

PLAT RECORDING SHEET

PLAT NAME: Grand River Replat of Lot 4 Block 4

PLAT NO: _____

ACREAGE: 11.580

LEAGUE: Knight & White League

ABSTRACT NUMBER: 46

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Alberto C. & Gema Rey

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Alberto C. Rey & Gema Rey owners of the 11.5874 acre tract described above and foregoing map of Grand River, Replat of Lot 4, 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 dedicated 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 and assigns to warrant and 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 easement or seven feet (7'0") for sixteen feet (16'0") 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, We do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, We 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 some under the terms and conditions of such restrictions filed separately.

FURTHER, We 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, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all boyous, 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 purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision 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 certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Grand River, Replat of Lot 4, Block 4 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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.

Witness my hand in the City of _____, this ____ day of _____, 2020.

By: _____
Alberto C. Rey, Owner

By: _____
Gema Rey, Owner

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Alberto C. Rey & Gema Rey, known to me to be the person whose name is 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 _____, 2020

Notary Public for the State of Texas

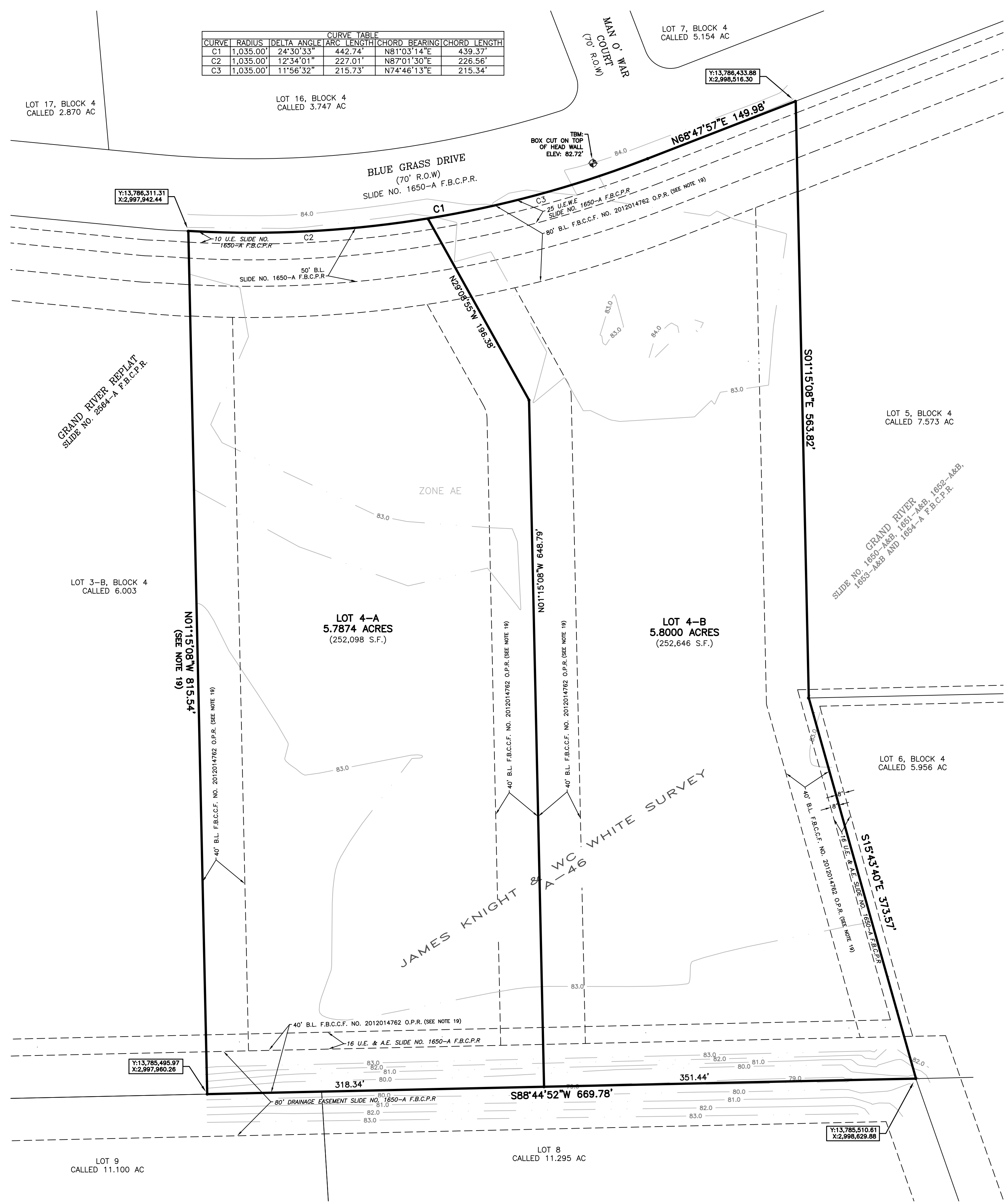
This Plat of Grand River, Replat of Lot 4, Block 4 is approved by the City Manager of the City of Richmond, Texas, this ____ day of _____, 2020.

Terri Velo, City Manager

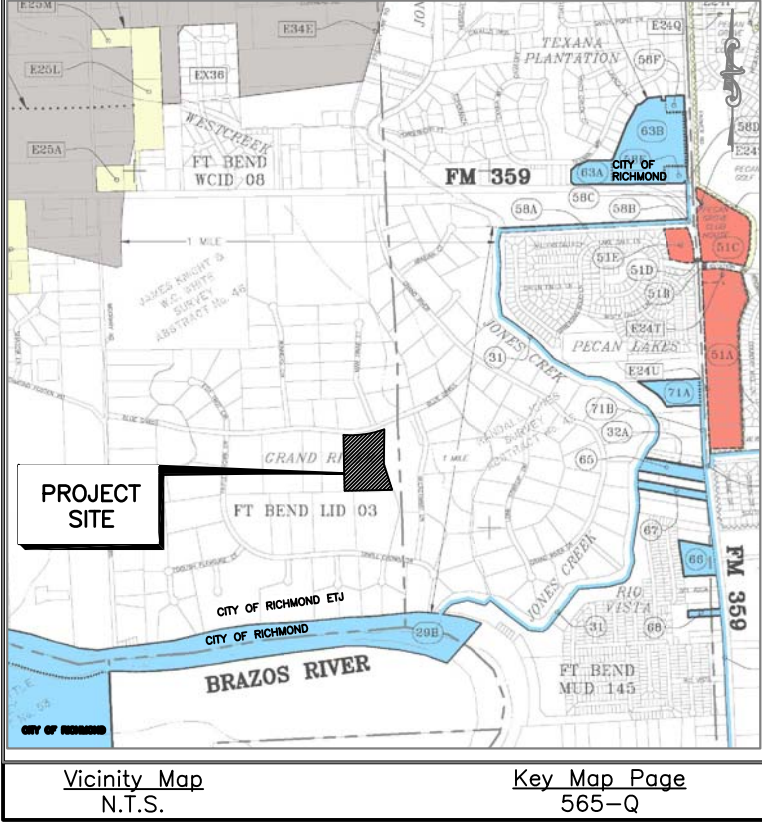
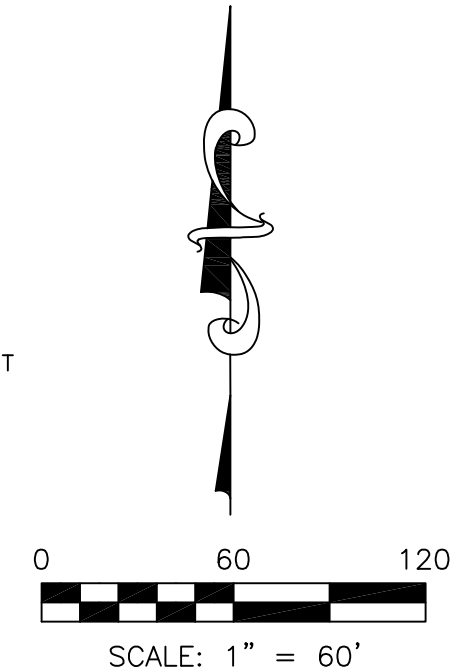
This Plat of Grand River, Replat of Lot 4, Block 4, approved on _____ by the City of Richmond Commission and signed this ____ day of _____, 2020, provided, however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, after one year per Section 6.3.503, Final Plats.

Evalyn W. Moore, Mayor
Laura Scarlato, City Secretary

CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Rows C1, C2, C3.



LEGEND table with symbols and descriptions: A.E. AERIAL EASEMENT, B.L. BUILDING LINE, D.E. DRAINAGE EASEMENT, ESMT EASEMENT, FND FOUND, IR IRON ROD, LSE LANDSCAPE EASEMENT, U.E. UTILITY EASEMENT, U.E. UNIMPROVED EQUESTRIAN WAY EASEMENT, WLE WATER LINE EASEMENT, WW WATER WELL, F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE, F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS, O.P.R. OFFICIAL PUBLIC RECORDS



- GENERAL NOTES:
1. The basis of bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.
2. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 4815700235 L dated April 2, 2014, the subject tract appears to be within Zone "AE", defined as special flood hazard areas inundated by 1% annual chance flood event with base flood elevations determined.
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. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. KM Surveying, LLC assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of KM Surveying, LLC.
3. Benchmark: NOS Monument stamped "L806 1963 RESET" located along the southwest right-of-way of FM 359 approximately 0.45 miles northwest of FM 723. Elevation: 94.56 feet.
Temporary Benchmark: Box cut on top of headwall. Elevation: 82.72 feet.
4. This property lies in the Lamar Consolidated Independent School District, Fort Bend County Taxing Jurisdictions, the City of Richmond Extraterritorial Jurisdiction, and Fort Bend County.
5. There are no existing pipelines or pipeline easement within this subdivision.
6. This plat is located in Fort Bend County Lighting Zone LZ3.
7. All drainage to drain into the drainage easement only through an approved drainage structure.
8. All drainage easement shall be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
9. 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.
10. This subdivision employs a natural drainage system which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. This, during large storm event ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but should not remain for an extended period of time.
11. All drainage easement shown on the foregoing plat will be maintained by the Homeowners Association and/or the adjacent lot owner. However, Fort Bend County and/or City of Richmond reserves the right to maintain these drainage facilities, if necessary.
12. Site plans shall be submitted to City of Richmond, 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.
13. Easements and other recorded information shown hereon are as per City Planning Letter dated July 26, 2020, by Declaration Title Company, LLC, G.F. No. CS19-0241, with restrictions recorded on Slide No(s). 1650/A, 1650/B through 1654/A, inclusive of the Plat Records and under Fort Bend County Clerk's File Nos. 9443909, 9775992, 2002130177, 2002130178, 2004128270, 2004128271, 2009034041, 2010040034, 2011114516, 2011114529, 2011114533, 2011114534, 2011130401, 2012012777, 2012014762, 2012024278, 2012028644, 2012095523, 2012103064, 2014026442, 2015069547, 2015112808, 2016131671, 2017016594, 2018002252, 2018131748 and 2019009563.
14. A blanket easement across all property for ingress, egress, installation, replacing, repairing and maintaining all utilities as set forth in instrument filed for record under Fort Bend County Clerk's File No. 9775092 O.P.R.
15. The minimum slab elevation shall be 89.00 feet above Mean Sea Level, or at least two feet above natural ground, whichever is higher.
16. Land use within the subdivision is limited to an average imperviousness of no more than 5.0%.
17. 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.
18. A minimum distance of 10' shall be maintained between residential dwellings.
19. All B.L. setbacks recorded under F.B.C.C. File No. 2012014762 O.P.R. (40' side B.L.'s, 40' rear B.L. and additional 80' B.L.) are not required by Fort Bend County and may be released by separate instrument at any time in the future.

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. Precinct 1, County Commissioner
Grady Prestage Precinct 2, County Commissioner
KP George County Judge
W. A. (Andy) Meyers Precinct 3, County Commissioner
Ken DeMerchant Precinct 4, County Commissioner

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 plot number _____ of the plat records of Fort Bend County, Texas.

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

By: _____
Deputy

GRAND RIVER REPLAT OF LOT 4 BLOCK 4 (SLIDE 1650 A & B ET SEQ. F.B.C.P.R.)

A SUBDIVISION OF 11.5874 ACRES OF LAND
KNIGHT & WHITE LEAGUE, A-46
FORT BEND COUNTY, TEXAS

2 LOTS 0 RESERVES 1 BLOCK

REASON FOR REPLAT:
DIVISION OF LOT 4, BLOCK 4

AUGUST, 2020

KM Surveying, LLC

3902 REESE ROAD - SUITE C-100
ROSENBERG, TEXAS 77471
713-234-6627

OWNER: ALBERTO C. & GEMA REY
3235 BLUE GRASS DRIVE, RICHMOND, TX 77406
852.244.7843

ENGINEER: NESVADBA ENGINEERING SERVICES
PO BOX 353, NEEDVILLE, TX 77461
281.543.4660

I, Kevin Drew McRae 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 and that all boundary corners, angles, points of curvature and other points of reference have been marked with iron rods and a length of not less than three (3) feet.

Kevin Drew McRae, R.P.L.S.
Texas Registration No. 5485

I, Chad A. Nesvadba, P.E., 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.

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

DISTRICT NAMES table with columns: DISTRICT, NAME. Rows: SCHOOL (LAMAR C.I.S.D.), DRAINAGE (F.B.C. DRAINAGE DISTRICT), CITY ETJ (CITY OF RICHMOND), UTILITIES CO. (CENTERPOINT ENERGY)

ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF RICHMOND, TEXAS

JOB NO. 1821-1901