

## PLAT RECORDING SHEET

**PLAT NAME:** Ambleside

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

**ACREAGE:** 9.0393

**LEAGUE:** Nathan Brookshire Survey

**ABSTRACT NUMBER:** A-14

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 3

**NUMBER OF RESERVES:** 0

**OWNERS:** James & Carla Gordon, Michael & Helen Hopkins, Eric & Yvonne

Southward, Christopher & Sara Southward

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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, James Gordon, Carla Renette Gordon, Helen Hopkins, Michael Peter Hopkins, Eric Southward, Yvonne Southward, Christopher Southward, Sara Southward, owners of the 9.0393-acre tract described in the above and foregoing map of Ambleside 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, 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the 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 easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

WITNESS our hand in the City of \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

James Gordon Carla Renette Gordon

Helen Hopkins Michael Peter Hopkins

Eric Southward Yvonne Southward

Christopher Southward Sara Southward

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared James Gordon, Carla Renette Gordon, Helen Hopkins, Michael Peter Hopkins, Eric Southward, Yvonne Southward, Christopher Southward, Sara Southward, 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 \_\_\_\_\_, 2021.

Notary Public in and for \_\_\_\_\_ County, Texas

NOTES:

- Benchmark: NGS benchmark designated AW0122 - a Brass Disc stamped G 768 1943 set in the east end of the south concrete headwall of a box culvert under the railroad tracks along the north side of State Highway 90A, approximately 800 feet west of Koomey Road (AKA F.M. 1489 in Brookshire, Texas)  
Elevation = 161.01 feet (NGVD 88).
- Temporary Benchmark (T.B.M.): Box cut on the east end of 15" RCP in the north right-of-way of Pecan Hill Drive, N 56°41'02" E, 86.06 feet from a found iron pipe at the northwest corner of subject tract.  
Elevation = 150.63 feet
- This plat was prepared to meet Fort Bend County Engineering requirements.
- This plat lies within Fort Bend County, Fort Bend County Taxing Jurisdictions, Fort Bend County ESD #4, and Lamar Consolidated Independent School District.
- According to the Federal Emergency Management Agency, Flood Insurance Rate Map Numbers 48157C0080M and 48157C0085M both having revised date January 29, 2021, the subject property lies within Unshaded Zone "X", areas determined to be outside the 500-year floodplain.
- The top of all floor slabs shall be a minimum of 146.0 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 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 any down gradient roadway or drainage restraint, whichever is higher.
- 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 to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- Land use within the subdivision is limited to an average imperviousness of no more than 7 percent for Lot 2 and 15 percent for Lot 3. Lot 1 is limited to the existing amount of impervious cover in place at the time of plat recordation. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded a replot and/or redesign of the system may be necessary.
- 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 pre-development conditions. Thus, during large storm events, 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.
- This plat lies within Fort Bend County Lighting Ordinance Zone LZ3.
- The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD83) and may be brought to surface by applying the following combined scale factor of 0.99998044226. The Basis of Bearings shown hereon is referenced to the Texas Coordinate System, NAD83, South Central Zone (TXSC 4204) based on National Geodetic Survey Monumentation: based on GPS measurements.
- This plat was prepared from information furnished by Old Republic National Title Insurance Company File No. HT077346, Issued August 25, 2021 and File No. HT077356, Issued August 10, 2021. The surveyor has not abstracted the above property.
- Tract is subject to restrictive covenants recorded under Volume 522, Page 674 of Fort Bend County Deed Records.
- The ownership and maintenance responsibility for the drainage and detention facilities as shown hereon lies with the owners of Lots 2 and 3 inclusively, as shown in Fort Bend County Clerk's File Numbers 2021138562, 2021138563, and 2021138564 of the Official Public Records.
- 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.
- Pipeline easement that affects subject property, granted to Shell Pipe Line Corporation, as set forth, defined and described in instrument recorded in Volume 294, Page 104 of the Fort Bend County Deed Records has been abandoned according to Texas Railroad Commissions G.I.S. Mapping-RPLS Toby P. Couchman No. 5565 and dated January 24, 2020 under Job No. 2001178.

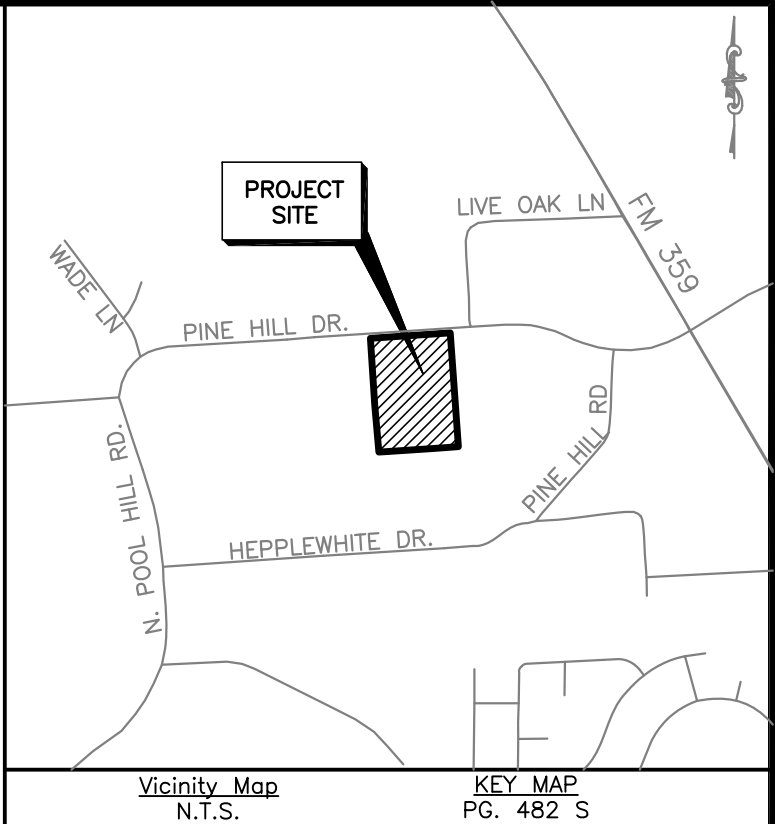
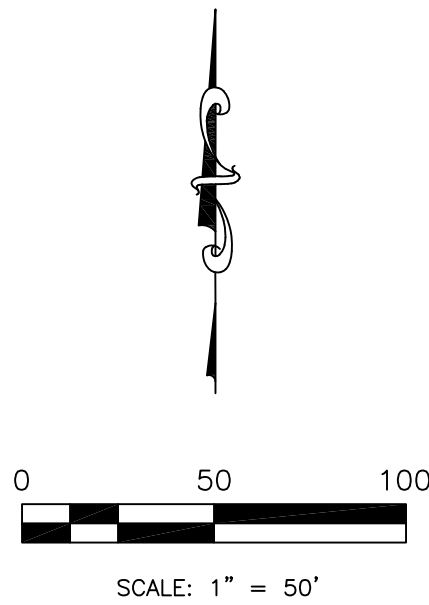
I, Craig W. Kalkomey, P.E., C.F.M., a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Craig W. Kalkomey, P.E., C.F.M.  
Texas Registration No. 105040  
F-1386

I, Kevin Drew McRae am authorized under the laws of the state of teas 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 pipes and a length of not less than three (3) feet.

Kevin Drew McRae, R.P.L.S.  
Texas Registration No. 5485

**LEGEND**  
BL BUILDING LINE  
BRS BEARS  
ESMT EASEMENT  
FP FENCE POST  
FND FOUND  
IR/IP IRON ROD/IRON PIPE  
F.B.C.C.F. FORT BEND COUNTY CLERK FILE  
F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS  
O.P.R. OFFICIAL PUBLIC RECORDS



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. Grady Prestage  
Precinct 1, County Commissioner Precinct 2, County Commissioner

KP George  
County Judge

W. A. (Andy) Meyers Ken R. DeMerchant  
Precinct 3, County Commissioner Precinct 4, County Commissioner

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 \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ p.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.

Laura Richard, County Clerk  
Fort Bend County, Texas

By: Deputy

DISTRICT NAMES	
SCHOOL	: LAMAR C.I.S.D.
DRAINAGE	: F.B.C. DRAINAGE DISTRICT
CITY ETJ	: N/A
UTILITIES CO.	: CENTERPOINT ENERGY
FIRE	: ESD 4

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°11'43"E	40.00'
L2	S33°29'51"E	49.94'
L3	S19°57'30"E	21.73'
L4	S28°18'43"W	24.18'
L5	S78°11'05"W	31.13'
L6	S45°12'36"E	24.23'
L7	N44°47'24"E	10.00'
L8	S45°12'36"E	33.29'
L9	N31°18'50"E	2.48'
L10	N03°48'17"W	43.03'
L11	N63°55'12"E	42.28'
L12	N45°12'36"W	41.39'
L13	N44°47'24"E	30.00'
L14	N45°12'36"W	37.41'
L15	N25°30'54"W	23.03'
L16	N34°59'10"W	32.41'
L17	N12°23'06"W	23.48'
L18	N43°05'10"E	33.89'
L19	N85°55'14"E	12.00'
L20	N86°11'43"E	30.00'
L21	S41°48'13"W	42.58'
L22	S86°11'43"W	30.00'
L23	N41°48'13"E	42.58'

# AMBLESIDE

A REPLAT OF LOT 4, TRACT 46 OF PECAN HILL,  
AN UNRECORDED SUBDIVISION,  
BEING A TOTAL OF 9.0393 ACRES OUT OF  
THE NATHAN BROOKSHIRE SURVEY, A-14  
FORT BEND COUNTY, TEXAS

AUGUST 2021

3 LOTS 1 BLOCK 0 RESERVES  
OWNERS

JAMES & CARLA GORDON  
32803 PECAN HILL DR, BROOKSHIRE, TX 77423  
832.428.5470

MICHAEL & HELEN HOPKINS  
8715 BERING CHASE WAY, RICHMOND, TX 77406  
281.682.6054

ERIC & YVONNE SOUTHWARD  
700 COBIA DRIVE, APT. 1611, KATY, TX 77494  
281.450.5167

CHRISTOPHER & SARA SOUTHWARD  
30707 ZERENE TRACE, BROOKSHIRE, TX 77423  
281.797.9106

## KM Surveying, LLC

3902 REESE ROAD - SUITE C-100  
ROSENBERG, TEXAS 77471  
713-234-6627

TBPELS FIRM #10178700

www.kmsurveying.com

**LJA Engineering, Inc.**

1904 W. Grand Parkway North Phone 713.953.5200  
Suite 100 Fax 713.953.5026  
Katy, Texas 77449 FRN-F-1386