

**PLAT RECORDING SHEET**

**PLAT NAME:** Richmond Town Center

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 2.9377

**LEAGUE:** Jane H. Long League

**ABSTRACT NUMBER:** 55

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

**OWNERS:** DW Sweetgrass Homeowners Association, Inc. and A-L 148 FM 762-Berry Pkwy, L.P.

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS :  
COUNTY OF FORT BEND:

We, A-L 148 FM 762-BERRY PKWY, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, General Manager of A-L 148 Genpar, L.C., a Texas limited liability company, its general partner, and DW Sweetgrass Homeowners Association, Inc., a Texas non-profit corporation, acting by and through Chris Cannon, President; hereinafter referred to as Owners of the 2.9377 acres shown hereon and described in the above and foregoing map of RICHMOND TOWN CENTER, do hereby make and establish said subdivision and development plan of said property according to all lines, 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 Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby restrict 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 abutting 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 to 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.

IN TESTIMONY WHEREOF, A-L 148 FM 762-BERRY PKWY, L.P., a Texas limited partnership, has caused these presents to be signed by Steven D. Alvis, General Manager of A-L 148 Genpar, L.C., a Texas limited liability company, its general partner, thereunto authorized, this 11<sup>th</sup> day of December, 2020.

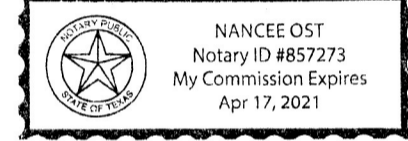
A-L 148 FM 762-BERRY PKWY, L.P.  
a Texas limited partnership  
A-L 148 Genpar, L.C.  
a Texas limited liability company  
its general partner  
*Steven D. Alvis*  
Steven D. Alvis, General Manager

STATE OF TEXAS :  
COUNTY OF Harris :

BEFORE ME, the undersigned authority, on this day personally appeared Steven D. Alvis, General Manager of A-L 148 Genpar, L.C., a Texas limited liability company, general partner of A-L 148 FM 762-BERRY PKWY, L.P., a Texas limited partnership, 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, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11<sup>th</sup> day of December, 2020.

Notary Public in and for the State of Texas  
My Commission Expires: 4-17-21



IN TESTIMONY WHEREOF, DW Sweetgrass Homeowners Association, Inc., a Texas non-profit corporation, has caused these presents to be signed by Chris Cannon, President, thereunto authorized, this 2<sup>nd</sup> day of FEBRUARY, 2021.

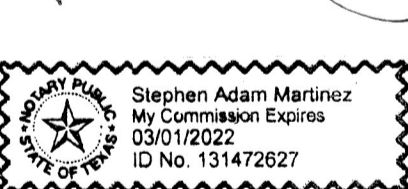
DW Sweetgrass Homeowners Association, Inc.,  
a Texas non-profit corporation  
*Chris Cannon, President*  
Chris Cannon, President

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Chris Cannon, President of DW Sweetgrass Homeowners Association, Inc., a Texas non-profit corporation, 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, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1<sup>st</sup> day of FEBRUARY, 2021.

Notary Public in and for the State of Texas  
My Commission Expires: 02-10-2022



- NOTES:
1. 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 COMBINED SCALE FACTOR OF 0.99987045726.
  2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.00 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 WITHIN, OR ADJACENT TO ITS LOT LINES.
  3. 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-0265L AND 48157-C-0245L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  4. \* - INDICATES A SET 5/8" IR W/ CAP STAMPED "TEAM 281-491-2525", UNLESS OTHERWISE NOTED.
  5. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S ETJ, AND FORT BEND COUNTY, TEXAS.
  6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
  7. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  8. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  9. ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (L23). L23 = 2.0% OR LESS TOTAL ZONAL FIXTURE UPLIGHT.
  10. NO PIPELINE OR PIPELINE EASEMENTS APPEAR TO CROSS THIS TRACT; AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
  11. 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.
  12. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.5.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
  13. THE OWNER(S) OF THE PROPERTY SHALL BE RESPONSIBLE FOR OPERATIONS AND MAINTENANCE OF THE DRAINAGE AND DETENTION FACILITIES SHOWN HEREON THIS PLAT.
  14. SUBJECT TO TERM, CONDITIONS, AND STIPULATIONS SET FORTH IN RESTRICTIONS, EASEMENTS, AND AGREEMENTS RECORDED IN PLAT NO. 20100022 OF THE FORT BEND COUNTY PLAT RECORDS; AND IN VOLUME 536, PAGE 819 OF THE FORT BEND COUNTY DEED RECORDS; AND IN FORT BEND COUNTY CLERK'S FILE NOS. 2010047099, 2011027371, 2011027916, 2011078776, 2012007265, 2020113385, AND 2021040608.
  15. 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.

I, A. Lester Jones, 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.

*A. Lester Jones*  
A. Lester Jones, P.E.  
Texas Registration No. 102152



I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that 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 unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

*Brian Nesvadba*  
Brian Nesvadba, R.P.L.S.  
Texas Registration No. 5776



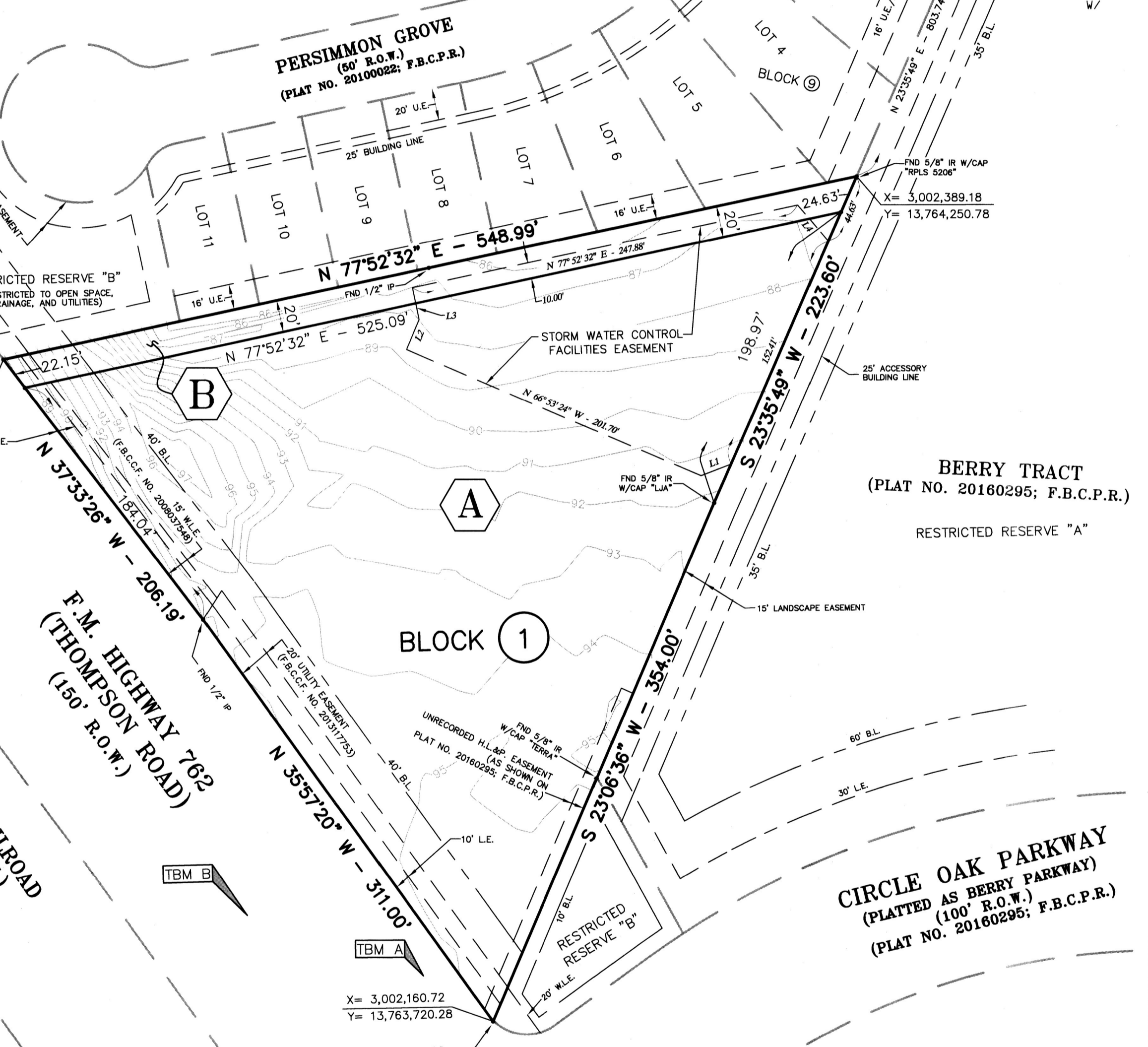
### JANE H. LONG LEAGUE ABSTRACT NO. 55

**BENCHMARK:**  
TBS 337 IS A BRONZE DISK SET IN CONCRETE ON THE TOP OF A TYPE "C" INLET ON THE NORTHEAST SIDE OF TOWN CENTER BOULEVARD, APPROXIMATELY 583' NORTH OF THE INTERSECTION OF SAID TOWN CENTER BOULEVARD AND COMMERCIAL DRIVE. LOCATED IN BRAZOS TOWN CENTER, SECTION TWO, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.  
ELEVATION=92.95' (NASD '88 .2001 ADJUSTMENT)

**TBM A:**  
CUT "X" ON H2-INLET LOCATED ON NORTHEAST SIDE OF F.M. 762 (THOMPSON ROAD), AS SHOWN.  
ELEVATION=84.32'

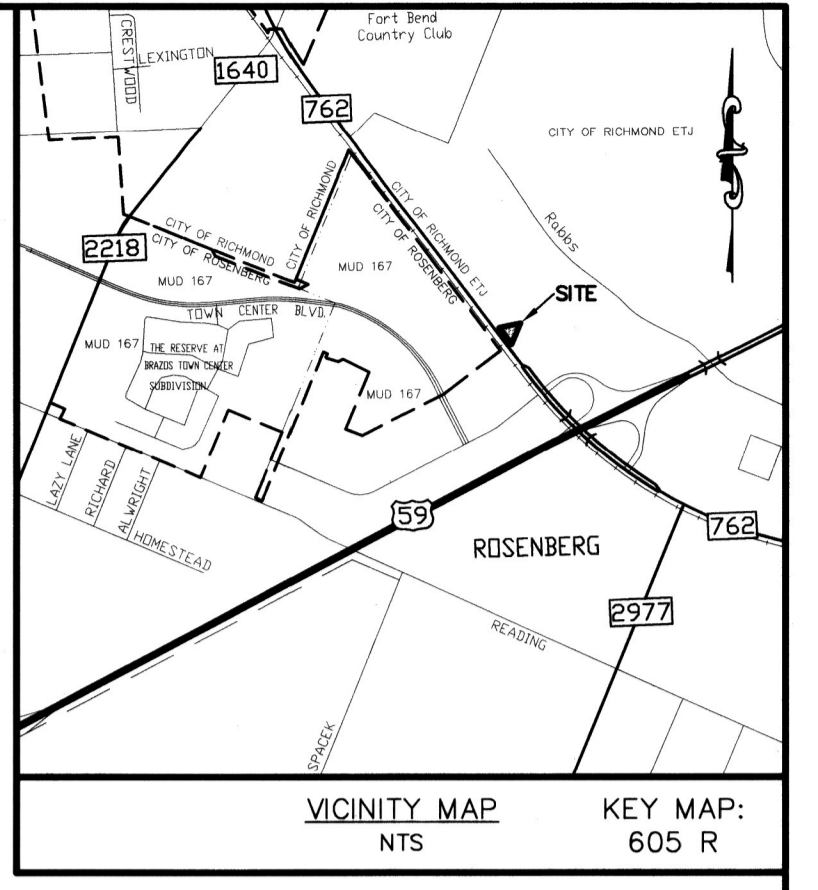
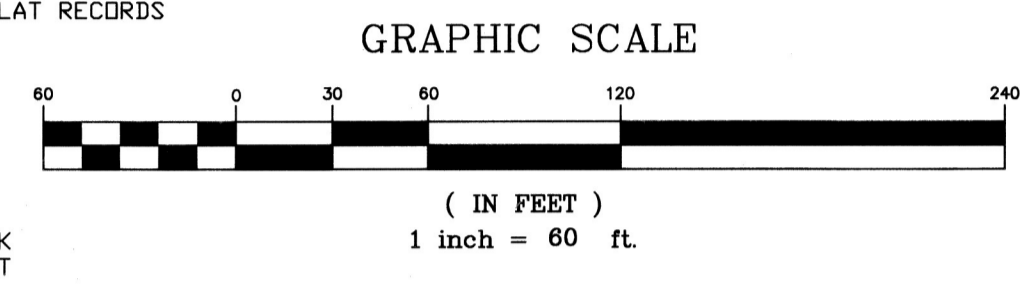
**TBM B:**  
CUT "X" ON H2-INLET LOCATED ON SOUTHWEST SIDE OF F.M. 762 (THOMPSON ROAD), AS SHOWN.  
ELEVATION=93.67'

### DEL WEBB-RICHMOND SECTION TWO (PLAT NO. 20100022; F.B.C.P.R.)



#### LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- L.E. - LANDSCAPE EASEMENT
- ND - NUMBER
- N.T.S. - NOT TO SCALE
- R.O.W. - RIGHT OF WAY
- SQ.FT. - SQUARE FEET
- TBM - TEMPORARY BENCHMARK
- W.L.E. - WATER LINE EASEMENT
- W - WITH



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 \_\_\_\_\_, 2021.

- 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 \_\_\_\_\_, 2021, 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

### RICHMOND TOWN CENTER

A SUBDIVISION OF 2.9377 ACRES OF LAND BEING A 1.7791 ACRE UNPLATTED TRACT AND A REPLAT OF ALL OF RESERVE "F" AND A PORTION OF RESERVE "B", DEL WEBB-RICHMOND SECTION TWO (PLAT NO. 20100022; F.B.C.P.R.) IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, FORT BEND COUNTY, TEXAS

2 RESERVES - 1 BLOCK - 0 LOTS

REASON FOR REPLAT TO CREATE TWO RESERVES.

~ OWNERS ~  
**DW SWEETGRASS HOMEOWNERS ASSOCIATION, INC.**  
a Texas non-profit corporation  
7800 N. Dallas Parkway, Ste. 450  
Plano, Texas 75024  
PHONE: 281.239.4455

~ OWNERS ~  
**A-L 148 FM 762-BERRY PKWY, L.P.**  
a Texas limited partnership  
8827 W. Sam Houston Pkwy N., Suite 200  
Houston, Texas 77040  
PHONE: 281.477.4300

~ SURVEYOR/ENGINEER ~  
**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. F-2906  
www.team-civil.com  
TEAM JOB# 356-233  
DECEMBER 2, 2020

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 68°49'25" W | 20.06'   |
| L2   | N 23°06'36" E | 20.24'   |
| L3   | N 12°37'28" W | 20.24'   |
| L4   | S 40°12'00" E | 29.74'   |

| RESTRICTED RESERVE TABLE                | USE                             |
|---|---------------------------------|
| <b>A</b> 2.6911 ACRES (117,226 SQ. FT.) | COMMERCIAL                      |
| <b>B</b> 0.2466 ACRE (10,741 SQ. FT.)   | OPEN SPACE/ LANDSCAPE/UTILITIES |

This Plat of RICHMOND TOWN CENTER is approved by the City Manager of the City of Richmond, Texas, this 25 day of March, 2021.

*Terri Vela*  
Terri Vela, City Manager

This Plat of RICHMOND TOWN CENTER approved on March 25, 2021 by the City of Richmond Commission and signed this 25 day of March, 2021, 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.

*Rebecca K. Haas*  
Rebecca K. Haas, Mayor  
*Laura Seafato*  
Laura Seafato, City Secretary