

STATE OF TEXAS)
COUNTY OF FORT BEND)

WE, FORT BEND COUNTY, ACTING BY AND THROUGH KP GEORGE, IT'S COUNTY JUDGE, OWNER OF THE 1.991 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FORT BEND COUNTY OEM SITE SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT, AND HEREBY DEDICATE TO THE USE OF THE PUBLIC, FOREVER, ALL EASEMENTS 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, 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') 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. & 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') FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS; OR EIGHT FEET (8') FOR FOURTEEN FEET (14') BACK-TO-BACK GROUND EASEMENTS; OR SEVEN FEET (7') FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS; FROM A PLANE SIXTEEN FEET (16') ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY, WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGES OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

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.

IN TESTIMONY WHEREOF, FORT BEND COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY KP GEORGE, IT'S COUNTY JUDGE, THEREUNTO AUTHORIZED

AND ATTESTED BY _____ IT'S _____

THIS _____ DAY OF _____ 20____

FORT BEND COUNTY
BY _____ ATTESTED: _____
COUNTY JUDGE NAME: _____
TITLE: _____

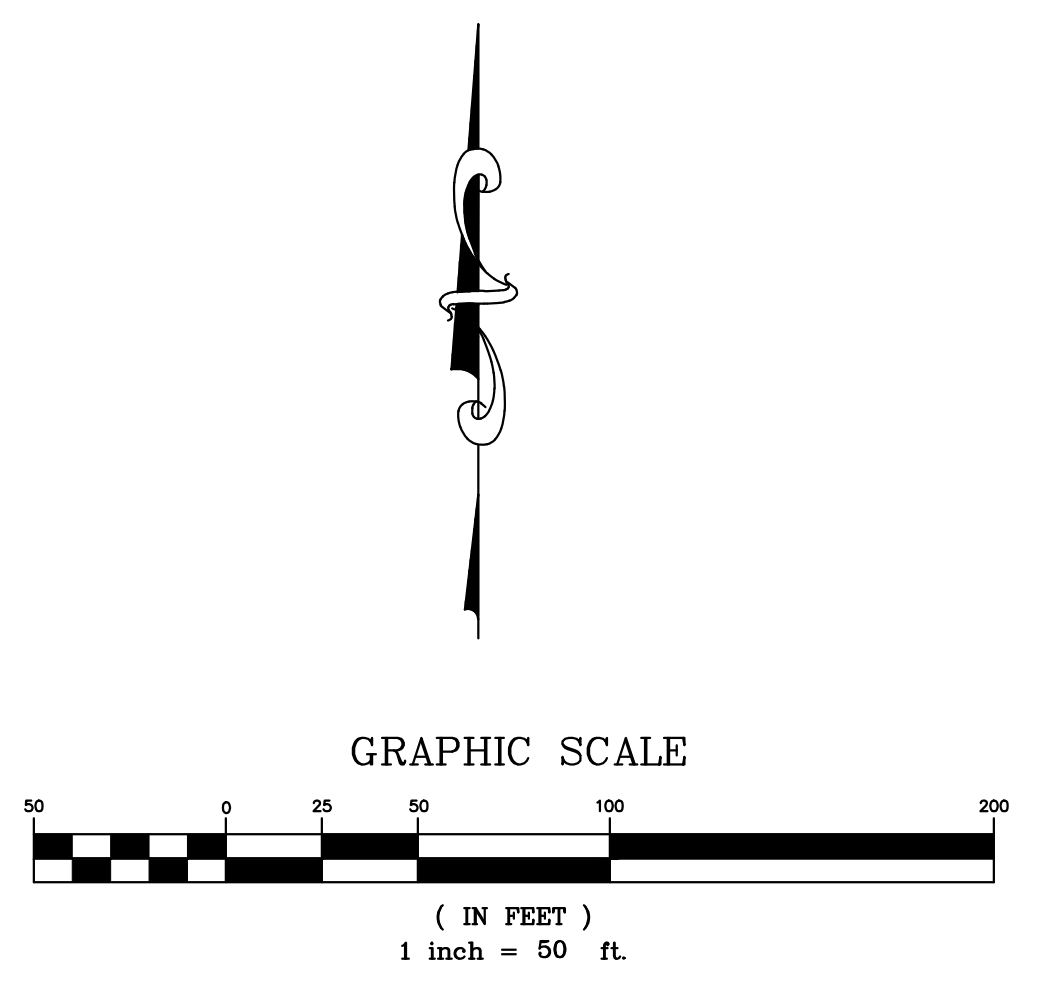
STATE OF TEXAS)
COUNTY OF FORT BEND)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KP GEORGE, COUNTY JUDGE OF FORT BEND COUNTY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 SET OUT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

- GENERAL NOTES:
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATED AERIAL EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; F.H.E. INDICATES FIRE HYDRANT EASEMENT; H.L.&P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; ESMT INDICATES EASEMENT; F.B.C.D.R. INDICATED FORT BEND COUNTY DEED RECORDS; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.M.R. INDICATES FORT BEND COUNTY MAP RECORDS; F.B.G.R. INDICATES FORT BEND COUNTY PLAT RECORDS.
 - BENCHMARK: NGS VERTICAL CONTROL DISK 4W4730 LOCATED AT THE ENTRANCE TO THE FORT BEND COUNTY COURTHOUSE ON JACKSON AND S. 4TH STREET SET VERTICALLY IN THE NORTH BRICK WALL OF THE ENTRANCE. ELEV.=97.98 (NAVD' 88, 1991 ADJ.)
 - TBM: CP 107- X CUT IN CONCRETE ON THE SOUTH CURB LINE OF THE SIDEWALK RAMP AT THE NORTHWEST CORNER OF 3RD STREET AND AUSTIN STREET. ELEV.=85.60 (NAVD' 88, 1991 ADJ.)
 - ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD '88 DATUM, 1991 ADJ.
 - ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD' 83. COORDINATES SHOWN ARE GRID COORDINATES.
 - THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
 - THIS PLAT LIES WHOLLY WITHIN THE FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY, THE CITY OF RICHMOND, AND LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
 - THIS PROPERTY LIES IN SHADED ZONE "X" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480231 0235 L, EFFECTIVE DATE APRIL 2, 2014.
 - THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 87.1 FEET ABOVE MEAN SEA LEVEL (NAVD 88 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
 - THIS PLAT COMPLIES WITH A CITY PLANNING LETTER PREPARED BY INTEGRITY TITLE COMPANY, CPL NO. 2035751A, EFFECTIVE DATE FEBRUARY 15, 2021.
 - THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF RICHMOND ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN. THE PROPERTY IS CURRENTLY ZONED OT, OLDE TOWN, AS PER THE UNIFIED DEVELOPMENT CODE AND ALL REGULATIONS PERTAINING TO THE AFOREMENTIONED DISTRICT WOULD APPLY.
 - 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.
 - THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3), WHICH IS ADMINISTERED BY FORT BEND COUNTY.
 - SIDEWALKS SHALL BE BUILT PER SECTION 4.5.201 OF THE UNIFIED DEVELOPMENT CODE.
 - THIS PLAT IS SUBJECT TO THE RESTRICTIONS SET FORTH IN PLAT NO. 20160102 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

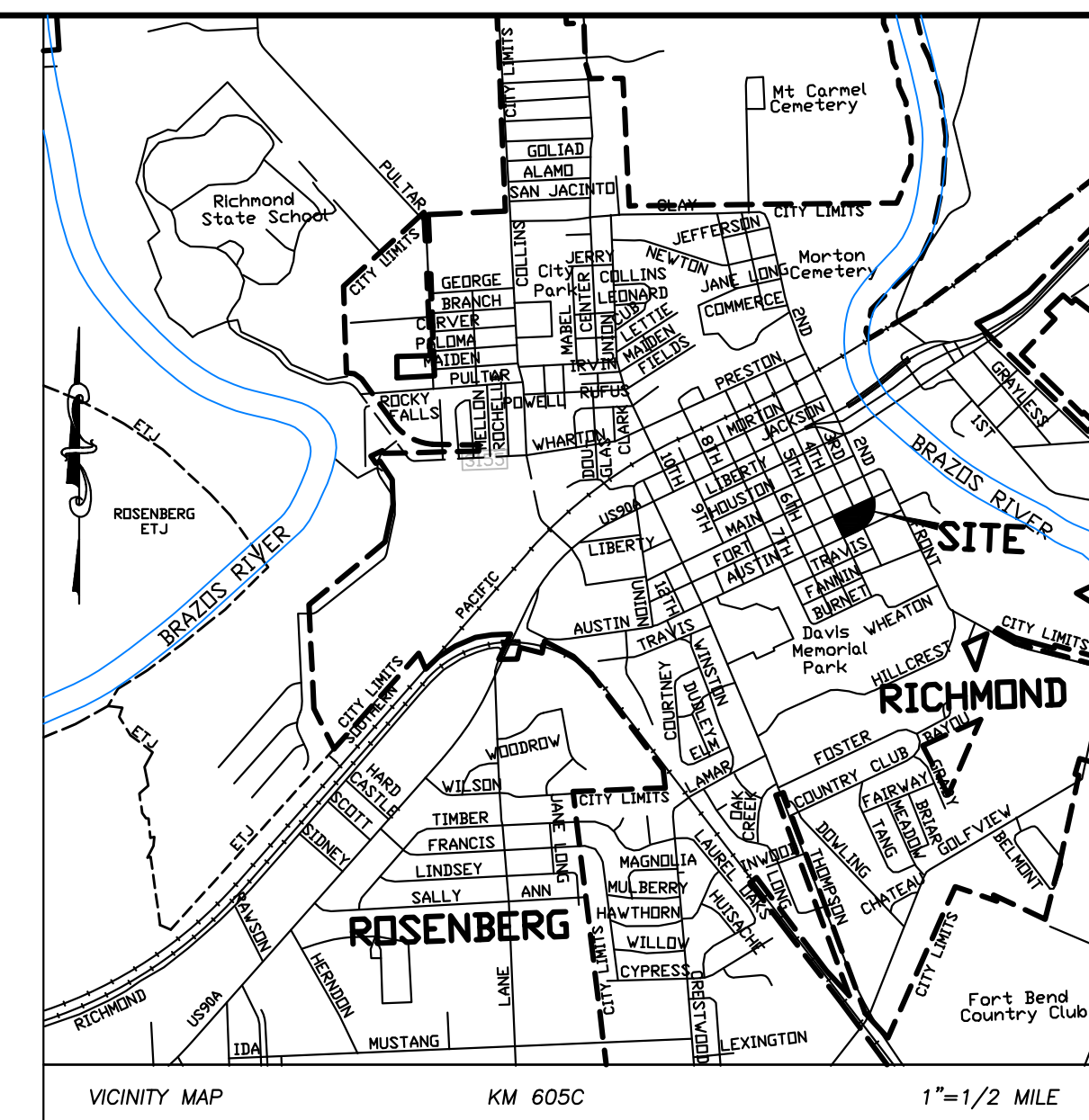


I, RANDY S. McCLENDON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING A OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

RANDY S. McCLENDON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4079

RESERVE	USE	SQ. FT.	ACRES
A	RESTRICTED	86,788	1.991
TOTAL		86,788	1.991

STATE OF TEXAS)
COUNTY OF FORT BEND)
THIS PLAT OF FORT BEND COUNTY OEM SITE APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND,
TEXAS, THIS THE _____ DAY OF _____ 20____
SIGNED _____
TERRI VELA, CITY MANAGER.
STATE OF TEXAS)
COUNTY OF FORT BEND)
THIS PLAT OF FORT COUNTY OEM SITE APPROVED ON _____ BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED
THIS THE _____ DAY OF _____ 20____
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, WITHIN ONE (1) YEAR HEREAFTER.
SIGNED _____
REBECCA K. HAAS, MAYOR
SIGNED _____
LAURA SCARLATO, CITY SECRETARY



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 NO. _____ OF THE PLAT RECORDS OF SAID COUNTY.
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

FORT BEND COUNTY OEM SITE

1.991 ACRES

A SUBDIVISION
IN THE JANE LONG LEAGUE
ABSTRACT NO. 55
CITY OF RICHMOND
FORT BEND COUNTY, TEXAS

BEING ALL OF BLOCK 50 AND 51 AND ADJOINING PORTION OF 3RD STREET, CITY OF RICHMOND, AS RECORDED IN VOL. A, PG. 62, F.B.C.M.R. AND ALL OF RESERVE "A", BL. 1, LIVE MOBILE TECHNOLOGY RICHMOND, AS RECORDED IN PLAT NO. 20160102, F.B.C.P.R.

REASON FOR THE REPLAT:
TO CREATE ONE BLOCK AND ONE RESERVE

1 BLOCK 0 LOTS 1 RESERVE
MARCH 17, 2021 RSM/61-1906P
OWNER:

FORT BEND COUNTY
KP GEORGE, COUNTY JUDGE
401 JACKSON STREET
RICHMOND, TEXAS 77469
(281) 342-3411

SURVEYOR:
TEJAS SURVEYING, INC.
FIRM NO. 10031300
1810 FIRST OAKS ST., SUITE 220
RICHMOND, TEXAS 77406
(281) 240-9099