

PLAT RECORDING SHEET

PLAT NAME: Foodies

PLAT NO: _____

ACREAGE: 1.3067

LEAGUE: John McDonald Survey

ABSTRACT NUMBER: 291

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Reddick 1464 Real Estate, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, REDDICK 1464 REAL ESTATE, LLC., ACTING BY AND THROUGH ZAHIRALI MAKHANEJIN AND ABD NOTTU, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 1.3607 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FOODIES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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 ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 THE 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 PURPOSE 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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL 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 SHALL HEREBY BE 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 ADJUTING 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, REDDICK 1464 REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ZAHIRALI MAKHANEJIN, ITS MANAGING MEMBER, THIS _____ DAY OF _____, 2020

REDDICK 1464 REAL ESTATE LLC.

ZAHIRALI MAKHANEJIN, MANAGING MEMBER

PRINT NAME

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZAHIRALI MAKHANEJIN AND ABD NOTTU, MANAGING MEMBERS OF REDDICK 1464 REAL ESTATE, LLC 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FOODIES IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 20____

BY: MARTHA L. STEIN (OR) M. SONNY GARZA
TITLE CHAIR OR VICE CHAIRMAN

BY: MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY

SURVEYOR'S CERTIFICATE

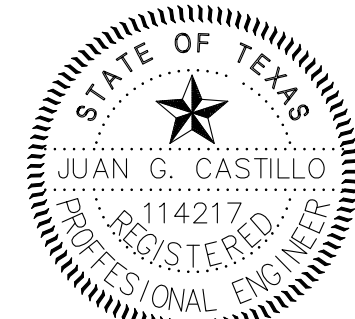
I, HENRY M. SANTOS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450



ENGINEER'S PLAT AFFIDAVIT

I, JOSE G. CASTILLO, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND CITY OF HOUSTON TO THE BEST OF MY KNOWLEDGE.



JUAN G. CASTILLO
REGISTERED PROFESSIONAL ENGINEER NO. 114217
CAS CONSULTANTS
TEXAS FIRM F-15593
6201 BONHOMME ROAD, STE. 315-N
HOUSTON, TEXAS 77036
TEL (281) 500-6874

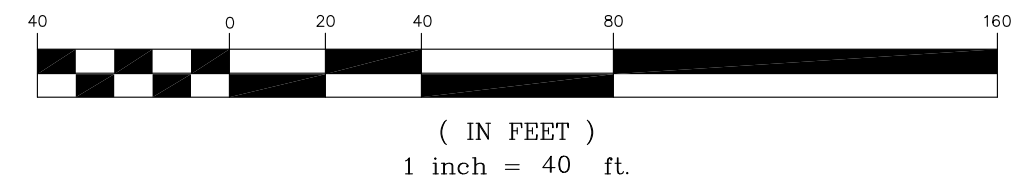
GENERAL NOTES:

- 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 CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING SCALE FACTOR OF 0.9996
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN WAS RESEARCH AND PROVIDED BY OTHERS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NOS. 48157C0135L AND 48157C0145L, REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY AND HAS NOT BEEN FILED VERIFIED. THIS 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 ADVANCE SURVEYING, INC..
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5) FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- THE TOP OF ALL FLOOR SLAB ELEVATIONS SHALL BE A MINIMUM OF 94.50 FEET ABOVE MEAN SEA LEVEL. 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. ANY FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12 INCHES ABOVE THE MAXIMUM ANTICIPATED PONDING OR SHEET FLOW ELEVATION FOR THE SITE.
- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY DRAINAGE, FORT BEND MUD NO. 30, HOUSTON EXTRATERRITORIAL JURISDICTION, FORT BEND COUNTY, IN FORT BEND INDEPENDENT SCHOOL DISTRICT.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- LIGHTING AND ZONING: THIS PLAT LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. LZ3.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL PROPERTY SHALL DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 62°35'56" E	26.89'
L2	N 62°35'56" E	21.16'

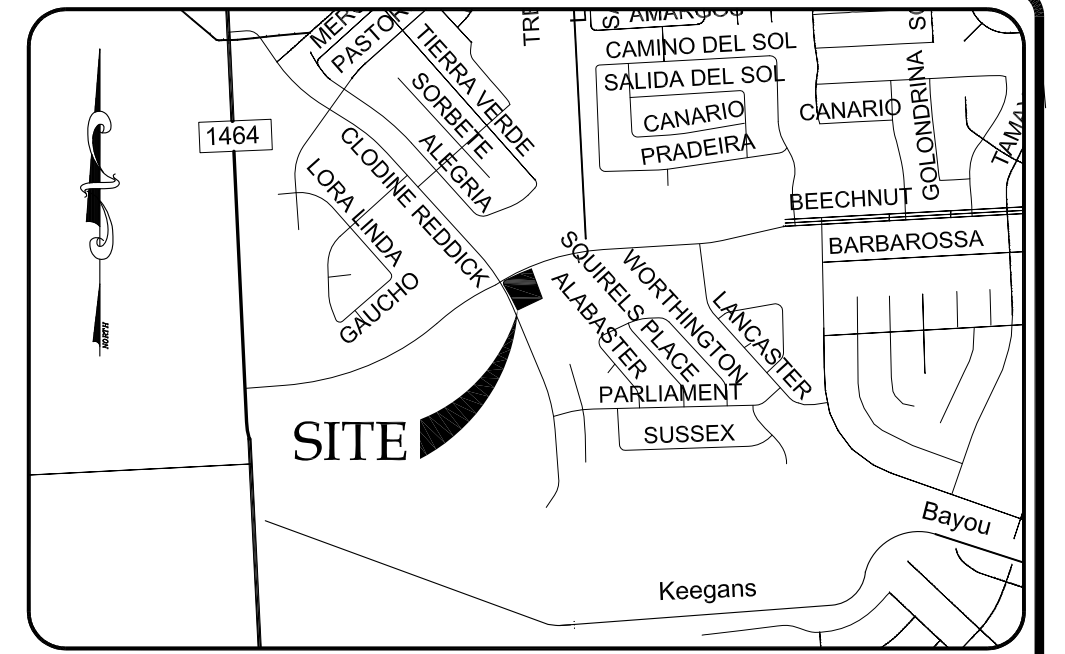
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	223.25'	2050.00'	Δ06°14'23"	N 28°38'21" W	223.14'
C2	40.88'	25.00'	Δ93°40'58"	N 14°58'56" E	36.47'
C3	196.66'	1950.00'	Δ05°46'42"	N 66°54'06" E	196.58'
C4	217.97'	2050.00'	Δ06°05'32"	N 28°33'56" W	217.87'
C5	49.33'	30.00'	Δ94°12'37"	S 15°29'37" W	43.96'

GRAPHIC SCALE



LEGEND:

AC.	- ACRES
B.L.	- BUILDING LINE
ESMT.	- EASEMENT
FC	- FILM CODE
F.B.C.C.F.	- FORT BEND COUNTY DEED RECORDS
F.B.C.D.R.	- FORT BEND COUNTY MAP RECORDS
HL&P	- HOUSTON LIGHTING & POWER
I.R.	- IRON ROD
VOL.	- VOLUME
PG.	- PAGE
R.O.W.	- RIGHT-OF-WAY
SQ. FT.	- SQUARE FEET



VICINITY MAP SCALE: 1"=1,500'
KEY MAP NO. 527P

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 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.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2020.

BY: VINCENT M. MORALES, JR. COMMISSIONER, PRECINCT 1

BY: GRADY PRESTAGE COMMISSIONER, PRECINCT 2

BY: KP GEORGE
COUNTY JUDGE

BY: W.A. ANDY MYERS COMMISSIONER, PRECINCT 3

BY: KEN R. DEMERCHANT COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, CLERK OF THE COMMISSIONER'S COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ AT _____ O'CLOCK _____ AND DULY RECORDED ON _____ AT _____ O'CLOCK _____ AND IN SLIDE NO. _____ OF THE MAP 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
CLERK OF THE COMMISSIONER'S COURT
FORT BEND COUNTY, TEXAS

DEPUTY

FOODIES

A SUBDIVISION OF 1.3067 ACRES OR 56,920 SQUARE FEET OF LAND SITUATED IN THE JOHN MCDONALD SURVEY, ABSTRACT NO. 291, FORT BEND COUNTY, TEXAS.

(1) RESERVE AND ONE (1) BLOCK

SCALE: 1"= 40' DATE: APRIL, 2020

OWNER:

REDDICK 1464 REAL ESTATE LLC.,
8303 SOUTHWEST FREEWAY
HOUSTON, TX. 77074

PREPARED BY:



ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-2899 FAX: 281 530-5464 EMAIL: advance_survey@asi23.com
www.advancesurveyingtx.com
FIRM NO. 10099200