT
 - WLE - WATER LINE EASEMENT
 - SET - SET IRON ROD WITH CAP *BRADFORD 4728*
 - FND/ - FND IRON ROD WITH CAP *BRADFORD 4728*
 - R - RADIUS
 - L - LENGTH
 - REF - REFERENCE
 - CPS - COTTON PICKER SPINDLE
 - SD. FT. - SQUARE FEET
 - NTS - NOT TO SCALE
 - R. O. W. - RIGHT OF WAY



I, J. Stacy Slawinski, 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.

J. Stacy Slawinski, 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

BRAZOS LAKES REPLAT NO. 3

A SUBDIVISION OF A 2.00 ACRE
TRACT OF LAND BEING A REPLAT OF
LOTS 26 AND 27, BLOCK 3,
BRAZOS LAKES
(SLIDE NO. 1780/B; F.B.C.P.R.)
IN THE MARK SMITH SURVEY,
ABSTRACT NO. 315,
FORT BEND COUNTY, TEXAS

1 LOT 1 BLOCK 0 RESERVES
~ OWNERS ~

JEFFREY R. MASON AND JENNIFER L. MASON

13502 Lake Ridge Drive
Richmond, Texas 77469
PHONE: 832.715.3186

~ PLAT PREPARED BY ~

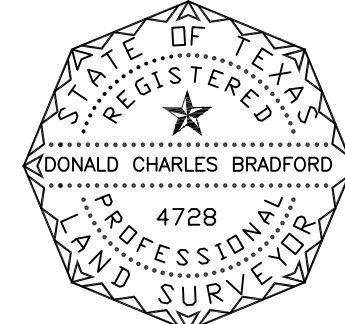
TEXAS ENGINEERING AND MAPPING COMPANY

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. 1414-1
JANUARY 31, 2019

I, Donald C. Bradford, 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 and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other permanent ferrous metal) pipes and a length of three (3) feet, unless otherwise noted hereon.

Donald C. Bradford
Registered Professional Land Surveyor
Texas Registration No. 4728



~ SURVEYOR ~
DONALD C. BRADFORD
7810 Boothline Road
Richmond, Texas 77469

PHONE: 979-793-3220
FIRM NO. 10056900
Job No. 18-056