

PLAT RECORDING SHEET

PLAT NAME: Oaks of Rio Bend Replat No. 1

PLAT NO: _____

ACREAGE: 30.000

LEAGUE: J. T. Edwards Survey, John Little Survey

ABSTRACT NUMBER: 23, 52

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: FBWC Rio Bend, a Texas Non-Profit Corporation

(DEPUTY CLERK)

REMAINDER OF
CALLED 435.561 ACRES
THE GEORGE FOUNDATION
VOL. 661, PG. 393
F.B.C.D.R.

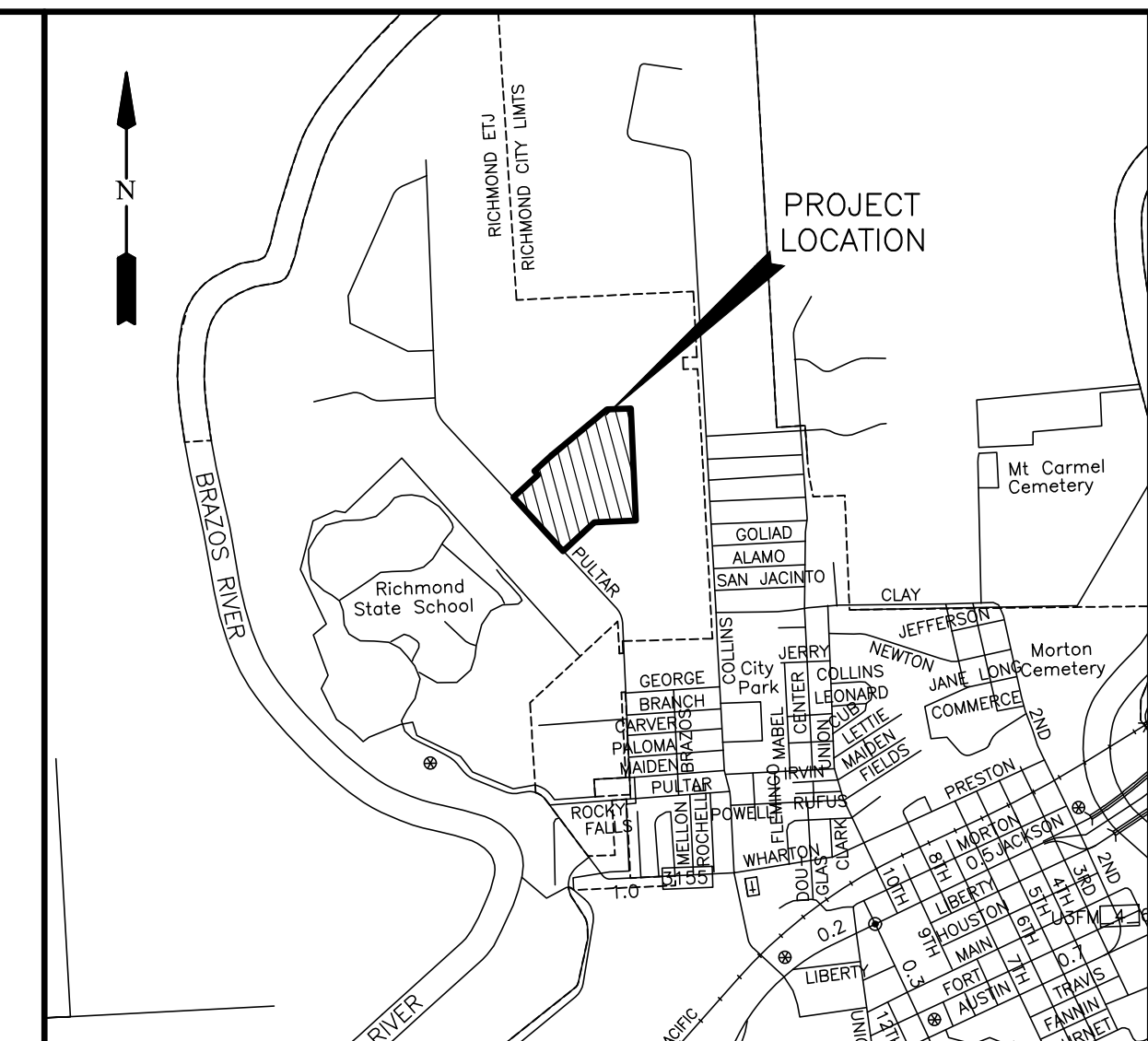
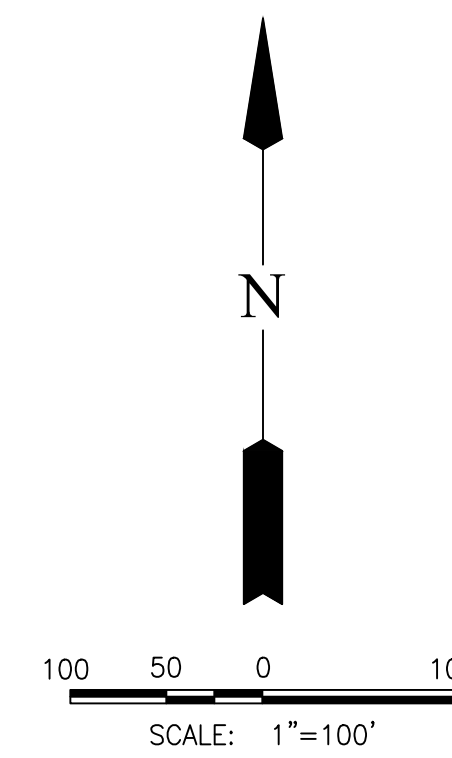
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CLARA PULTAR
VOL. 215, PG. 151
F.B.C.D.R.

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- W.L.E. INDICATES WATERLINE EASEMENT
- W.M.E. INDICATES WATER METER EASEMENT
- F.L.E. INDICATES FIRE LANE EASEMENT
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.B.C.M.R. INDICATES FORT BEND COUNTY MAP RECORDS
- F.B.C.C.F. INDICATES FORT BEND COUNTY CLERK FILE
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- FND. INDICATES FOUND
- SQ.FT. INDICATES SQUARE FEET
- I.R. INDICATES IRON ROD
- C.I.R. INDICATES CAPPED IRON ROD

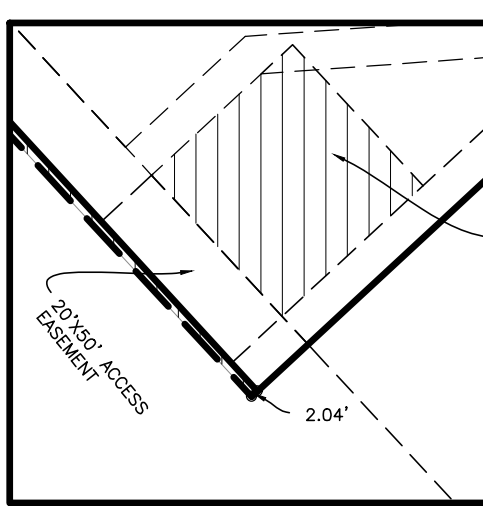


VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 565X

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99998734.
2. BENCHMARK: A-1212, BRASS DISK, STAMPED A-1212 1973, SET IN THE TOP OF A CONCRETE HEADWALL ON THE WEST BOUND LANES OF HIGHWAY 90A, APPROXIMATELY 4.1 MILES WEST ALONG HIGHWAY 90A FROM THE JUNCTION OF HIGHWAY 6, IN SUGAR LAND, TEXAS, THE DISK IS SET 2.0 FEET EAST OF THE WEST END, OF THE NORTH CONCRETE HEADWALL AND 27.0 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANES AND 1/2 FOOT LOWER THAN THE ROAD. ELEVATION = 78.65 NGVD 29, 1973 ADJUSTMENT.
3. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 104.85 FEET ABOVE MEAN SEA LEVEL (NGVD 29, 1973 ADJUSTMENT), 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.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2019-0178, DATED MAY 30, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN, THE FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND CONSOLIDATED ISD, THE CITY OF RICHMOND ETJ AND FORT BEND COUNTY.
7. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "X" AS SHOWN ON WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NOS. 48157C0235L, MAP REVISED APRIL 2, 2014.
8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. 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 DURING INTENSE RAINFALL EVENTS.
10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
12. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITIES IS VESTED IN THE OAKS OF RIO BEND, INC.
13. 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 A.D.A. REQUIREMENTS.
14. SIDEWALKS SHALL BE BUILT PER SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
15. THIS PLAT LIES WITHIN FORT BEND LIGHTING ORDINANCE ZONE NO. 3.
16. 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.

P.O.B.
NAD83 GRID COORDINATES
X= 2892.022.03
Y= 13777.397.56



INSET "A"
SCALE: 1" = 50'

PUBLIC FACILITIES	DISTRICT NAMES
W.C.I.D.	
M.U.D.	
L.I.D.	
D.I.D.	
SCHOOL	LAMAR C.I.S.D.
FIRE	CITY OF RICHMOND
IMPACT FEE	
CITY OR CITY E.T.J.	RICHMOND E.T.J.
UTILITIES CO.	CENTERPOINT
	SOUTHWESTERN BELL

LINE	BEARING	DISTANCE
L1	N 42°46'01" W	59.00'
L2	S 87°45'45" E	90.50'
L3	N 47°13'59" E	114.92'
L4	N 02°13'59" E	65.93'
L5	N 47°13'59" E	10.00'
L6	N 02°13'59" E	60.07'
L7	N 47°13'59" E	93.92'
L8	N 42°46'01" W	41.32'
L9	S 02°13'59" W	18.64'
L10	N 47°13'59" E	100.48'
L11	S 87°46'01" E	13.21'
L12	N 42°46'01" W	45.16'
L13	N 47°13'59" E	115.69'
L14	N 42°46'01" W	10.00'
L15	N 47°13'59" E	24.50'
L16	S 42°46'01" E	61.00'
L17	N 47°13'59" E	16.50'
L18	S 42°46'01" E	10.00'
L19	N 47°13'59" E	6.50'
L20	S 42°46'01" E	51.00'
L21	N 47°13'59" E	91.19'
L22	N 42°46'01" W	51.02'
L23	S 87°46'01" E	4.92'
L24	N 47°13'59" E	92.20'
L25	S 02°13'59" W	10.36'

LINE	BEARING	DISTANCE
L26	N 42°46'01" W	47.18'
L27	S 47°13'59" W	56.95'
L28	S 42°46'01" E	10.00'
L29	S 47°13'59" W	56.95'
L30	N 47°13'59" E	43.40'
L31	S 85°53'34" W	80.04'
L32	S 47°13'59" W	42.40'
L33	S 47°13'59" W	96.95'
L34	S 42°46'01" E	10.00'
L35	S 47°13'59" W	96.95'
L36	S 87°45'45" E	90.50'
L37	S 47°13'59" W	140.24'
L38	N 86°30'59" E	10.00'
L39	S 68°07'31" E	36.84'
L40	S 21°52'29" W	10.00'
L41	N 68°07'31" W	36.84'
L42	N 42°46'01" W	80.00'

Civil-Surv
SURVEYOR:
10590 WESTOFFICE DRIVE, SUITE 100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181
TBPLS No. 10143800

**OAKS OF RIO BEND
REPLAT NO. 1**

A SUBDIVISION OF 30.000 ACRES OF LAND SITUATED IN THE J.T. EDWARDS SURVEY, ABSTRACT 23, AND THE JOHN LITTLE SURVEY, ABSTRACT 52, FORT BEND COUNTY, TEXAS, BEING RESERVE "A", BLOCK 1, OAKS OF RIO BEND, A SUBDIVISION RECORDED IN PLAT NO. 20050003, PLAT RECORDS OF FORT BEND COUNTY, TEXAS

0 LOTS 1 RESERVE (29.941 ACRES) 1 BLOCK

THE PURPOSE OF THIS REPLAT: TO ADJUST THE FIRE LANE EASEMENT AND TO CHANGE THE DESIGNATION OF THE RESERVE

SEPTEMBER 16, 2019 JOB NO. 2728-0001.310

OWNERS:
FBWC RIO BEND
A TEXAS NON-PROFIT CORPORATION
VITA S. GOODELL, CHIEF EXECUTIVE OFFICER
1002 WILSON DRIVE, ROSENBERG, TEXAS 77471

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Houston, Texas 77042 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386