

PLAT RECORDING SHEET

PLAT NAME: Sun Ranch Partial Replat No 1

PLAT NO: _____

ACREAGE: 2.000

LEAGUE: S Kennedy Survey

ABSTRACT NUMBER: A-44

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 45

NUMBER OF RESERVES: 0

OWNERS: Ellison C. Collins, III and Wife, Hannah C. Collins

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, ELLISON C. COLLINS, III AND WIFE, HANNAH C. COLLINS, OWNER (OR OWNERS) OF THE 2,000 TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUN RANCH PARTIAL REPLAT NO 1, 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) 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.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE 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, WE 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 OUR HAND IN THE CITY OF _____, TEXAS, THIS ____ DAY OF _____, 20____

ELLISON C. COLLINS, III

HANNAH C. COLLINS

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELLISON C. COLLINS, III AND HANNAH C. COLLINS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 _____, 20____

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

I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

I, JASON R. HENRICHS, 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.

JASON R. HENRICHS
LICENSED PROFESSIONAL ENGINEER #97420

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE TOWN OF THOMPSONS, TEXAS HAS RECEIVED LETTERS FROM THE FORT BEND COUNTY HEALTH DEPARTMENT, THE FORT BEND COUNTY ENGINEERING DEPARTMENT AND THE FORT BEND COUNTY COMMISSIONER'S COURT, PRECINCT 1, FOR APPROVAL OF THIS PLAT AND SUBDIVISION OF SUN RANCH PARTIAL REPLAT NO 1 AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 20____.

FREDDY NEWSOME, JR
MAYOR

CAROL GUBBLES
MAYOR PRO TEM

DEBORAH BROWN
ALDERMAN

JACKQUELINE NORWOOD
ALDERMAN

EDWARD TAYLOR
ALDERMAN

GINA S. TREADGOLD
ALDERMAN

LINE	BEARING	DISTANCE
L1	S 88°16'28" W	57.00'
L2	S 88°16'28" W	62.48'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	135.00'	60.48'	S 11°06'33" W	59.98'
C2	25.00'	39.27'	S 43°16'26" W	35.36'
C3	635.00'	158.06'	S 81°08'37" W	157.65'
C4	70.00'	42.00'	S 56°48'54" W	41.38'
C5	635.00'	103.26'	S 83°36'57" W	103.15'
C6	635.00'	54.80'	S 76°29'06" W	54.78'
C7	15.90'	4.35'	N 71°55'36" E	4.33'
C8	151.00'	82.45'	S 08°40'49" W	81.43'
C9	645.00'	54.00'	S 85°52'34" W	53.98'

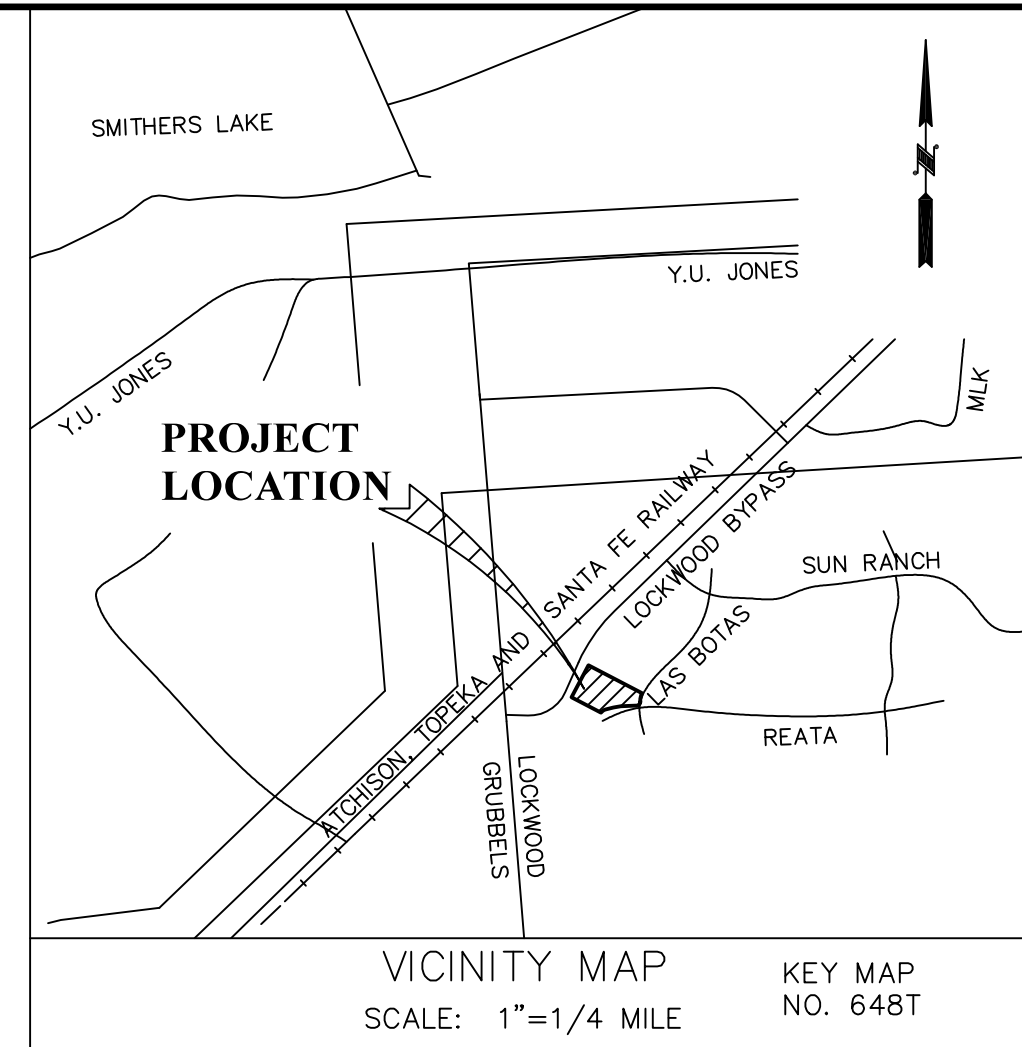
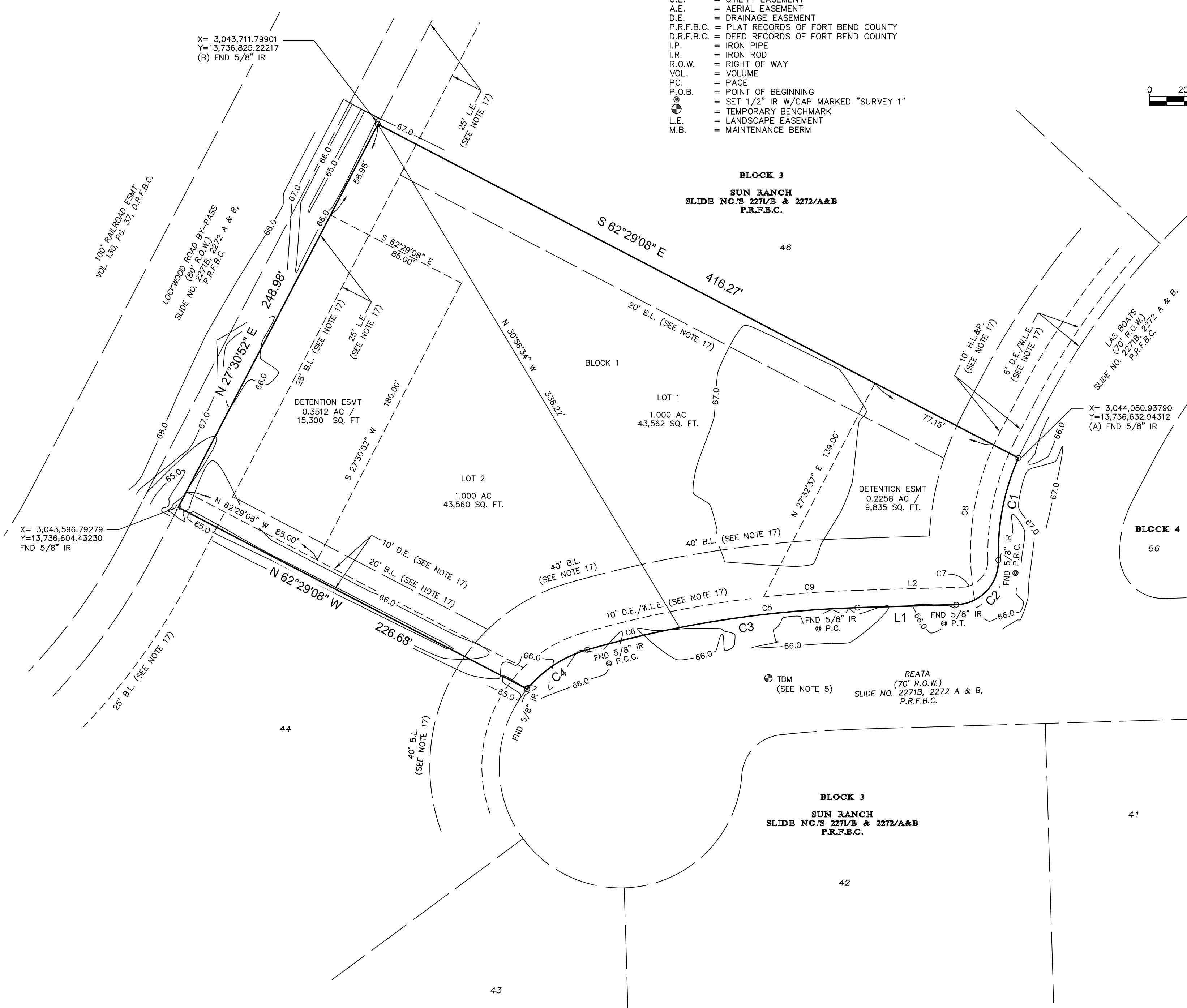
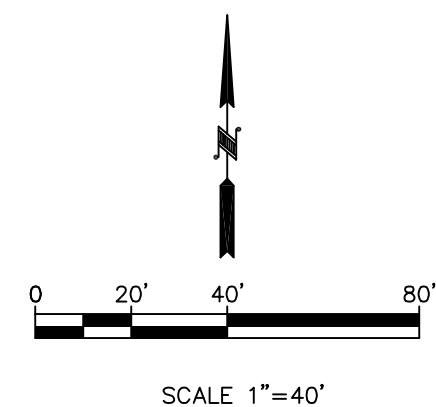
DISTRICT NAMES	
COUNTY ASSISTANCE DIST	CAD 17
SCHOOL	LAMAR CISD
FIRE	THOMPSONS
CITY OR CITY ETJ	THOMPSON ETJ
DRAINAGE	FORT BEND DRAINAGE

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY SOUTH-LAND TITLE, (GUARANTEE FILE) G.F. NO. TP2078193 EFFECTIVE DATE AUGUST 23, 2020.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99986738518428. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- PROJECT BENCHMARK: RM AW5477 ELEV: 69.60 (NAVD 1988, 2001 ADJ)
FLOODPLAIN REFERENCE MARK NUMBER AW5477 IS A BRASS DISK LOCATED FROM THE JUNCTION OF U.S. HIGHWAY 59 AND FM ROAD 762 IN RICHMOND. GO SOUTH ON FM ROAD 762 FOR 4.7 KM (2.9 MI) TO ITS JUNCTION WITH FM ROAD 2759. CONTINUE SOUTH ON FM ROAD 762 FOR 5.6 KM (3.6 MI) TO SMITHERS LAKE ROAD ON THE LEFT. TURN LEFT AND GO SOUTHEAST ON SMITHERS LAKE ROAD FOR 6.0 KM (3.75 MI) TO GATE 6 AND THE STATION ON THE LEFT, (NAVD 1988, 2001 ADJ)
TEMPORARY BENCHMARK ELEV: 66.89 (NAVD 1988, 2001 ADJ)
MAG NAIL IN CENTERLINE OF REATA CENTERED WITH THE DRIVEWAY OF THE SUBJECT PROPERTY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48157024901, WITH THE EFFECTIVE DATE OF APRIL 02, 2014, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE) THE 100 YEAR FLOODPLAIN.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 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.
- NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY SOUTHLAND TITLE COMPANY AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.

LEGEND:

- B.L. = BUILDING LINE
- U.E. = UTILITY EASEMENT
- A.E. = AERIAL EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.R.F.B.C. = PLAT RECORDS OF FORT BEND COUNTY
- D.R.F.B.C. = DEED RECORDS OF FORT BEND COUNTY
- I.P. = IRON PIPE
- I.R. = IRON ROD
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- PO. = SET 1/2" IR W/CAP MARKED "SURVEY 1"
- L.E. = LANDSCAPE EASEMENT
- M.B. = MAINTENANCE BERM



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES WITH ALL 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 _____, 20____

VINCENT M. MORALES, JR
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON ____ M., IN PLAT NUMBER ____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY

SUN RANCH PARTIAL REPLAT NO 1

A SUBDIVISION OF 2,000 ACRES (87,120 SQ FT) IN THE S KENNEDY SURVEY, A-44, ALSO BEING A REPLAT OF LOT 45, BLOCK 3, OF SUN RANCH AS RECORDED IN SLIDE NUMBERS 2271/B, 2272/A&B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 2 LOTS
1 BLOCK 2 LOTS 0 RESERVES
MARCH 3, 2021

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Ackerly, TX 77512 | (281)393-1382
PROJECT NO. 8-87804-20

OWNER:
ELLISON C. COLLINS, III
AND WIFE, HANNAH C. COLLINS
11611 REATA
RICHMOND, TX 77469
281-750-9048