

**PLAT RECORDING SHEET**

**PLAT NAME:** Ledbetter Estates

\_\_\_\_\_

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

**ACREAGE:** 10.3687

\_\_\_\_\_

**LEAGUE:** F. Gath Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-514

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 2

\_\_\_\_\_

**NUMBER OF RESERVES:** 0

\_\_\_\_\_

**OWNERS:** Sherry Gayle Ledbetter

\_\_\_\_\_

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

STATE OF TEXAS:  
COUNTY OF FORT BEND:

I, Sherry Gayle Ledbetter, an individual, hereinafter referred to as Owners of the 10.3687 acre tract described in the above and foregoing map of LEDBETTER ESTATES, 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 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 and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 Village of Pleak, 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 covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby restricted 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 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 Fort Bend County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Sherry Gayle Ledbetter

CHERYL SCHULTZ LEWIS  
100 ACRES  
(F.B.C.C.F. NO. 2001022223)

STATE OF TEXAS:  
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Sherry Gayle Ledbetter, an individual, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of \_\_\_\_\_

My Commission Expires \_\_\_\_\_ Notary Public

This is to certify that the Planning Commission of the Village of Pleak, Texas, has approved this plat and subdivision of LEDBETTER ESTATES in conformance with the laws of the State of Texas and the ordinances of the Village of Pleak, as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2021.

David Thielemann, Chairperson Gary Miller, Vice-Chairperson

This is to certify that the City Council of the Village of Pleak, Texas, has approved this plat and subdivision of LEDBETTER ESTATES in conformance with the laws of the State of Texas and the ordinances of the Village of Pleak, as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2021.

Larry Bittner, Mayor Michael John, Mayor Pro-Term  
Wade Goates, Alderman Damon Kuhn, Alderman  
Sophia Rico, Alderman Anne Stark, Alderman  
Erin Walley, City Secretary

W. LEECH SURVEY  
ABSTRACT NO. 281

FENSKE LANE  
(80' R.O.W.)  
(VOL. 136, PG. 181; F.B.C.D.R.)  
(VOL. 136, PG. 251; F.B.C.D.R.)

F. GATH SURVEY  
ABSTRACT NO. 514

SHERRY GAYLE LEDBETTER  
REMAINDER OF 26.8713 ACRES  
(PROBATE CASE NO. 20-CPR-034737)  
(VOL. 731, PG. 494; F.B.C.D.R.)

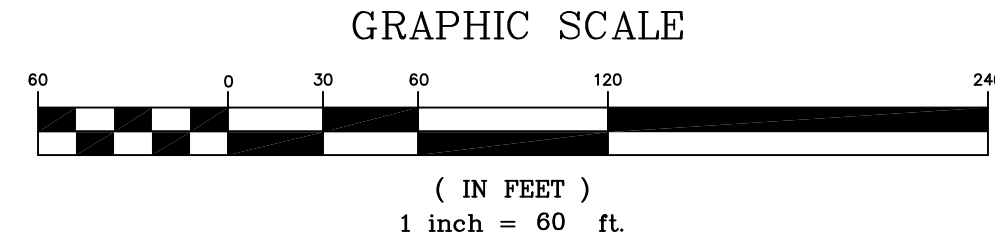
LOT 1  
5.1000 ACRES

LOT 2  
5.1000 ACRES

R. S. DAWSON SURVEY  
ABSTRACT NO. 675

ASTER VALLET  
59.82 ACRES  
(VOL. 237, PG. 137; F.B.C.D.R.)  
(VOL. 392, PG. 497; F.B.C.D.R.)

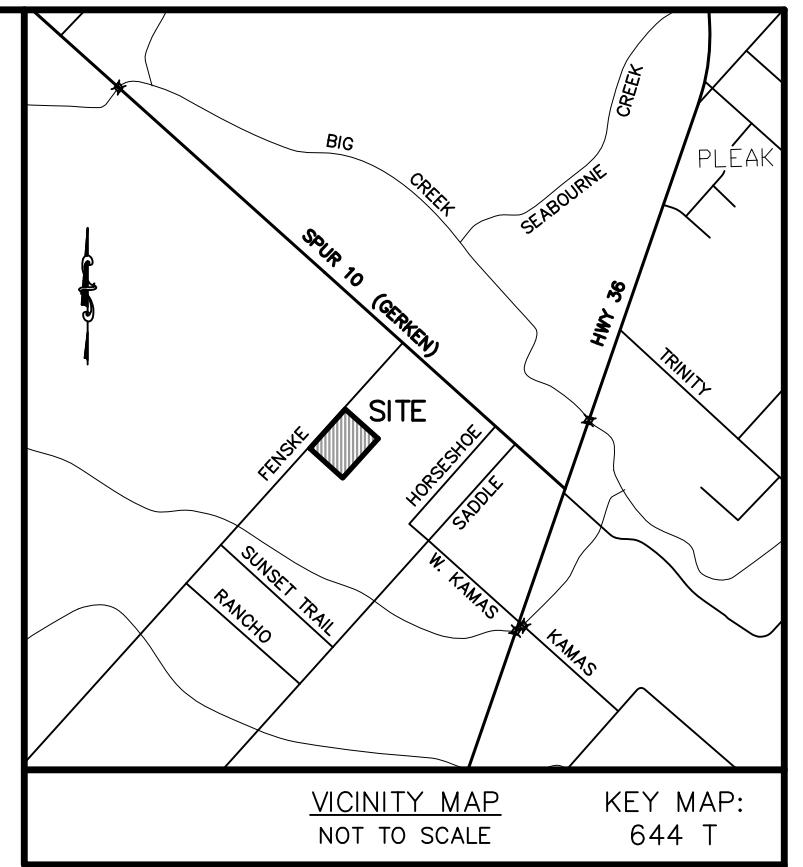
- NOTES:
- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD 83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.999999992739.
  - 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0400 M, EFFECTIVELY DATED JANUARY 29, 2021, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - 3.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
  - 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - 5.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 86.60 FEET ABOVE MEAN SEA LEVEL (NAVD 83 DATUM). IN ADDITION, NO SLAB SHALL BE LESS THAN 1.0' ABOVE ANY DOWN GRADIENT ROADWAY, DRAINAGE RESTRAINT, MAXIMUM PONDING, OR SHEET FLOW ELEVATION AS CALCULATED WITHIN THE SITE DESIGN.
  - 6.) CONTOURS SHOWN HEREON ARE PER FIELD SURVEY PERFORMED ON MARCH 28, 2021. ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12A).
  - 7.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - 8.) THIS PLAT LIES WHOLLY WITHIN LAMAR CISD, THE EXTRA TERRITORIAL JURISDICTION OF THE VILLAGE OF PLEAK, AND FORT BEND COUNTY, TEXAS.
  - 9.) 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 AND VILLAGE OF PLEAK PRIOR TO BEGINNING CONSTRUCTION.
  - 10.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
  - 11.) \* - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
  - 12.) THERE ARE NO VISIBLE OR KNOWN APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.
  - 13.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  - 14.) THIS PLAT WAS PREPARED TO MEET VILLAGE OF PLEAK AND FORT BEND COUNTY REQUIREMENTS.
  - 15.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
  - 16.) ALL LOTS HAVE 5 FEET BUILDING SETBACK LINES ON ALL SIDE AND BACK PROPERTY LINES.
  - 17.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN VOLUME 731, PAGE 494 OF THE FORT BEND COUNTY DEED RECORDS.
  - 18.) A PRIVATE WATER WELL AND ONSITE SEWERAGE DISPOSAL SHALL BE PROVIDED IN ACCORDANCE WITH STATE OF TEXAS AND FORT BEND COUNTY REQUIREMENTS. PUBLIC INFRASTRUCTURE CONSTRUCTION PLANS AND RELATED BONDS (ORD. 07-381) ARE NOT REQUIRED.
  - 19.) THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING COVENANTS, CONDITIONS, AND RESTRICTIONS:  
A. NO DEFENSIVE OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON THE PROPERTY HEREIN CONVEYED, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.  
B. NO COMMERCIAL ACTIVITY SHALL BE CONDUCTED ON SAID PROPERTY.  
C. THE PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.
  - 20.) DRIVEWAYS SHALL BE SET AT A MINIMUM DISTANCE OF 82.5 FEET FROM CLOSEST EDGE OF THE DRIVEWAY TO THE NEAREST PROPERTY LINE.
  - 21.) LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE PERCENT IMPERVIOUSNESS OF NO MORE THAN 5 PERCENT, IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE DRAINAGE SYSTEM MAY BE NECESSARY.



ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING  
NGS C.O.R.S. (NAVD '88, GEOID 12A)

TBM A:  
BOX CUT ON 36" RCP THE SOUTHEAST SIDE OF FENSKE ROAD AT THE  
INTERSECTION WITH SPUR 10 (GERKEN ROAD).  
ELEVATION = 84.58'

TBM B:  
BOX CUT ON 36" RCP NEAR THE EAST CORNER OF LEDBETTER TRACT  
ON THE SOUTHWEST SIDE OF SPUR 10 (GERKEN ROAD).  
ELEVATION = 83.23'



#### LEGEND

F. B. C. C. F.	- FORT BEND COUNTY CLERK'S FILE
F. B. C. D. R.	- FORT BEND COUNTY DEED RECORDS
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD
P. D. B.	- POINT OF BEGINNING
RCP	- REINFORCED CONCRETE PIPE
R. O. W.	- RIGHT OF WAY
SQ. FT.	- SQUARE FEET
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

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	CAD #12
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	LAMAR CISD
FIRE	ESD 6
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	PLEAK ETJ
UTILITIES CO.	CENTERPOINT

WILLIAM H. GIERISCH  
26.8713 ACRES  
(VOL. 2543, PG. 1314; F.B.C.D.R.)

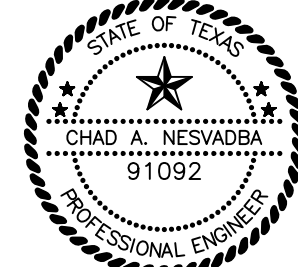
I, Robert Chris Kelly, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the grounds; that, except as shown, all 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; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Robert Chris Kelly, R.P.L.S.  
Texas Registration No. 6833



I, Chad A. Nevadoba, 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.

Chad A. Nevadoba, P.E.  
Texas Registration No. 91092



## LEDBETTER ESTATES

A 10.3687 ACRE TRACT OF LAND  
IN THE F. GATH SURVEY,  
ABSTRACT NO. 514,  
FORT BEND COUNTY, TEXAS

1 BLOCK - 2 LOTS

~ OWNER ~  
SHERRY GAYLE LEDBETTER

5508 Gerken Road  
Rosenberg, Texas 77471

PHONE: 281.341.0000

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  
JOB NO. 1614-1  
JUNE 23, 2021