PLAT RECORDING SHEET

PLAT NAME: **Grand River Section 1 Replat of Lot 9 in Block 4**

PLAT NO:

ACREAGE: **11.10**

LEAGUE: **Knight & White League**

ABSTRACT NUMBER: **46**

NUMBER OF BLOCKS: **1**

NUMBER OF LOTS: **2**

NUMBER OF RESERVES: **0**

OWNERS: **DEM FEM Properties, LLC**

(DEPUTY CLERK)

State Of Texas
County Of Fort Bend

We, DEM FEM PROPERTIES, LLC, acting by and through Babatunde Otinwa, Managing Member, owners hereinafter referred to as Owners (whether one or more) of the 11.10 acre tract described in the above and foregoing map of Grand River Section 1 Replat of Lot 9 in Block 4, 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 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 to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use for 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 each 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 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 each 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 tanks into any public or private street, permanent access easement, road, alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-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 Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any time 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 hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceeding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, DEM FEM, LLC. has caused these presents to be signed by Babatunde Otinwa, thereunto authorized, this _____ day of _____, 2019.

_____
Babatunde Otinwa
Managing Member

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared **Babatunde Otinwa** 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 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: _____

I, Karim S. Dadelahi, 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.

_____
Karim S. Dadelahi, P.E.
Texas Registration No. 94933

We, Prosperity Bank, owners and holders of a lien against the property described in the plat known as Grand River Section 1 Replat of Lot 9 in Block 4, said lien being evidenced by instruments of record in Clerk's File No. 2016034045 & 201634046 of the Real Property Records of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purpose and effects of said plat and the dedications and restrictions shown herein to said subdivision and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: _____

_____ _____
Printed Name Title

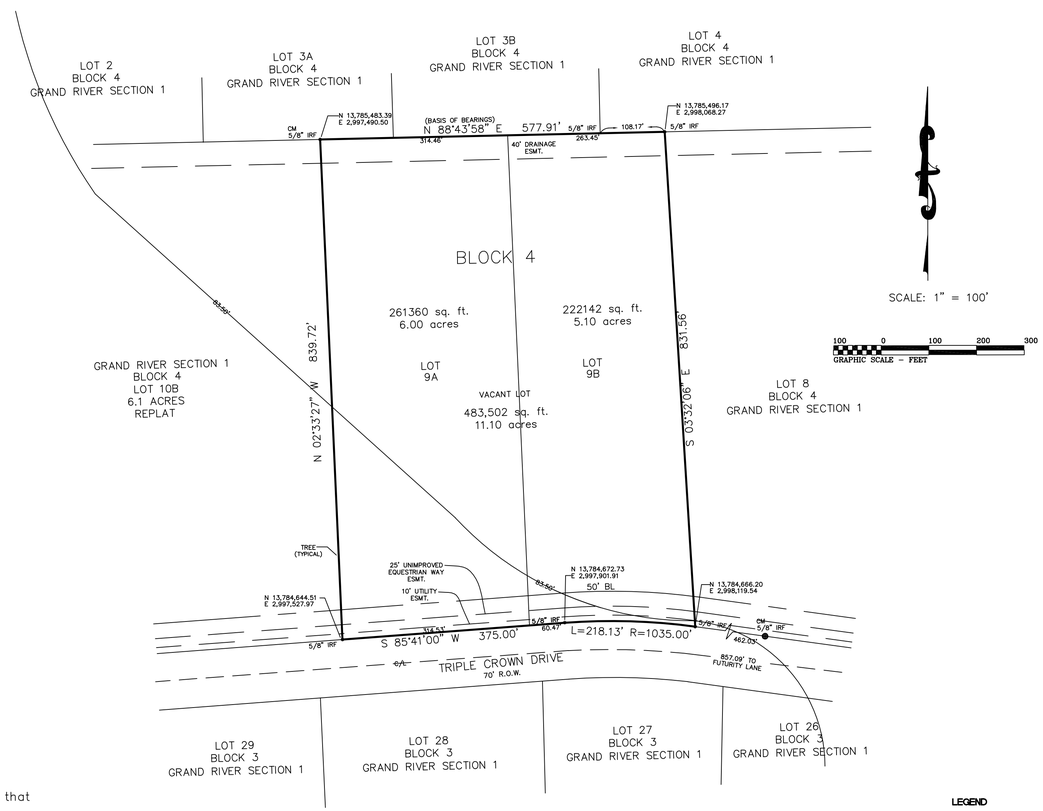
State Of Texas
County Of Fort Bend

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

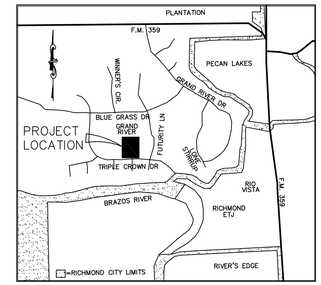


I, David R. Strickland, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all 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 that have an outside diameter of not less than 5/8 inch and a length of not less than 3 feet, except those noted as found, and that the plat boundary corners have been tied to the State Plane Coordinates (NAD83), South Central Zone.

_____
David R. Strickland, RPLS
Texas Registration No. 5124

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Fort Bend Commissioners' Court. No certification is hereby given as to the effect of drainage from this subdivision on the intercepting draiage artery or parent stream, or any other area or subdivision within the watershed.

_____
J. Stacy Slawinski, P.E.
County Engineer



VICINITY MAP - NOT TO SCALE
KEY MAP 565Q

STATE OF TEXAS
FORT BEND COUNTY. TEXAS

This Plat of GRAND RIVER SECTION 1 REPLAT OF LOT 9 IN BLOCK 4 is approved on this ____day of _____, 20__, by the City of Richmond City Commission, and signed this ____day of , 20__. Provided, however, this approval shall be null and void, unless this Plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

_____
Evalyn Moore, Mayor

_____
Laura Scarlato, City Secretary

This Plat of GRAND RIVER SECTION 1 REPLAT OF LOT 9 IN BLOCK 4 is approved by the City Manager of the City of Richmond, Texas, this ___day of _____, 20__.

_____
Terri Vela, City Manager

Approved by the Commissioner's Court of Fort Bend County, Texas, this _____day of _____, 2019.

_____
Vincent M. Morales, Jr.
Commissioner, Precinct 1

_____
KP George
County Judge

_____
Grady Prestage
Commissioner, Precinct 2

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

_____
Ken R. DeMerchant
Commissioner, Precinct 4

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 _____, 20__, at ____m. o'clock, and duly recorded on _____, 20__, at ____m. o'clock and in Plat Number _____ of the Plat Records of said Fort Bend County, Texas.

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

_____
Laura Richard, County Clerk

Fort Bend County, Texas

By: _____
Deputy

DRAINAGE NOTES

1.) THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THIS 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 OF TIME.

2.) ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR THE ADJACENT LOT OWNERS. HOWEVER, FORT BEND COUNTY AND/OR THE CITY OF RICHMOND RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECCESSARY.

DISTRICT NAMES	
WCID	----------
MUD	----------
LID	----------
SCHOOL	LAMAR CISD
FIRE	RICHMOND
IMPACT FEE AREA	----------
CITY OR CITY ETJ	RICHMOND
UTILITIES CO.	CENTERPOINT ENERGY

LEGEND

1.) FBCDR = FORT BEND COUNTY DEED RECORDS
2.) FBCPR = FORT BEND COUNTY PROPERTY RECORDS
3.) S.F. = SQUARE FEET
4.) Ac = ACRES
5.) W.L.E. = WATER LINE EASEMENT
6.) SAN. S.E. = SANITARY SEWER EASEMENT
7.) ST. S.E. = STORM SEWER EASEMENT
8.) A.E. = AERIAL EASEMENT
9.) B.L. = BUILDING LINE

NOTES

1.) SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE APPROVED BY FORT BEND COUNTY DRAINAGE DISTRICT AND FORT BEND COUNTY ENGINEERING DEPARTMENT AND THE CITY OF RICHMOND.

2.) THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF FORT BEND COUNTY, TEXAS, FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.

3.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE STATE PLANE GRID COORDINATES (NAD83). DIMENSIONS ARE SURFACE DISTANCES, TO CONVERT TO GRID USE A SCALE FACTOR OF 0.99988912187.

4.) ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF RICHMOND, LAMAR CISD AND FORT BEND COUNTY.

5.) 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 OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE 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.

6.) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF RICHMOND, STATE OF TEXAS AND FORT BEND COUNTY.

7.) NO OIL OR GAS PIPELINES ARE LOCATED WITHIN THE LIMITS OF THIS REPLAT.

8.) ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN. NONE ARE LOCATED WITHIN THE LIMITS OF THIS REPLAT.

9.) NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM OF FIFTEEN (15) FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND THIRTY (30) FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.

10.) THIS PROPERTY LIES IN ZONE "AE" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL No. 48157C0235L, EFFECTIVE DATE APRIL 2, 2014.

11.) NGS MONUMENT A-1212, ELEVATION=78.18'.

12.) PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF RICHMOND AND FORT BEND COUNTY SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF RICHMOND NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY CONSTRUCTION IN THE PUBLIC EASEMENT.

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 THE A.D.A.

14.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE WHICH MAY BE AMENDED FROM TIME TO TIME.

15.) ALL EXISTING PIPELINE EASEMENTS THROUGH THIS SUBDIVISION HAVE BEEN SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE FROM INFORMATION AVAILABLE.

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.

17.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 88.70 FEET ABOVE MEAN SEA LEVEL. 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.

18.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

19.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

20.) 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.

21.) THIS PROPERTY IS SUBJECT TO ALL RESTRICTIONS LISTED IN THE CITY PLANNING LETTER FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED FEBRUARY 21, 2019 SET OUT AND DEFINED IN SLIDE No. 1650/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, AND BY INSTRUMENTS FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE Nos. 9443909, 9775092, 2002130177, 2002130178, 2004128270, 2004128271, 2009034041, 2010040031, 20100400034, 2011114516, 2011114529, 2011114533, 2011114534, 2011130401, 2012012777, 2012014762, 2012024278, 2012028644, 2012095523, 2012103064, 2014026442, 2015069547, 2015112808.

22.) THIS PLAT WAS PREPARED BASED ON A CITY PLANNING LETTER DATED FEBRUARY 21, 2019 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

23.) THIS PROPERTY LIES IN LIGHTING ZONE LZ3.

24.) 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

GRAND RIVER SECTION 1
REPLAT OF LOT 9 IN BLOCK 4

A SUBDIVISION BEING 11.10 ACRES (483,502 S.F.)
AND BEING A REPLAT OF GRAND RIVER SECTION 1
AS RECORDED IN SLIDE No. 1650A OF THE PLAT RECORDS OF
FORT BEND COUNTY, TEXAS

(REASON FOR REPLAT - - TO CREATE 2 LOTS FROM 1 LOT)

483,502 Square Feet or 11.10 Acres
1 Block 2 Lots
April, 2019

OWNER: DEM FEM PROPERTIES, LLC
3602 BUCHANNON HILL LANE
KATY, TX 77494
(713) 732-4677

SURVEYOR: DAVE STRICKLAND, RPLS
P O BOX 266841
HOUSTON, TX 77207
(281) 705-4297