

# PLAT RECORDING SHEET

**PLAT NAME:** Martinez 2218

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 1.7196

**LEAGUE:** G. Schley Survey

**ABSTRACT NUMBER:** 391

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Moises Martinez

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(DEPUTY CLERK)

STATE OF TEXAS:  
COUNTY OF FORT BEND:

I, Moises Martinez, acting as an individual, Owner, hereinafter referred to as Owner of the 1.7196 acre tract described in the above and foregoing map of MARTINEZ 2218, 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 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 Village of Pleak, 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 obutting property 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.

WITNESS MY HANDS in Fort Bend County, Texas this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
Moises Martinez

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared Moises Martinez, acting as an individual, 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of \_\_\_\_\_

My Commission Expires \_\_\_\_\_ Notary Public

This is to certify that the Planning Commission of the Village of Pleak, Texas, has approved this plat and subdivision of MARTINEZ 2218 in conformance with the laws of the State of Texas and the ordinances of the Village of Pleak, as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2020.

David Thielemann, Chairperson Gary Miller, Vice-Chairperson

This is to certify that the City Council of the Village of Pleak, Texas, has approved this plat and subdivision of MARTINEZ 2218 in conformance with the laws of the State of Texas and the ordinances of the Village of Pleak, as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2020.

Larry Bittner, Mayor Michael John, Mayor Pro-Term

Wade Goates, Alderman Damon Kuhn, Alderman

Carolyn Delmar, Alderman Anne Stark, Alderman

Erin Walley, City Secretary

I, Brian Nesvadba, 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 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 rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Brian Nesvadba, R.P.L.S.  
Texas Registration No. 5776

#### NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986787328.
- 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-0245 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 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 WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 87.9 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.
- CONTOURS SHOWN HEREON ARE PER FIELD SURVEY PERFORMED ON OCTOBER 29, 2018. ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 09)
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN THE FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED ISD, THE EXTRA TERRITORIAL JURISDICTION OF THE VILLAGE OF PLEAK, FORT BEND COUNTY, TEXAS.
- 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.
- THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZZ.
- - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
- THERE ARE NO VISIBLE OR KNOWN APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION. HOWEVER, THERE IS A BLANKET EASEMENT GRANTED IN VOLUME 113, PAGE 107 AND VOLUME 374, PAGE 417 OF THE FORT BEND COUNTY DEED RECORDS (SEE NOTE 18).
- 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 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.
- THIS PLAT WAS PREPARED TO MEET VILLAGE OF PLEAK AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SELECT TITLE COMPANY, FILE NO. CS1911280, EFFECTIVE DATE FEBRUARY 4, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN VOL. 131, PG. 466, AND VOL. 264, PG. 415, OF THE DEED RECORDS OF FORT BEND COUNTY.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN UNDEFINED PIPELINE EASEMENT GRANTED TO GULF PIPE LINE COMPANY AND GULF PRODUCTION COMPANY AS RECORDED IN VOLUME 113, PAGE 107 AND VOLUME 374, PAGE 417 OF THE FORT BEND COUNTY DEED RECORDS.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2019127156.

PLATINUM GYMKHANA, L.P.  
REMAINDER OF 105.216 ACRES  
(F.B.C.C.F. NO. 2015108067)

I, Chad A. Nesvadba, 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.

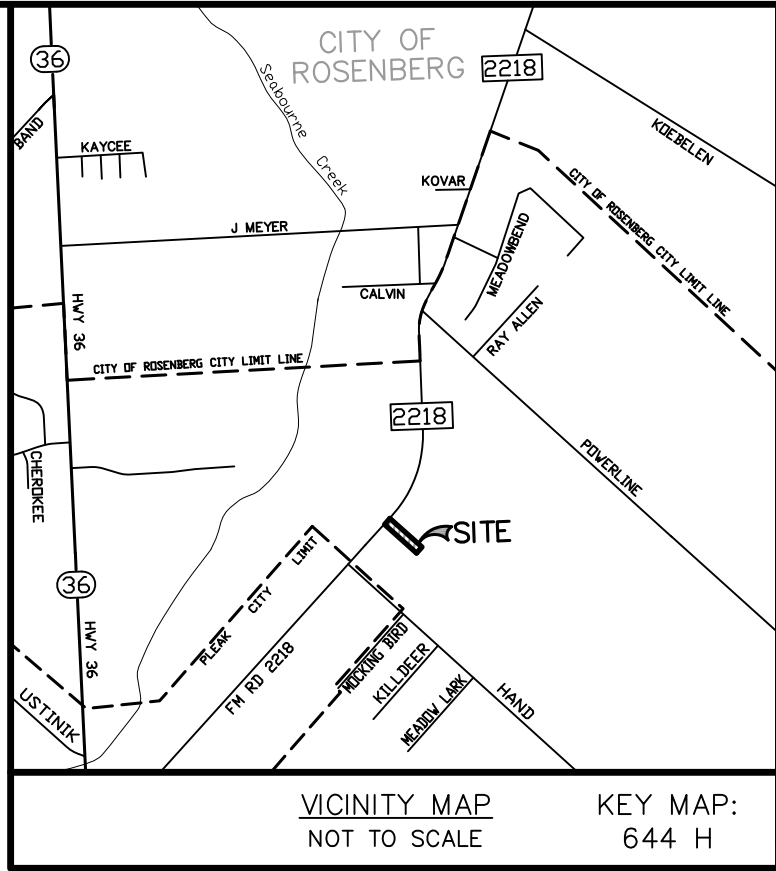
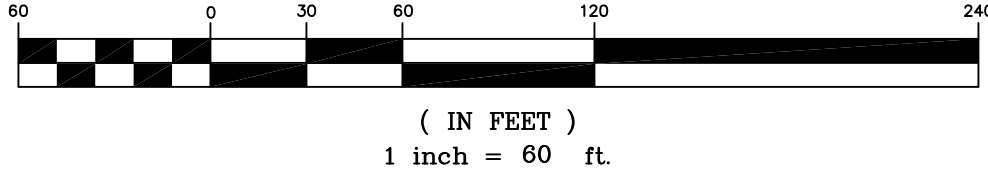
Chad A. Nesvadba, P.E.  
Texas Registration No. 91092



#### LEGEND

- BUILDING LINE
- EASEMENT
- FORT BEND COUNTY CLERK'S FILE
- FORT BEND COUNTY DRAINAGE DISTRICT
- FORT BEND COUNTY DEED RECORDS
- FORT BEND COUNTY PLAT RECORDS
- FOUND
- IRON PIPE
- IRON ROD
- LANDSCAPE EASEMENT
- POINT OF BEGINNING
- RIGHT OF WAY
- SQUARE FEET
- TEMPORARY BENCHMARK
- WITH

#### GRAPHIC SCALE



I, 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 \_\_\_\_\_, 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, DO 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 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

## MARTINEZ 2218

A SUBDIVISION OF 1.7196 ACRES OF LAND  
IN THE G. SCHLEY SURVEY,  
ABSTRACT NO. 391, VILLAGE OF PLEAK,  
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE 0 LOTS

~ OWNER ~

MOISES MARTINEZ

1109 Wilson Drive  
Rosenberg, Texas 77471

PHONE: 281.762.7730

~ SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive  
Stafford, Texas 77477

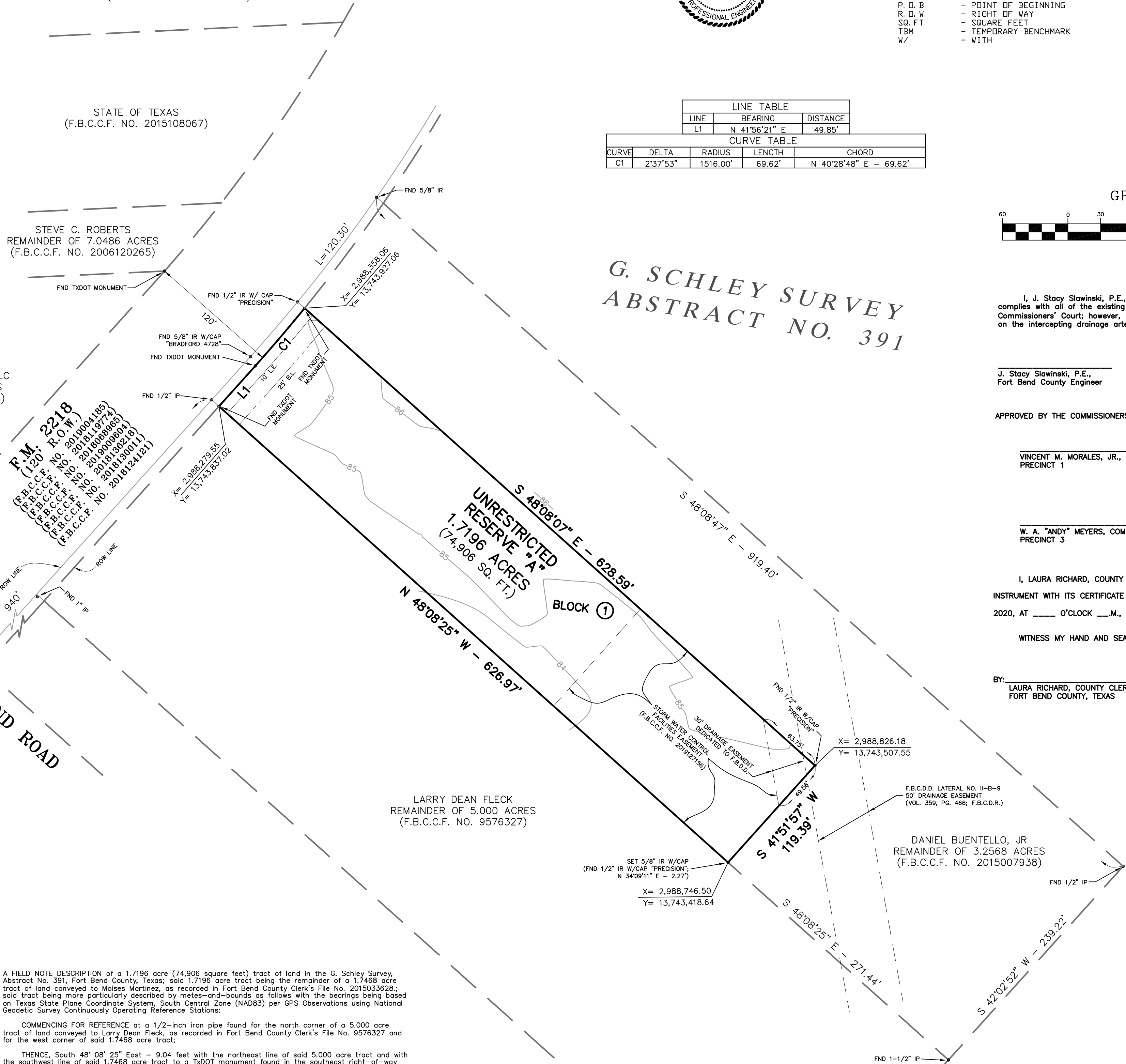
PHONE: 281.491.2525 FAX: 281.491.2535

SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906

www.team-civil.com

JOB NO. 1412-1

DECEMBER 20, 2019



We, NewFirst National Bank, owner and holder of a lien against the property described in the plat known as MARTINEZ 2218, said lien being evidenced by instrument of record in Fort Bend County Clerk's File No. 2019005715, do hereby in all things subordinate to said plat lien and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

PRINT NAME AND TITLE

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_

and \_\_\_\_\_ of NewFirst National Bank, 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

Notary