

# PLAT RECORDING SHEET

**PLAT NAME:** Buls Meadows Estates

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

**ACREAGE:** 42.045

**LEAGUE:** Andrew Northington League

**ABSTRACT NUMBER:** 65

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 11

**NUMBER OF RESERVES:** 5

**OWNERS:** Alfredo M. Ochoa and Claudia Cervantes

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

STATE OF TEXAS :  
COUNTY OF FORT BEND:

We, Alfredo M. Ochoa and Claudia Cervantes, hereinafter referred to as Owners of the 42.045 acres shown hereon and described in the above and foregoing map of **BULS MEADOWS ESTATES**, 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 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 the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 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 abutting 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 OUR HANDS IN THE COUNTY OF \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
Alfredo M. Ochoa Claudia Cervantes

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Alfredo M. Ochoa and Claudia Cervantes, 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 \_\_\_\_\_, 2020.

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

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

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 is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that 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 unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

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



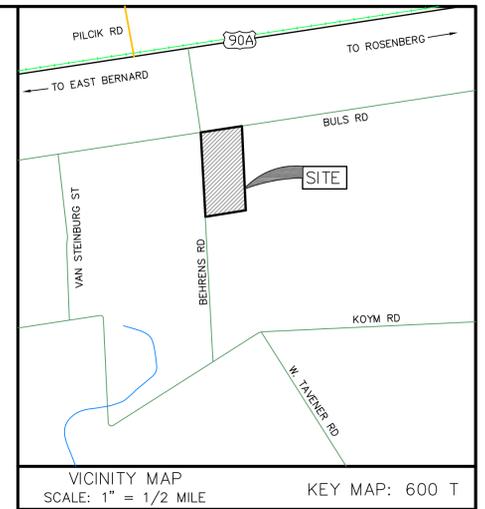
I, Chad A. Nesvadba, a Licensed Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

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



NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE N.G.S. C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986781849.
- 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 117.5 FEET ABOVE MEAN SEA LEVEL, OR 24 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 TWENTY-FOUR (24) INCHES ABOVE NATURAL GROUND.
- 3.) BENCHMARK: N.G.S. CORS REFERENCE STATIONS USING GPS OBSERVATIONS (NAD '88)
- 4.) TBM A: BOX CUT ON 18" RCP AT SOUTH OF BULS ROAD AND EAST OF BEHRENS ROAD, AS SHOWN. ELEVATION = 117.60'
- 5.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE BRAZOS INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY, TEXAS.
- 6.) 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.
- 7.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9.) THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3).
- 10.) 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-0200 M, EFFECTIVELY DATED DECEMBER 21, 2017, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 11.) THERE SHALL BE A 10 FEET BUILDING SETBACK LINE ON ALL SIDE PROPERTY LINES.
- 12.) ALL KNOWN PIPELINE AND PIPELINE EASEMENTS ARE SHOWN ON THIS PLAT.
- 13.) • - INDICATES A SET 5/8" IR W/ CAP STAMPED "TEAM 281-491-2525", SET AT ALL LOT AND RESERVE CORNERS, UNLESS OTHERWISE NOTED.
- 14.) LAND USE WITHIN THE SUBDIVISION IS LIMITED TO A MAXIMUM IMPERVIOUSNESS OF 14,000 SQ.FT. PER LOT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THE MAXIMUM IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THE IMPERVIOUSNESS IS TO BE EXCEEDED A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 15.) THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTING 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.
- 16.) MAINTENANCE OF THE DETENTION FACILITIES/STRUCTURES LOCATED WITHIN DRAINAGE RESERVES AND EASEMENTS DEDICATED HEREON SHALL BE THE RESPONSIBILITY OF THE OWNERS OF RESERVE "A" AND "B" AND/OR THE PROPERTY OWNERS ASSOCIATION. FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE FACILITIES, IF NECESSARY.
- 17.) SUBJECT TO HOUSTON LIGHTING AND POWER COMPANY BLANKET EASEMENT RECORDED IN VOLUME 407, PAGE 601, OF THE FORT BEND COUNTY DEED RECORDS.
- 18.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2020087897 FOR A "CONSENT TO ENCR OACH" GRANTED BY CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC.



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 \_\_\_\_\_, 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

# BULS MEADOWS ESTATES

1 BLOCK - 11 LOTS - 5 RESERVES

A SUBDIVISION OF 42.045 ACRE TRACT IN THE  
ANDREW NORTHINGTON LEAGUE,  
ABSTRACT NO. 65,  
FORT BEND COUNTY, TEXAS

~ OWNER ~

**ALFREDO M. OCHOA AND CLAUDIA CERVANTES**

10725 Koym Road  
Beasley, Texas 77417  
PHONE: 281.748.7007

~ SURVEYOR/ENGINEER ~

**TEXAS ENGINEERING AND MAPPING COMPANY**

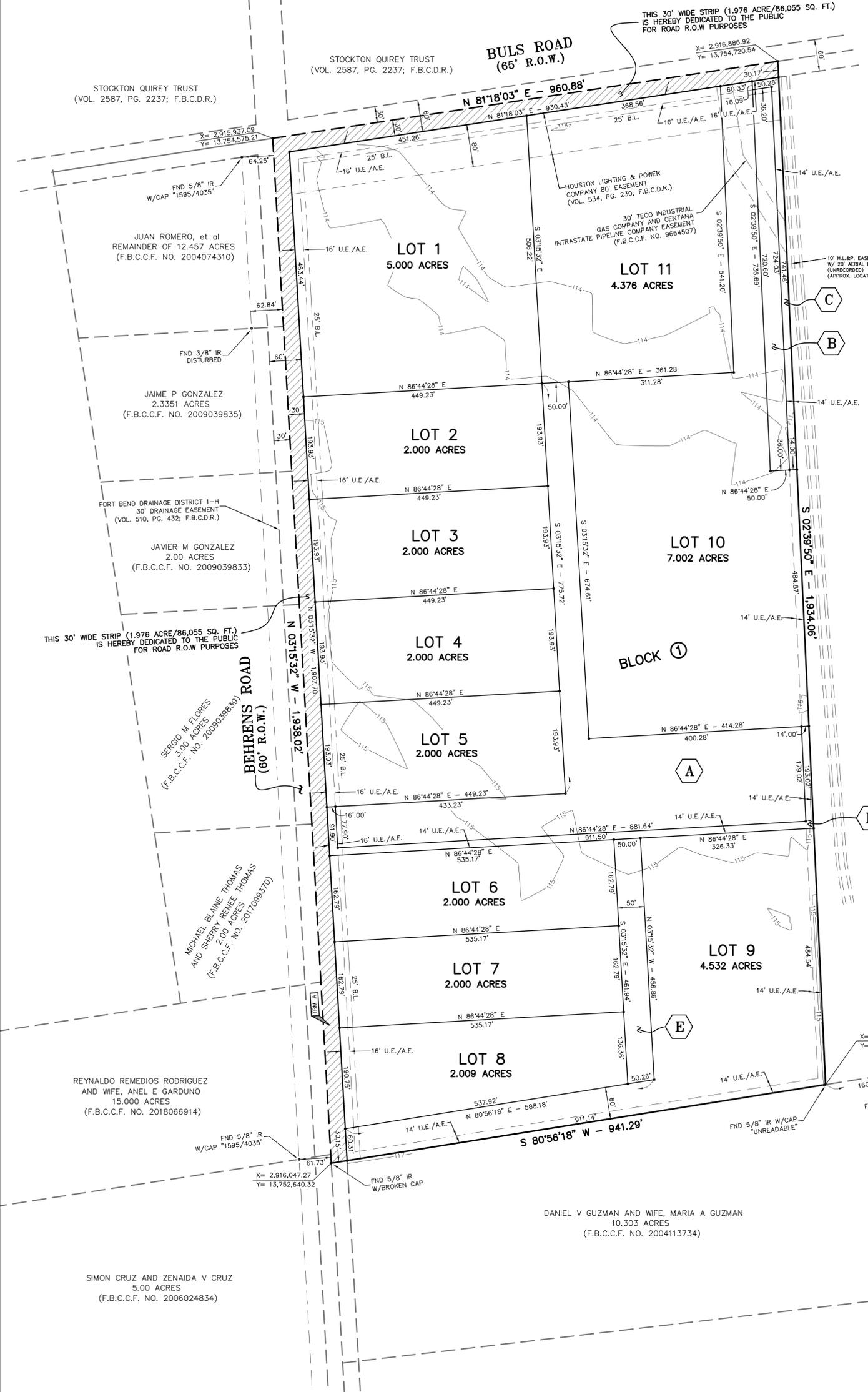
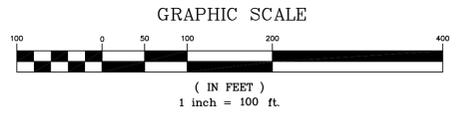
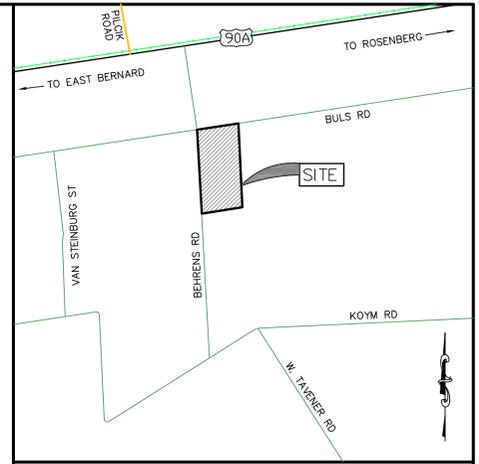
12718 Century Drive  
Stafford, Texas 77477

PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906  
www.team-civil.com  
1402-1  
AUGUST 7, 2020



ANDREW NORTHINGTON LEAGUE  
ABSTRACT NO. 65

- LEGEND**
- A. E. - AERIAL EASEMENT
  - B. L. - BUILDING LINE
  - F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
  - F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
  - FND - FOUND
  - IP - IRON PIPE
  - IR - IRON ROD
  - R. O. W. - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - U. E. - UTILITY EASEMENT
  - W/ - WITH



DIEGO SANCHEZ AND WIFE, MARTHA SANCHEZ  
41.796 ACRES  
(F.B.C.C.F. NO. 2000047547)

RESTRICTED RESERVE TABLE	
A	3.396 ACRES NOTE: RESTRICTED TO DETENTION/DRAINAGE
B	0.597 ACRE NOTE: RESTRICTED TO DETENTION/DRAINAGE
C	0.251 ACRE NOTE: RESTRICTED TO LANDSCAPE / UTILITIES
D	0.379 ACRE NOTE: RESTRICTED TO LANDSCAPE / UTILITIES
E	0.527 ACRE NOTE: RESTRICTED TO DETENTION/DRAINAGE

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~ SURVEYOR/ENGINEER ~  
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AUGUST 7, 2020

JAYANTI PATEL  
13.934 ACRES  
(F.B.C.C.F. NO. 2009028025)

