

PLAT RECORDING SHEET

PLAT NAME: Tamborello Estates

PLAT NO: _____

ACREAGE: 3.4991

LEAGUE: H & TC RR Company Survey

ABSTRACT NUMBER: 679

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 2

OWNERS: Michael V. Tamborello

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

I Michael V. Tamborello, owner of the 3.4991 tract described in the above and foregoing map of TAMBORELLO ESTATES, 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 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I 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, I 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, I 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 Needville, Texas, this ____ day of _____ 2021.

Michael V. Tamborello

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Michael V. Tamborello, 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.

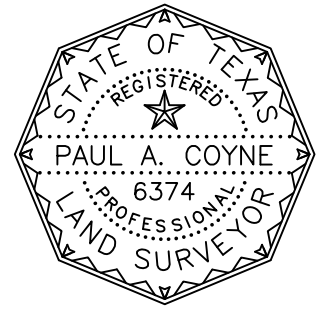
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021

Notary Public in and for the State of Texas

My Commission expires: _____

SURVEYORS CERTIFICATION

I, PAUL A. COYNE, AM AUTHORIZED (OR REGISTERED) 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 PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



PAUL A. COYNE
Texas Registration No. 6374

ENGINEER'S PLAT AFFIDAVIT

I, _____, 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.

NOTES:

1. THE SUBJECT TRACT LIES OUTSIDE OF THE EXTRATERRITORIAL JURISDICTION OF AN INCORPORATED CITY OR TOWN AND IS NOT SUBJECT TO THE JURISDICTION OF THE PLANNING COMMISSION OF THE CITY OR TOWN.
2. THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
3. WITH RESPECT TO INSTRUMENTS OF RECORD WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE COMPANY DATED DECEMBER 6, 2019.
4. 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.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT FLOOD AGENCY'S FLOOD INSURANCE RATE MAP NO. 48157C0400L, REVISED APRIL 02, 2014, THE SUBJECT TRACT IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
6. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 104.33 FEET ABOVE MEAN SEA LEVEL (NAVD88 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 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.
7. 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.
8. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
9. THIS PLAT IS LOCATED IN LIGHTING ZONE 2.
10. BENCHMARK - NGS MONUMENT AW5544, PUNCH HOLE ON A STAINLESS STEEL ROD IN A 2.5 CM GREASE FILLED SLEEVE 6.2 M (20.3 FT) LONG ENCASED IN A 12.7 CM PVC PIPE WITH A LOGO CAP SURROUNDED BY CONCRETE SET 3 CM BELOW THE GROUND, LOCATED NEAR THE NORTHEAST INTERSECTION OF HIGHWAY 59 BUSINESS ROUTE AND FM ROAD 1875, 69.5 FEET SOUTH-SOUTHEAST OF THE WEST CORNER OF THE POST OFFICE, 64.0 FEET WEST OF THE SOUTH CORNER OF THE POST OFFICE, 54.0 FEET NORTHEAST OF THE CENTER OF FM ROAD 1875 AND 3.5 FEET SOUTHWEST OF THE SOUTHWEST CURB OF THE POST OFFICE PARKING LOT.
11. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99989659554
12. A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
13. 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.
14. ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
15. LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN XX PERCENT.
16. 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 PREDEVELOPMENT CONDITIONS. THUS, 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 SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
17. THE ONSITE PRIVATE DETENTION FACILITY WILL BE OWNED AND MAINTAINED BY MICHAEL TAMBORELLO.

TAXING ENTITIES:

COUNTY: FORT BEND
SCHOOL DISTRICT: NEEDVILLE INDEPENDENT SCHOOL DISTRICT
FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 5
FORT BEND COUNTY DRAINAGE DISTRICT
WHARTON COUNTY JR. COLLEGE

UTILITY PROVIDERS:

WATER: ON-SITE
SANITARY: ON-SITE
STORM: ON-SITE
ELECTRICITY: CENTERPOINT ENERGY
GAS: CENTERPOINT ENERGY

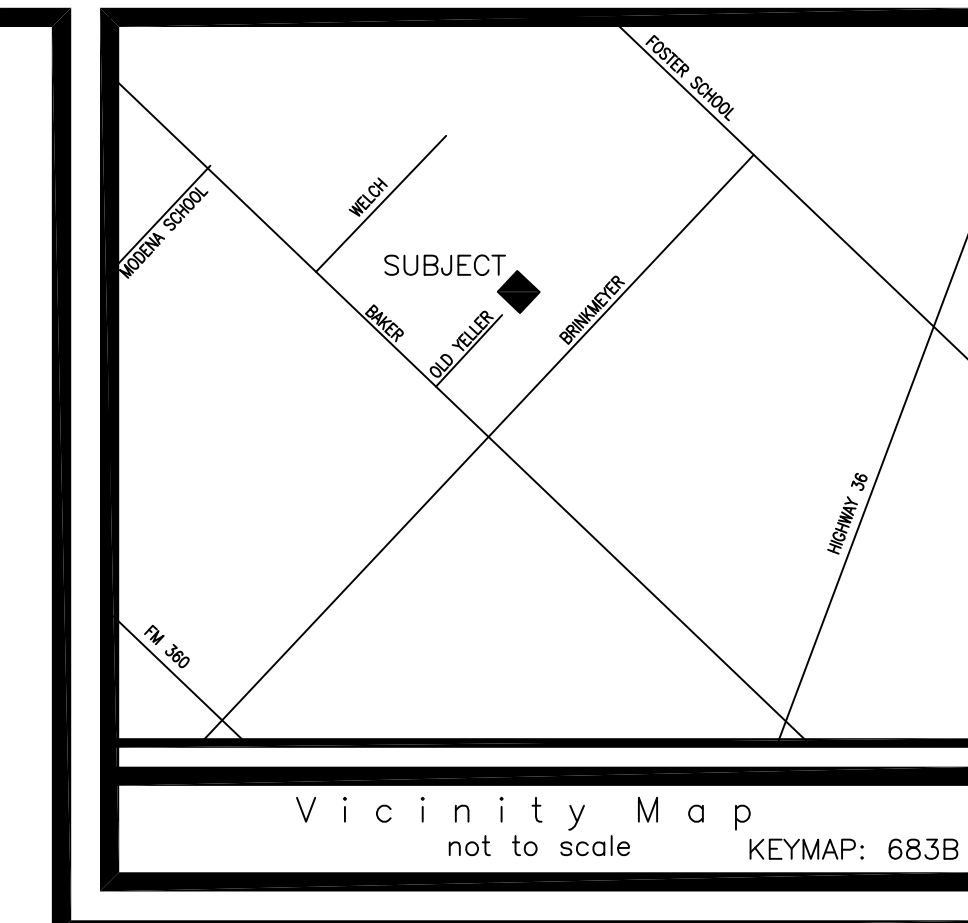
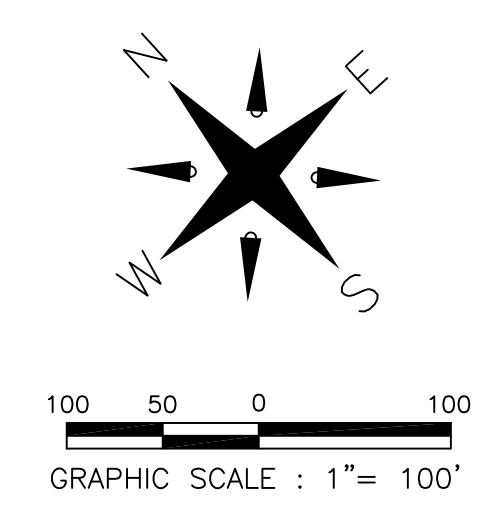
LEGEND:

S.S.E. - Sanitary Sewer Easement
W.L.E. - Water Line Easement
D.E. - Drainage Easement
U.E. - Utility Easement
A.E. - Unobstructed Aerial Easement
B.L. - Building Line
F.B.C.M.R. - Harris County Map Records
F.B.C.D.R. - Harris County Deed Records
F.B.C.C.F. - Harris County Clerk's File

JAMES I. FIELDS &
THERESA A. FIELDS
F.B.C.C.F. NO. 9742528

MARCO HERNANDEZ &
LESLY HERNANDEZ
F.B.C.C.F. NO. 2014137361

LINE	BEARING	DISTANCE
L1	S 04°03'29" E	63.79'
L2	S 41°12'38" W	94.05'
L3	N 41°29'42" E	138.99'
L4	S 48°20'09" E	125.77'



I, STACY SLAWINSKI, 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.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ____ DAY OF _____, 2021.

- VINCENT M. MORALES, JR., PRECINCT 1, COUNTY COMMISSIONER
- GRADY PRESTAGE, PRECINCT 2, COUNTY COMMISSIONER
- W. A. (ANDY) MEYERS, PRECINCT 3, COUNTY COMMISSIONER
- KEN DeMERCHANT, PRECINCT 4, COUNTY COMMISSIONER
- KP GEORGE, COUNTY JUDGE

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 ____ OF FORT BEND COUNTY, TEXAS, AT ____ O'CLOCK ____ m. IN PLAT NUMBER _____ OF THE PLAT RECORDS.

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

TAMBORELLO ESTATES

A SUBDIVISION OF 3.4991 ACRES OF LAND
LOCATED IN THE H & TC RR COMPANY SURVEY,
ABSTRACT NO. 679, FORT BEND COUNTY, TEXAS.

1 LOT, 2 RESERVES, 1 BLOCK
DATE: MARCH, 2021 SCALE: 1"=100'



OWNER:
MICHAEL V. TAMBORELLO
4321 LIDO LANE
HOUSTON, TX 77092
(281) 721-8425

BAKER ROAD

BRINKMEYER ROAD

OLD YELLER ROAD