

PLAT RECORDING SHEET

PLAT NAME: Pecan Grove Municipal Utility District Administration Building

PLAT NO: _____

ACREAGE: 3.461

LEAGUE: W. Morton Survey

ABSTRACT NUMBER: 62

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Pecan Grove Municipal Utility District

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

WE, Pecan Grove Municipal Utility District, acting by and through Ryan Yokubalis, its President, owner hereinafter referred to as Owners of the 3.461 acre tract described in this above and foregoing map of **PECAN GROVE MUNICIPAL UTILITY DISTRICT ADMINISTRATION BUILDING**, do hereby make and establish said subdivision and development plan 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, or permanent access easements), 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 on the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty feet (20') 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 and all times 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 subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation 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, Owner does hereby acknowledge the receipt for the "Order 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 our hand in the City of Richmond, Texas, this _____ day of _____, 2021.

Pecan Grove Municipal Utility District

By: _____
Ryan Yokubalis,
President

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Yokubalis, President of Pecan Grove Municipal Utility District, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2021, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Ronald Patrick Kell, am 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.



Ronald Patrick Kell
Registered Professional Land Surveyor
State of Texas No. 6424

Date

ENGINEER'S CERTIFICATION
STATE OF TEXAS

I, Megan Lee Crutcher, 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.

Megan Lee Crutcher, P.E.
Registered Professional Engineer
State of Texas No. 109903

Date

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°10'18" W	32.82'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	31.44'	28.30'	N 47°10'58" W	90°03'55"
C2	20.00'	31.39'	28.27'	N 42°49'02" E	89°56'05"
C3	20.00'	31.42'	28.28'	S 47°12'55" E	90°00'00"
C4	20.00'	31.42'	28.28'	S 42°47'05" W	90°00'00"

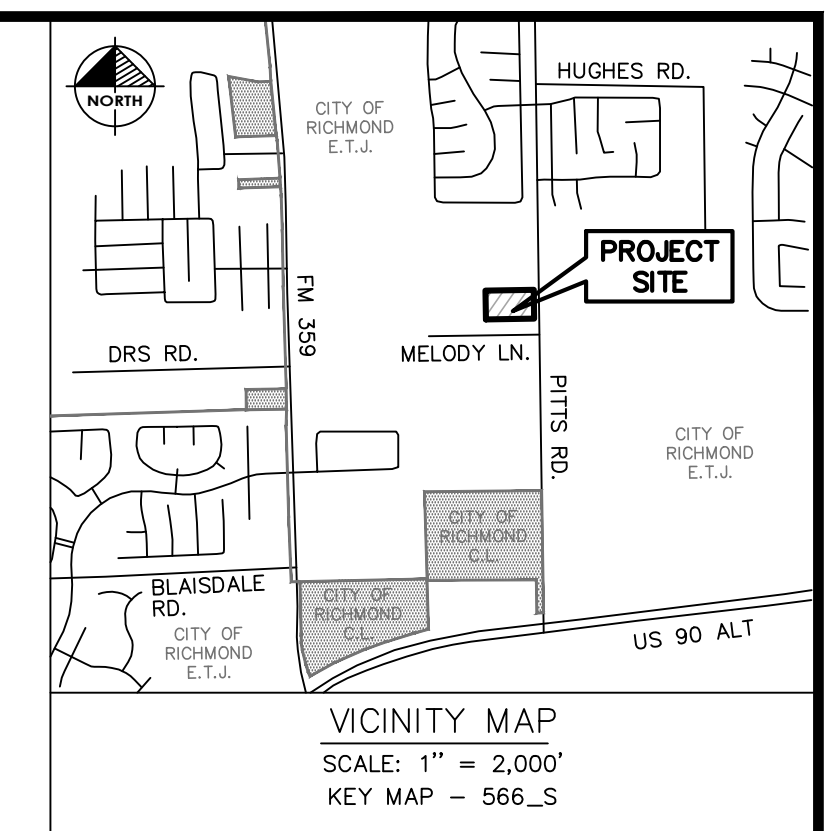
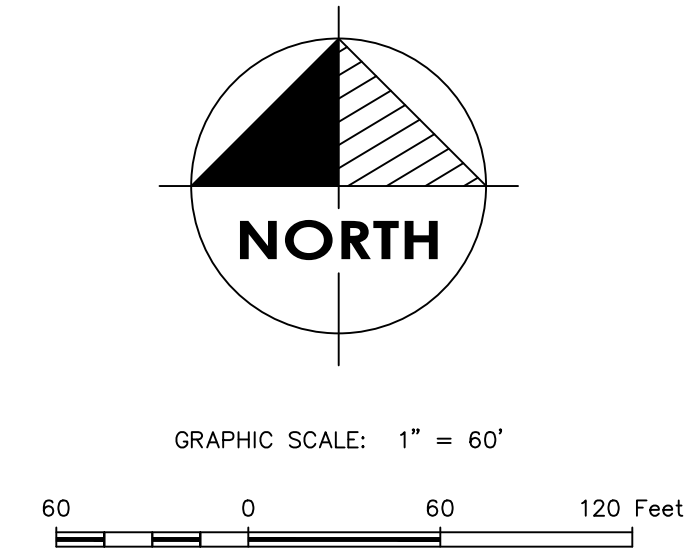
GENERAL NOTES:

1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- DOC - DOCUMENT
- ESMT. - EASEMENT
- ETJ - EXTRATERRITORIAL JURISDICTION
- FND - FOUND
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.M.F. - FORT BEND COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ.FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.L.E. - WATER LINE EASEMENT

- 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.9998760026040.
- 3. THIS PLAT LIES WITHIN THE LAMAR CONSOLIDATED SCHOOL DISTRICT, PECAN GROVE MUNICIPAL UTILITY DISTRICT, FORT BEND COUNTY, AND CITY OF RICHMOND ETJ.
- 4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0255L, MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONE AE (AREA INUNDED BY 1% ANNUAL CHANCE FLOODING).
- 5. CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY FLOOD PLAIN MAP.
- 6. THIS PROPERTY LIES WITHIN FORT BEND COUNTY LIGHTING ZONE L2-3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING".
- 7. FIVE EIGHTS (5/8) INCH IRON RODS THREE FEET (3) IN LENGTH WITH PLASTIC CAP MARKED "RPK LAND SERVICES" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET", UNLESS OTHERWISE NOTED.
- 8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

- 9. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.00 FEET ABOVE MEAN SEA LEVEL (NAVDB8 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.
- 11. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT PER SECTION 4.5.201 OF THE CITY OF RICHMOND'S UDC, IN ACCORDANCE WITH ADA.
- 12. LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 7% PERCENT. THE DRAINAGE 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.
- 13. THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THE SUBDIVISION.
- 14. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF RICHMOND AND 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 THE CITY OF RICHMOND AND FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 15. EASEMENT(S) FOR RIGHT-OF-WAY EASEMENT AFFECTING THE SUBJECT PROPERTY GRANTED TO HOUSTON LIGHTING & POWER COMPANY, AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED UNDER VOL. 482, PG. 690, F.B.C.D.R. (BLANKET IN NATURE).
- 16. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 17. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE ON-SITE DETENTION AND DRAINAGE FACILITIES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE OWNER OR THEIR SUCCESSORS, HEIRS AND ASSIGNS. THE CITY OF RICHMOND NOR FORT BEND COUNTY SHALL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR SAID ON-SITE DETENTION AND DRAINAGE FACILITIES.
- 18. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT IN ACCORDANCE WITH SECTION 4.5.201 OF THE CITY OF RICHMOND'S UNIFIED DEVELOPMENT CODE.
- 19. THE DRAINAGE EASEMENT DEPICTED ON THE PLAT IS GRANTED AS A PERPETUAL, NON-EXCLUSIVE EASEMENT TO THE CURRENT OWNER AND ITS SUCCESSORS, HEIRS, AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, INSTALLING, OPERATING, REPAIRING, REPLACING, UPGRADEING, AND REMOVING DRAINAGE AND DETENTION FACILITIES. THE EASEMENT HOLDER SHALL ENJOY FREE AND UNINTERRUPTED VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER PORTIONS OF THE PRIVATE ROADWAYS TO BE LOCATED AND RELOCATED ON THE SUBJECT PROPERTY AS REASONABLY NECESSARY TO PROVIDE INGRESS AND EGRESS TO THE FACILITIES LOCATED WITHIN THE EASEMENT AREA DEPICTED HEREON.



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.

By: _____
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this _____ day of _____, 2021.

Vincent M. Morales, Jr.
Precinct 1. County Commissioner

Grady Prestage
Precinct 2. County Commissioner

KP George
County Judge

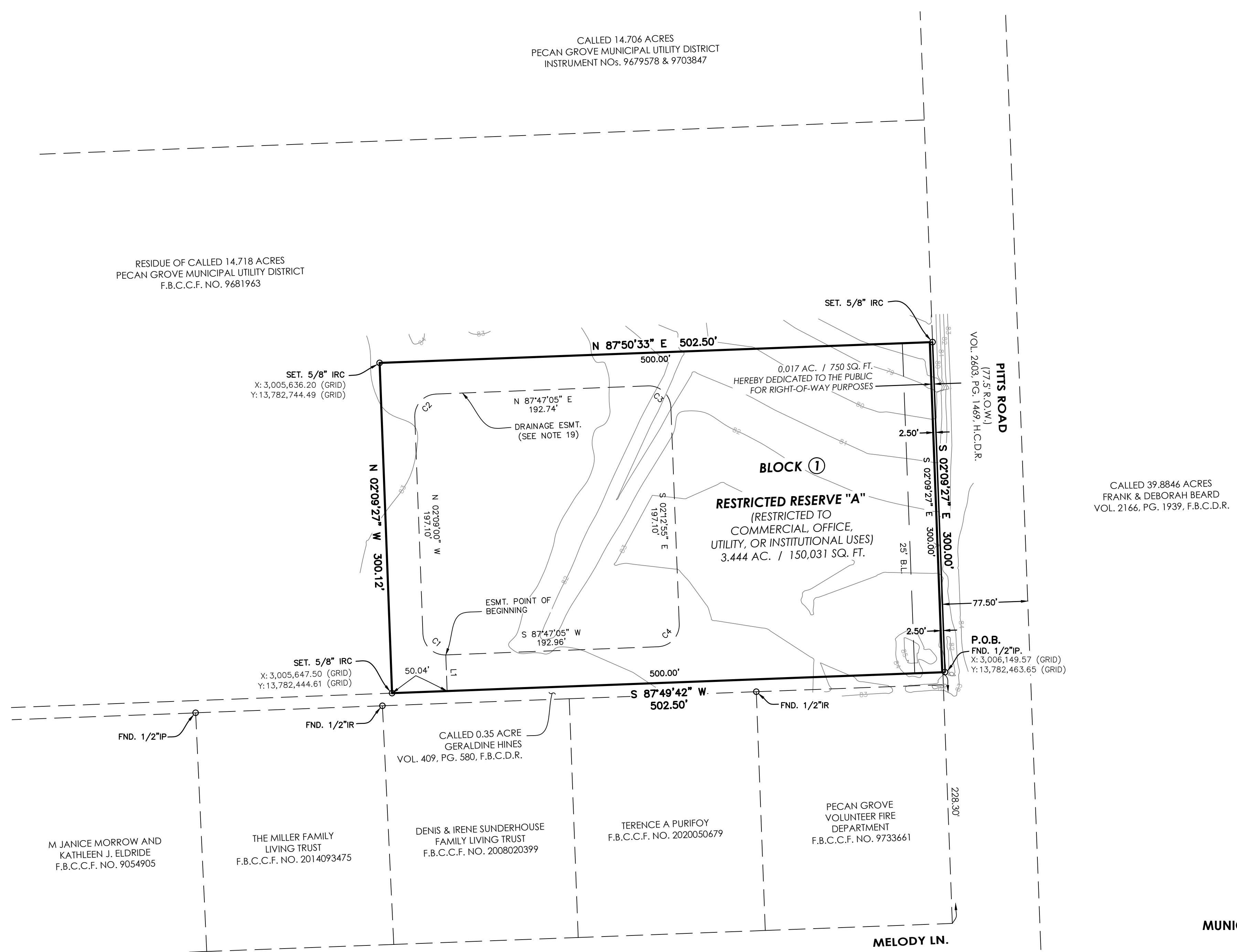
W.A. "Andy" Myers
Precinct 3. County Commissioner

Ken DeMerchant
Precinct 4. County Commissioner

I, Laura Richard, County Clerk in and for Fort County, 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 _____ of the Plat Records of Fort Bend County, Texas. 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



PECAN GROVE MUNICIPAL UTILITY DISTRICT ADMINISTRATION BUILDING

A SUBDIVISION OF 3.461 AC. / 150,781 SQ. FT., SITUATED IN THE W. MORTON SURVEY, ABSTRACT NO. 62, CITY OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS.
1 BLOCK 1 RESERVE
MARCH 2021

Owners
PECAN GROVE MUNICIPAL UTILITY DISTRICT
884 Pitts Road
Richmond, TX 77406
(281) 238-5000



Prepared By
BEACON LAND SERVICES
5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 936-0280