

PLAT RECORDING SHEET

PLAT NAME: Reber Corbeanu and Tollefson

PLAT NO: _____

ACREAGE: 8.999

LEAGUE: N.F. Roberts Survey

ABSTRACT NUMBER: 79

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 3

NUMBER OF RESERVES: 0

OWNERS: Jamie Reber and Sarah Reber, Horatiu Corbeanu and Rucsandra Corbeanu,
Kyle Tollefson and Kristi Tollefson

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Jamie Reber, Sarah Reber, Horatiu Corbeanu, Rucsandra Corbeanu, Kyle Tollefson, and Kristi Tollefson, owners of the 8,999 acre tract described in the above and foregoing map of REBER CORBEANU AND TOLLEFSON, do hereby make and establish said subdivision and development plat of said property according to all laws, 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), 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 forever defend the title to the land so dedicated.

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 (or the placement of mobile homes) and shall be restricted for same 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.

WITNESS our hand in the city of Houston, Texas,

this the 11th day of January, 2021.

Jamie Reber
Jamie Reber
Sarah Reber
Sarah Reber

STATE OF TEXAS

COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared Jamie Reber and Sarah Reber, 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 the 11th day of January, 2021.

Patricia Lopez
Notary Public in and for the State of Texas
6-6-08-2021
My Commission Expires:

WITNESS our hand in the city of Houston, Texas,

this the 7 day of January, 2021.

H. Corbeanu
Horatiu Corbeanu
R. Corbeanu
Rucsandra Corbeanu

STATE OF TEXAS

COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared Horatiu Corbeanu and Rucsandra Corbeanu, 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 the 7 day of January, 2021.

Nicholas A. Botary
Notary Public, State of Texas
Comm. Expires 08-18-2024
Notary ID 132829367
My Commission Expires:

WITNESS our hand in the city of Houston, Texas,

this the 7 day of January, 2021.

Kyle Tollefson
Kyle Tollefson
Kristi Tollefson
Kristi Tollefson

STATE OF TEXAS

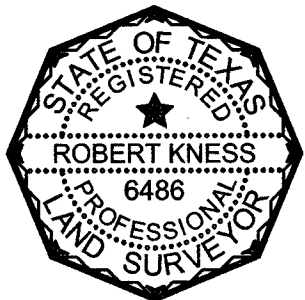
COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared Kyle Tollefson and Kristi Tollefson, 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 the 7 day of January, 2021.

Nicholas A. Botary
Notary Public, State of Texas
Comm. Expires 08-18-2024
Notary ID 132829367
My Commission Expires:

I, Robert Kness, 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 (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 plot boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Robert Kness
Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

DESCRIPTION

A TRACT OR PARCEL CONTAINING 8,999 ACRES OR 391,982 SQUARE FEET OF LAND SITUATED IN THE N.F. ROBERTS SURVEY, ABSTRACT NO. 79, FORT BEND COUNTY, TEXAS, BEING ALL OF A TRACT 1 CALLED 3 ACRE TRACT CONVEYED TO JAMIE REBER AND SARAH REBER AS RECORDED UNDER FORT BEND COUNTY CLERKS FILE (F.B.C.C.F.) NO. 2010061924, ALL OF A TRACT 2 CALLED 3 ACRE TRACT CONVEYED TO HORATIU CORBEANU AND RUCSANDRA CORBEANU AS RECORDED UNDER F.B.C.C.F. NO. 2020084350, ALL OF TRACT 3 CALLED 3 ACRE TRACT CONVEYED TO KYLE TOLLEFSON AND KRISTI TOLLEFSON AS RECORDED UNDER F.B.C.C.F. NO. 2020084061, WITH SAID 8,999 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 1 1/2 INCH IRON PIPE FOUND ON THE EAST LINE OF A CALLED 360.3145 ACRES CONVEYED TO ASH ROAD CATTLE CO. INC., AS RECORDED UNDER F.B.C.C.F. NO. 2006100983, MARKING THE NORTHWEST CORNER OF A CALLED 3.00 ACRES CONVEYED TO ZACHARY S. BARFUSS AND BROOKE L. BARFUSS AS RECORDED UNDER F.B.C.C.F. NO. 201907805, THE SOUTHWEST CORNER OF SAID TRACT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 11 MIN. 48 SEC. WEST, ALONG THE COMMON LINE OF SAID 360.3145 ACRES AND SAID TRACTS 1, 2 AND 3, A DISTANCE OF 559.91 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF A CALLED 3.500 ACRES TRACT CONVEYED TO CHARLES P. FIRMIN AND MARTHA FIRMIN AS RECORDED UNDER F.B.C.C.F. NO. 2016125826, THE NORTHWEST CORNER OF SAID TRACT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 48 MIN. 00 SEC. EAST, ALONG THE COMMON LINE OF SAID 3.500 ACRES AND SAID TRACT 1, HAVING A PASSING DISTANCE OF 669.99 FEET TO A 1/2 INCH IRON ROD FOUND CONTINUING FOR A TOTAL DISTANCE OF 699.99 FEET TO THE CENTERLINE OF FULSHEAR ROAD (60' R.O.W.) AS RECORDED UNDER VOL. 680, PG. 145, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.), MARKING THE SOUTHEAST CORNER OF SAID 3.500 ACRES, THE NORTHEAST CORNER OF SAID TRACT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 12 MIN. 01 SEC. EAST, ALONG THE COMMON LINE OF CALLED 3.100 ACRES CONVEYED TO JORGE GOMEZ AND SPOUSE MARILYN STEGEMANN AS RECORDED UNDER F.B.C.C.F. NO. 2015120547, A CALLED 3.000 ACRES CONVEYED TO PAUL A. BEAVERS AND DEBRA A. BEAVERS AS RECORDED UNDER F.B.C.C.F. NO. 2014092342, A CALLED 3.0 ACRES CONVEYED TO CHARLES E. AMES AS RECORDED UNDER VOLUME 2645, PAGE 1615, F.B.C.D.R. AND F.B.C.C.F. NO. 91252328, OF SAID TRACTS 1, 2 AND 3, A DISTANCE OF 560.03 FEET TO THE NORTHEAST CORNER OF A CALLED 3.00 ACRES CONVEYED TO ZACHARY, THE SOUTHEAST CORNER OF SAID TRACT 3 AND OF THE HEREIN DESCRIBED TRACT;

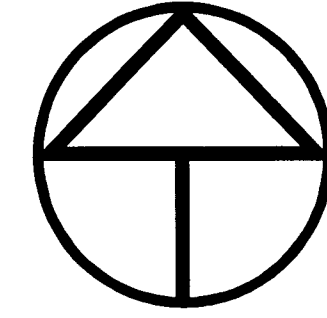
THENCE, SOUTH 87 DEG. 48 MIN. 36 SEC. WEST, ALONG THE COMMON LINE OF SAID TRACT 3 AND SAID 3 ACRES, HAVING A PASSING DISTANCE OF 30.00 FEET TO A 1/2 INCH IRON ROD FOUND, CONTINUING FOR A TOTAL DISTANCE OF 700.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 8,999 ACRES OR 391,982 SQUARE FEET OF LAND.

I, Lester Jones, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Lester Jones
A. Lester Jones, P.E.
Texas Registration No. 102152
A.L.J. - Lacey, LLC
5629 FM 1960 Rd W
Houston, TX 77066
Texas Firm Registration No. 11524

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999878438.
- ALL OF THE PROPERTY LOCATED IN THIS PLAT IS WITHIN FORT BEND COUNTY.
- ALL VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0090L, REVISED / DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, OR 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 WINDROSE LAND SERVICES.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF ONE-HUNDRED ELEVEN (111) FEET ABOVE MEAN SEA LEVEL (NAVD 83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED TO ALLOW 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.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- LAND USE WITHIN SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 9 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 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 OF TIME.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE LZ3.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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.



NORTH

0 50 100 150 Feet
GRAPHIC SCALE: 1" = 50'

BENCHMARK NGS AWS485 PUBLISHED ELEVATION - 113.30'

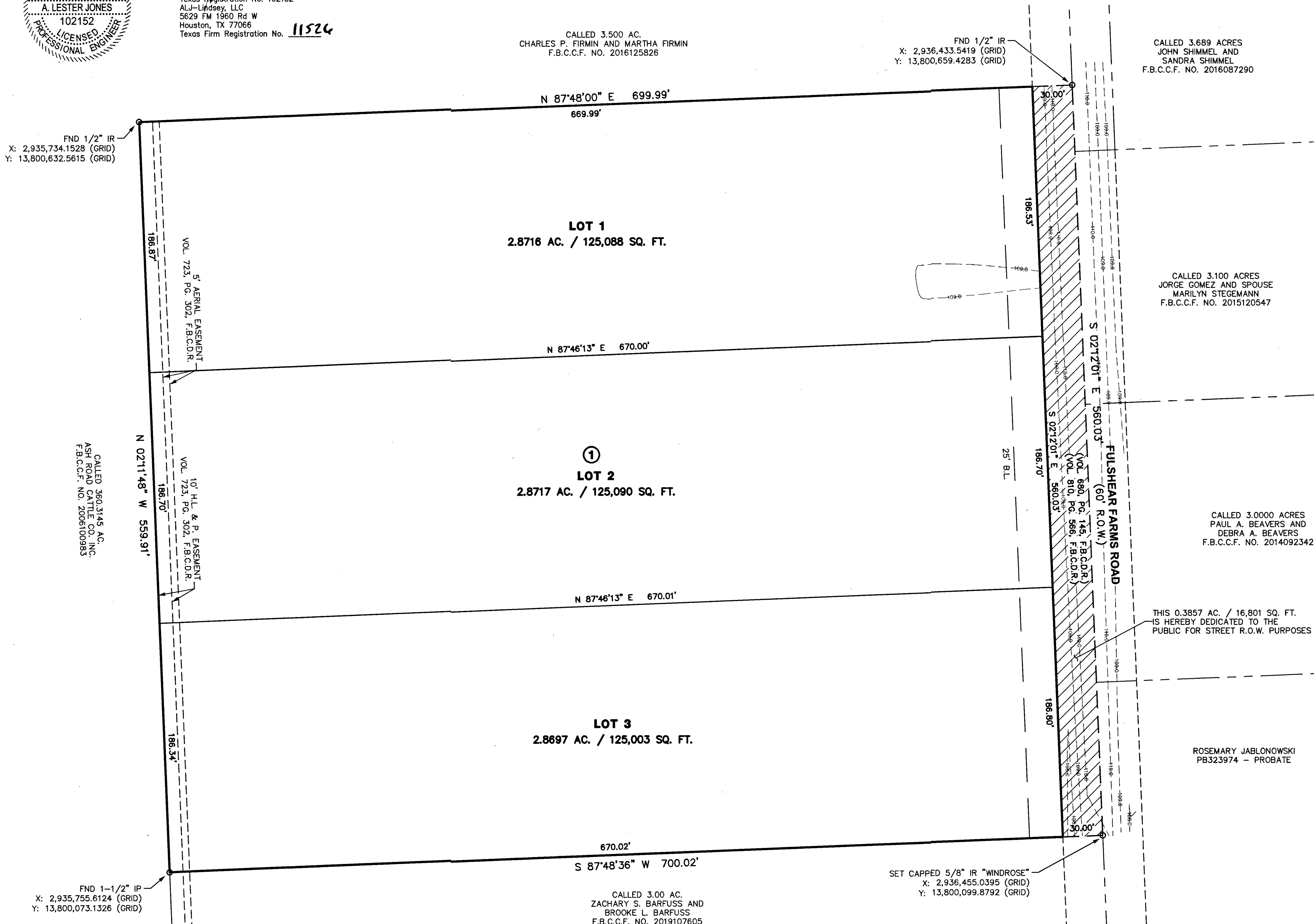
PROJECT BENCHMARK IS NGS MONUMENT AWS485 BEING A CAP ON STAINLESS STEEL ROD STAMPED "Q 1505 1987" LOCATED 0.7 MI EAST ALONG FM ROAD 1093 FROM THE INTERSECTION OF FM ROAD 1489 IN SIMONTON, IN THE SOUTHWEST CORNER OF THE JUNCTION OF ASH ROAD, 56.7 FT SOUTH OF THE CENTERLINE OF ROAD 1093, 25.5 FT WEST OF THE CENTERLINE OF ASH ROAD, 8.5 FT WEST OF A POWER POLE, 6.5 FT SOUTHEAST OF THE CENTER OF A IRON MANHOLE COVER FOR BELL TELEPHONE, 1.5 FT NORTH OF A FENCE. ELEVATION = 113.30' (NAVD83)

TEMPORARY BENCHMARK "A" ELEVATION - 110.38'

TEMPORARY BENCHMARK "A" IS A SQUARE CUT ON A CONCRETE HEADWALL ON THE EAST SIDE OF FULSHEAR FARMS ROAD, FROM THE INTERSECTION OF FULSHEAR FARMS ROAD AND BOWSER ROAD, TRAVEL WEST, THEN SOUTHWEST, THEN SOUTH ON FULSHEAR FARMS ROAD APPROXIMATELY 4.675 FEET. BENCHMARK IS APPROXIMATELY 25 FEET EAST OF THE CENTER LINE OF FULSHEAR FARMS ROAD AND APPROXIMATELY 7 FEET SOUTHWEST OF A FENCE CORNER. ELEVATION = 110.38'

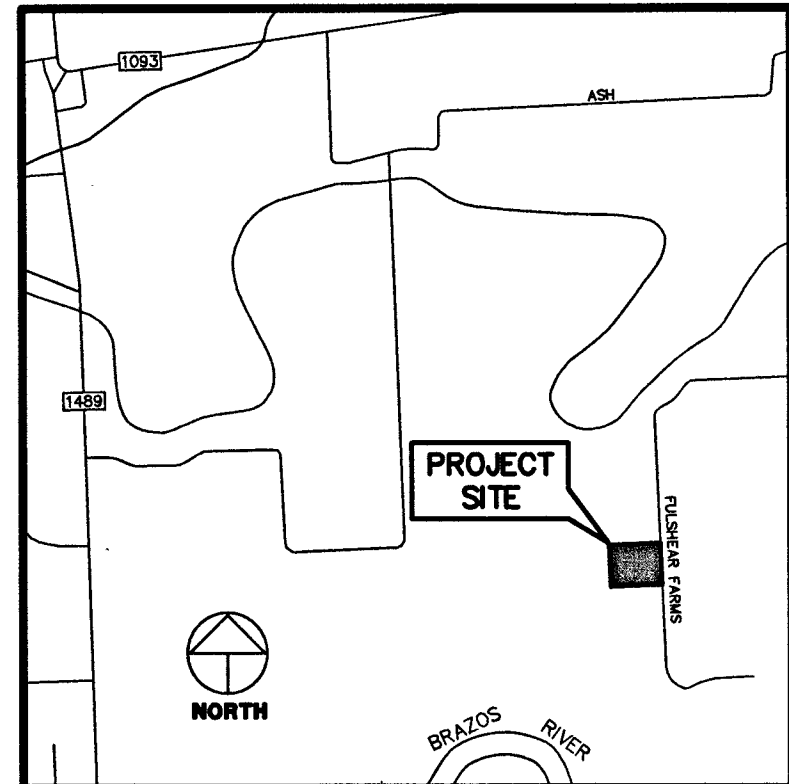
DISTRICT NAMES

CO. ASSISTANCE DISTRICT	DISTRICT NO. 8
SCHOOL	LAMAR CISD
FIRE / EMERGENCY	ESD NO. 4
LIGHTING ZONE	LZ3
DID	FBC DRAINAGE



ABBREVIATIONS

FND - FOUND
F.C. - FILM CODE
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
S.S.E. - SANITARY SEWER EASEMENT
S.T.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT
5/8" - SET 5/8" CAPPED IR "WINDROSE"



KEY MAP: 521Z, FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 1/2 MILE

I, J. Stacy Slawinski, the 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 Commissioner's 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., and duly recorded on _____, 20____, in Plat 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 County Court
of Fort Bend County, Texas
By: _____ Deputy

REBER CORBEANU AND TOLLEFSON

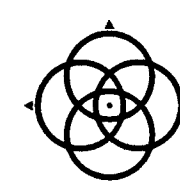
A SUBDIVISION OF
8,999 AC. / 391,982 SQ. FT.
SITUATED IN THE
N.F. ROBERTS SURVEY, ABSTRACT NO. 79,
FORT BEND COUNTY, TEXAS

1 BLOCK 3 LOTS
JANUARY 2021

Owners

Jamie Reber and Sarah Reber
2715 Long Lane Rd.
Orchard, TX 77484
979-885-8112
Horatiu Corbeanu and Rucsandra Corbeanu
3611 Monarch Grove Ln.
Katy, TX 77484
832-512-0769
Kyle Tollefson and Kristi Tollefson
34170 Fulshear Farms Rd.
Fulshear, TX 77441
432-556-6466

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM