

PLAT RECORDING SHEET

PLAT NAME: Magnolia Place Tract 621 Replat No 1

PLAT NO: _____

ACREAGE: 4.2565

LEAGUE: Thomas Gleason Survey

ABSTRACT NUMBER: 184

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Williams Middleton Pace, Jr. and 3941 Fresno, LLC.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND:

I, Williams Middleton Pace, Jr., Individual; and 3941 Fresno, LLC, a Texas limited liability company, acting by and through John A. Gross, Manager/Member; hereinafter referred to as Owners of the 4.2565 acres shown hereon and described in the above and foregoing map of **MAGNOLIA PLACE TRACT 621 REPLAT NO. 1**, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 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 City of Pearland, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any time 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.

FURTHER, Owners do hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS MY HAND in _____ County, Texas this ____ day of _____, 2020.

By: _____
Williams Middleton Pace, Jr., Individual

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared Williams Middleton Pace, Jr., 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 and herein stated.

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

Notary Public in and for the State of Texas

My Commission Expires _____ Notary Public

IN TESTIMONY WHEREOF, 3941 Fresno, LLC, a Texas limited liability company, acting by and through

John A. Gross, Manager/Member, thereto authorized, this ____ day of _____, 2020.

3941 Fresno, LLC,
a Texas limited liability company

By: _____
John A. Gross, Manager/Member

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared John A. Gross, Manager/Member of 3941 Fresno, LLC, a Texas limited liability company, 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 and herein stated.

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

Notary Public in and for the State of Texas

My Commission Expires _____ Notary Public

APPROVED BY PEARLAND PLANNING AND ZONING COMMISSION

RON WICKER
CHAIR, PLANNING AND ZONING COMMISSION

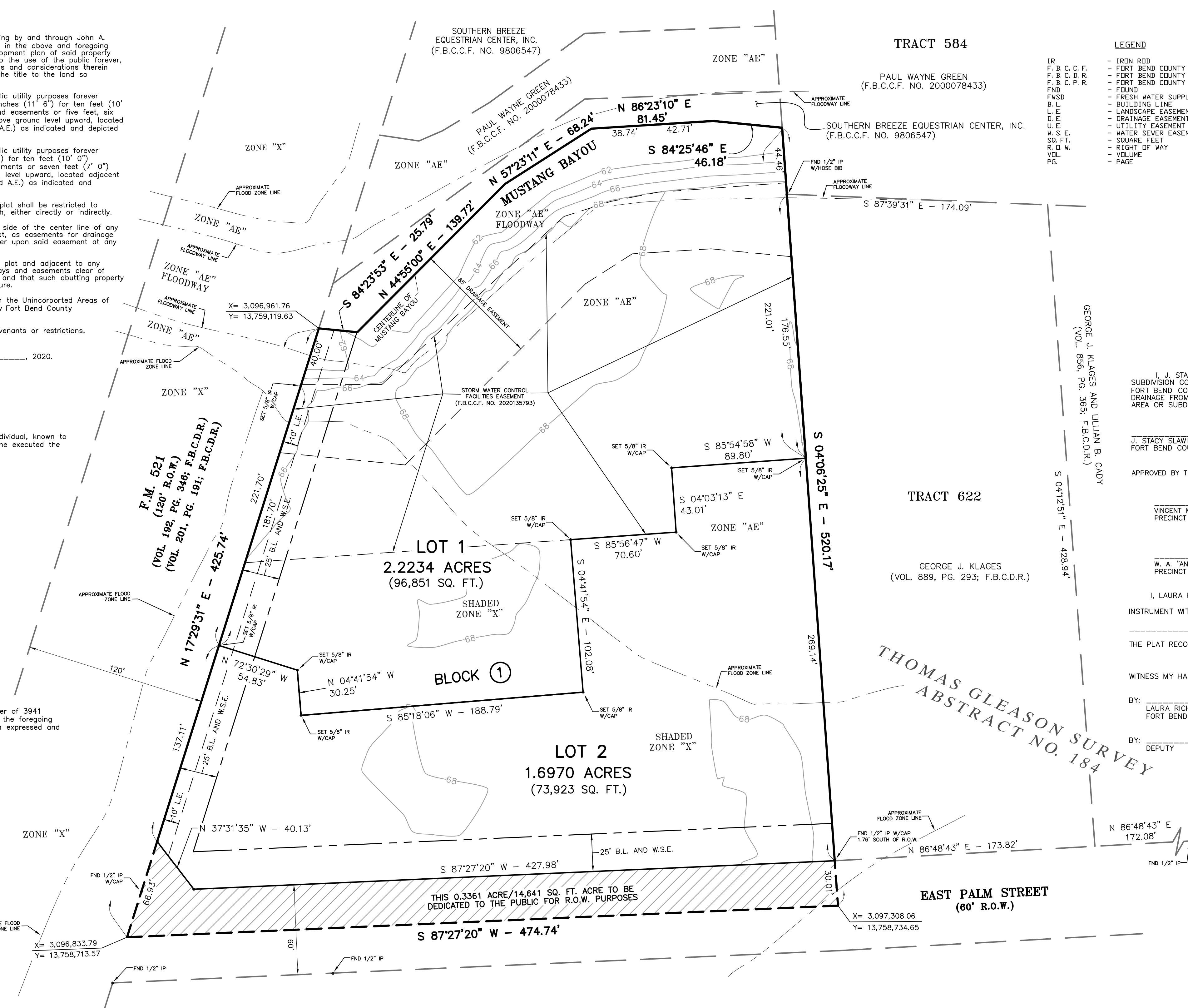
APPROVED BY THE CITY OF PEARLAND CITY ATTORNEY

DARRIN COKER
CITY ATTORNEY

APPROVED BY THE CITY OF PEARLAND CITY ENGINEER

ROBERT UPTON
CITY ENGINEER

- NOTES:
- 1) BEARINGS AND COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - 2) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 70.50 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.
 - 3) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE FORT BEND ISO, FORT BEND FRESH WATER SUPPLY DISTRICT 1, THE CITY OF PEARLAND'S EXTRA TERRITORIAL JURISDICTION, AND FORT BEND COUNTY, TEXAS.
 - 4) 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.
 - 5) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - 6) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - 7) ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 2 (LZ2).
 - 8) 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-0315L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES PARTIALLY IN SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PARTIALLY IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED; AND PARTIALLY IN REGULATORY FLOODWAY WITHIN ZONE "AE". THESE FLOOD PLAN ZONES ARE SUBJECT TO CHANGE.
 - 9) NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY FIRST AMERICAN TITLE COMPANY AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
 - 10) 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 PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A..
 - 11) 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.
 - 12) THIS RURAL 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. 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 TO TIME.
 - 13) ALL DRAINAGE/RETENTION EASEMENTS SHOWN ON THE PLAT WILL BE MAINTAINED BY THE LOT OWNER. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE/RETENTION FACILITIES IF NECESSARY.
 - 14) 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.
 - 15) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
 - 16) ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE LOT OWNER AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
 - 17) BENCHMARK, FLOORPLAN REFERENCE MARK NO. 010565 IS A HPCD BRASS DISK STAMPED "L 668 1942" LOCATED ON A CONCRETE HEADWALL ON THE SOUTH SIDE OF WEST SYCAMORE STREET AT F.M. 521 APPROXIMATELY 5.4 MILES SOUTH OF BELTWAY 8, IN KEYMAP NO. 651 D AND IN THE CLEAR CREEK WATERSHED.
X = 3,096,833.79
Y = 13,758,713.57
ELEVATION = 72.28' (NAVD 1988, 2001 ADJUSTMENT)
 - 18) ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITHIN TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED FENCES, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 - 19) ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
 - 20) THIS PROPERTY DOES NOT LIE WITHIN A MUNICIPAL UTILITY DISTRICT.
 - 21) DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
 - 22) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTION SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 - 23) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN VOL. 2, PG. 6 OF THE FORT BEND COUNTY PLAT/MAP RECORDS; AND IN VOLUME 615, PAGE 55 OF THE FORT BEND COUNTY DEED RECORDS; AND IN FORT BEND COUNTY CLERK'S FILE NO. 2017003041.



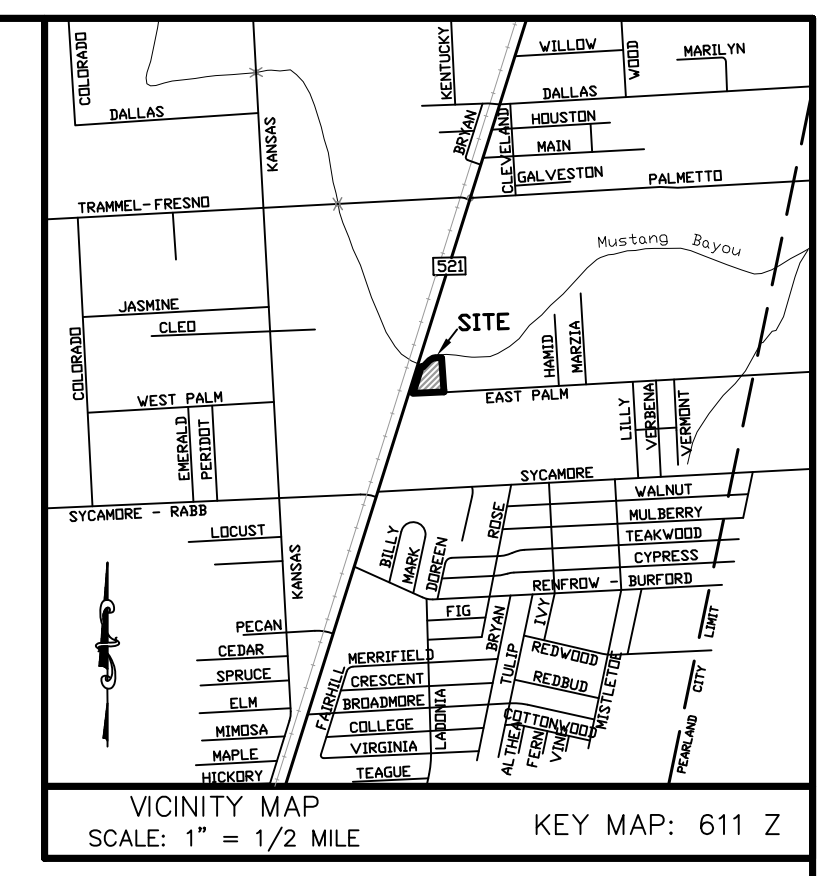
TRACT 584

PAUL WAYNE GREEN
(F.B.C.C.F. NO. 2000078433)

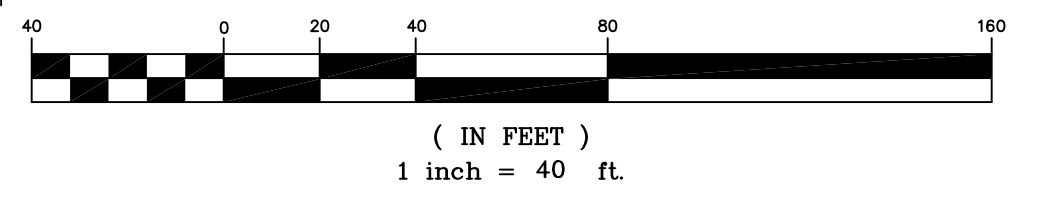
SOUTHERN BREEZE EQUESTRIAN CENTER, INC.
(F.B.C.C.F. NO. 9806547)

LEGEND

- IR - IRON ROD
- F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- F.W.S.D. - FRESH WATER SUPPLY DISTRICT
- B.L. - BUILDING LINE
- L.E. - LANDSCAPE EASEMENT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- W.S.E. - WATER SEWER EASEMENT
- S.F. - SQUARE FEET
- R.O.W. - RIGHT OF WAY
- VL. - VOLUME
- PG. - PAGE



GRAPHIC SCALE



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 _____, 20__.

- 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 _____, 20__ 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

MAGNOLIA PLACE TRACT 621 REPLAT NO 1

A SUBDIVISION OF A 4.2565 ACRE TRACT OF LAND BEING OUT OF TRACT 621, MAGNOLIA PLACE (VOL. 2, PG. 6; F.B.C.P.R.) IN THE THOMAS GLEASON SURVEY, ABSTRACT NO. 184, FORT BEND COUNTY, TEXAS
1 BLOCK - 2 LOTS - 0 RESERVES

REASON FOR REPLAT TO CREATE TWO LOTS

~ OWNERS ~
WILLIAMS MIDDLETON PACE, JR.
3506 Watts Plantation
Fresno, Texas 77545
PHONE: 832.715.1335

3941 FRESNO, LLC,
a Texas limited liability company
3235 Hickory Brooke Lane
Kingwood, Texas 77345
PHONE: 713.253.1322

~ 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. P-2906
www.team-civil.com
Job No. 1304-1
NOVEMBER 10, 2020

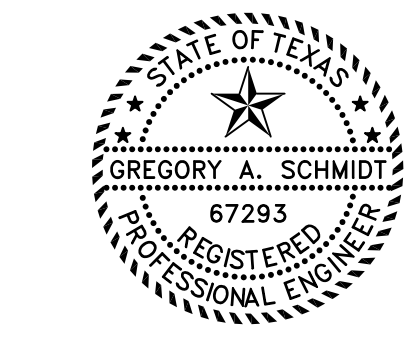
I, Brian Nesvado, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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 Nesvado, R.P.L.S.
Texas Registration No. 5776



I, Gregory A. Schmidt, 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.

Gregory A. Schmidt, P.E.
Texas Registration No. 67293



DISTRICT NAMES	
COUNTY ASSISTANCE	CAD #5
WCID	N/A
MUD	N/A
FWSD	FWSD #1
LID	N/A
DID	N/A
SCHOOL	FORT BEND ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	PEARLAND ETJ
UTILITIES CO.	CENTERPOINT

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