

PLAT RECORDING SHEET

PLAT NAME: Country Acres

PLAT NO: _____

ACREAGE: 5.00

LEAGUE: Gail Borden Jr. League and Peter Macgreal Survey

ABSTRACT NUMBER: 12 and 338

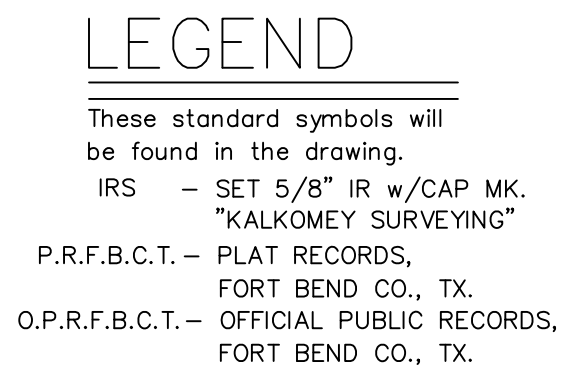
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: GJDS Properties, LLC

(DEPUTY CLERK)



State of Texas
County of Fort Bend

We, GJDS Properties, LLC, acting by and through Dan Simmons, Treasurer, owner of a 5.00 acre tract of land described in the foregoing map of COUNTRY ACRES 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 on 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. The aerial easements shall extend vertically from the ground level to the top of the plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (J.E. and A.E.) as indicated and depicted herein, whereby the aerial easements 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 which shall be designated as the ground line 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 herein, 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, GJDS Properties, LLC, has caused these presents to be signed by Dan Simmons, Treasurer, hereunto authorized, attested by _____, this ____ day of _____, 2020.

GJDS Properties, LLC.

By: _____
Dan Simmons, Treasurer

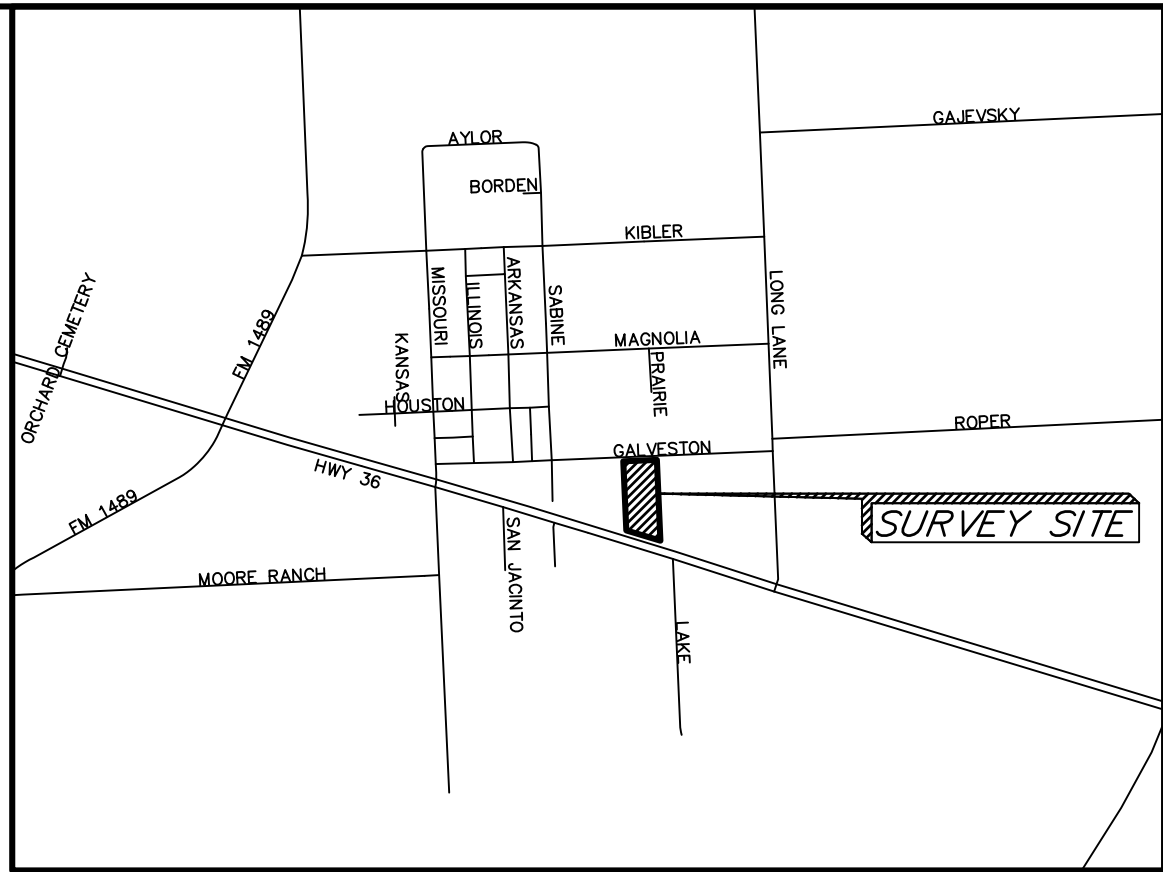
BEFORE ME, the undersigned authority, on this day personally appeared Dan Simmons, Treasurer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020

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 4815700228L, Panel 0225, Suffix "1" dated April 2, 2014 for Fort Bend County, Texas and Incorporated areas.
- Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
- The 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 herein 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.
2. Bearings and coordinates are based upon the Texas Coordinate System of 1983, South Central Zone, NAD83, based upon GPS observations.
3. Elevations shown herein are based on NOS monument R1505, with a published elevation of 108.61', (NAVD88).
4. The coordinates shown herein are Texas State Plane Coordinates, South Central Zone (NAD83) and may be brought to surface by applying the following combined scale factor of 1.0001273562.
5. Temporary Benchmark "A" being a nail set in PP, as shown herein.
Elevation = 123.43' (NAVD88).
6. Elevations used for delineating contour lines are based upon U.S.C.&G.S. datum, NAVD88.
7. This plot was prepared to meet Fort Bend County requirements.
8. 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.
9. B.L. indicates building line; U.E. indicates utility easement; STM. 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.B. indicates property line; O.P.R.F.B.E.C.T. indicates Official Public Records, Fort Bend County, Texas.
10. 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.
11. Site plans shall be submitted to Fort Bend County for staff review and approval prior to construction. Driveway requirements for the driveway shall be met, from an intersection and any existing driveways or proposed driveways, shall conform to the design standards of Fort Bend County.
12. This tract lies wholly within the jurisdictions of Fort Bend County, Fort Bend County Drainage District, Brazos Independent School District, CAD 19, and the ETJ of the City of Orchard.
13. Approval of this plot will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
14. There are no pipelines nor pipeline easements within the limits of the subdivision.
15. This tract is located in Lighting Zone LZ3.
16. 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 tangency, and all block corners, unless otherwise noted.
17. 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.
18. The minimum slab elevation shall be 123.90', eighteen inches (18") above the 100-year floodplain, or at least two feet (2') above natural ground, or one foot (1') above the crown of any down gradient roadway, whichever is higher.
19. 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.
20. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
21. 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 sub-drainage to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
22. Land use within this subdivision is limited to an average percent imperviousness of no more than five (5) percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
23. A minimum distance of 10' shall be maintained between residential dwellings.



VICINITY MAP **KEY MAP: 561**
(SCALE: 1" = 2,000') (PANEL "U")

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 any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Date
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2020.

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, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2020 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

COUNTRY ACRES
1 LOT, 1 BLOCK, 0 RESERVES
BEING 5.00 ACRES IN THE
BORDEN JR. LEAGUE, ABSTRACT 12
ETER MACGREAL SURVEY, ABSTRACT 338
FORT BEND COUNTY, TEXAS
JANUARY 2020

J|C JONES | CARTER

OWNER:
GJDS PROPERTIES, LLC.
4510 16TH STREET
LUBBOCK, TEXAS 79416

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive Suite 100 • Rosenberg, Texas 77471 • 281.342.2033