

# PLAT RECORDING SHEET

**PLAT NAME:** Randon Heights

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

**ACREAGE:** 17.153

**LEAGUE:** S. A. & M. G. R.R. CO. Survey

**ABSTRACT NUMBER:** 328

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 11

**NUMBER OF RESERVES:** 1

**OWNERS:** Mike Guitierrez

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

STATE OF TEXAS:  
COUNTY OF FORT BEND:

I, Mike Gutierrez, Owner; hereinafter referred to as Owners of the 17.153 acre tract described in the above and foregoing map of RANDON HEIGHTS, 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 have dedicated and by these presents do dedicate to the use of the public for 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 ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground 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. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

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 City of Rosenberg, 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.

By: \_\_\_\_\_  
Mike Gutierrez

STATE OF TEXAS:  
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Mike Gutierrez, 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 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 City of Rosenberg, Texas, has approved this plat and subdivision of RANDON HEIGHTS, in conformance with the laws of the State of Texas and the ordinances of the City of

Rosenberg, as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Pete Pavolovsky, Chairperson

\_\_\_\_\_  
Anthony Sulak, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of RANDON HEIGHTS, in conformance with the laws of the State of Texas and the ordinances of the City of

Rosenberg, as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Kevin Raines, Mayor

\_\_\_\_\_  
Danyel Swint, City Secretary

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 0.9999695023.
- 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-0225L, EFFECTIVELY DATED APRIL 2, 2014, 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 111.72 FEET ABOVE MEAN SEA LEVEL (NAVD '88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 2.0' (TWO FEET) ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 1.0' (ONE FOOT) ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
- 6.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON FIELD SURVEY PERFORMED ON NOVEMBER 5, 2020, USING BENCHMARK LISTED BELOW IN NOTE 15 (NAVD '88).
- 7.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8.) THIS PLAT LIES WHOLLY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF ROSENBERG, LAMAR CONSOLIDATED ISD, 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 PRIOR TO BEGINNING CONSTRUCTION.
- 10.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3.
- 11.) \* - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
- 12.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 13.) ALL DETENTION FACILITIES/STRUCTURES SHALL BE OWNED, MAINTAINED AND OPERATED BY THE OWNERS OR THEIR REPRESENTATIVE FOR THE ENTIRE DURATION OF THE FACILITY/STRUCTURE, IF APPLICABLE. ALL FUTURE DETENTION FACILITY OUTFALL LOCATIONS MUST MAINTAIN THE NATURAL, PRE-EXISTING DRAINAGE PATTERNS ON THE SITE.
- 14.) 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.
- 15.) BENCHMARK: NGS SURVEY MONUMENT DESIGNATED Y 1505 (AW5484) IS A METAL ROD WITH A 5-INCH LOGO CAP STAMPED "Y 1505 1987" FOUND AT THE T-JUNCTION OF U.S. HIGHWAY 90 ALTERNATE AND F.M. 1875, 51.5 FEET SOUTH OF THE CENTERLINE OF THE U.S. HIGHWAY, 44.0 FEET WEST OF THE ROAD. ELEVATION = 113.52' (NAVD '88)
- 16.) THE PROJECT BENCHMARK FOR THIS PROJECT IS A 1/2-INCH IRON ROD WITH CAP STAMPED "T.E.A.M." SET IN THE NORTHEAST RIGHT-OF-WAY OF HAMLINK ROAD SOUTH OF SITE, AS SHOWN. (THE PROJECT BENCHMARK IS REFERENCED AS "TBM 'A' ON THIS PLAT")  
X= 2,842,636.73  
Y= 13,754,518.87  
ELEVATION=109.26' (NAVD '88)
- 17.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- 18.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED IN A CITY PLANNING LETTER BY SELECT TITLE COMPANY, FILE NO. CS2016412, EFFECTIVE DATE APRIL 15, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 19.) THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS LOCATED ON THE TRACT.
- 20.) ALL LOTS HAVE AN AREA OF ONE ACRE OR GREATER AND SHALL PROVIDE A TURNAROUND THAT PROHIBITS VEHICLES FROM BACKING ONTO THE ROADWAY.
- 21.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 22.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN VOLUME 64, PAGE 252 OF THE FORT BEND COUNTY DEED RECORDS.

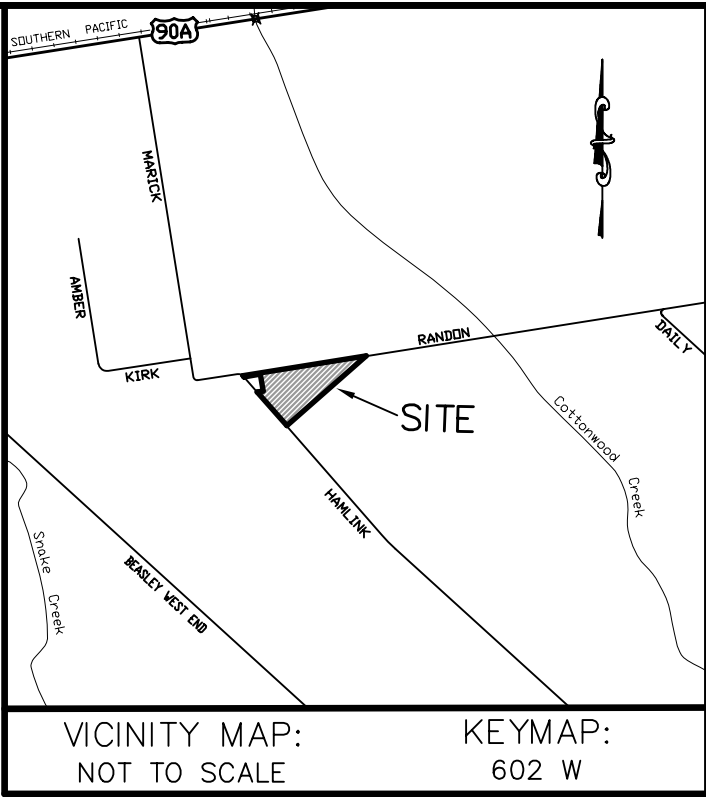
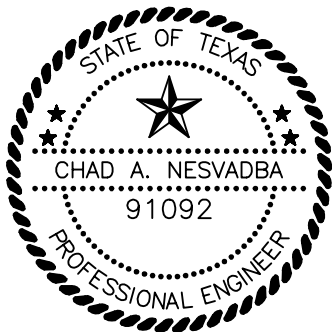
I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown, all boundary 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.

Brian Nesvadba, R.P.L.S.  
Texas Registration No. 5776



I, Chad A. Nesvadba, 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. Nesvadba, P.E.  
Texas Registration No. 91092



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

## RANDON HEIGHTS

A 17.153 ACRE TRACT OF LAND  
OUT OF LOT 33 OF THE SLAVIN & GEORGE SUBDIVISION  
(VOL. 64, PG. 252; F.B.C.D.R.)  
IN SECTION 13, S. A. & M. G. R.R. CO. SURVEY,  
ABSTRACT NO. 328,  
FORT BEND COUNTY, TEXAS

1 BLOCK - 11 LOTS - 1 RESERVE

~ Owner ~

MIKE GUTIERREZ

8803 Aubrey Lane  
Richmond, TX 77469

PHONE: 281.709.3632

~ Engineer / Surveyor ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive  
Stafford, TX 77477

PHONE: 281.491.2525

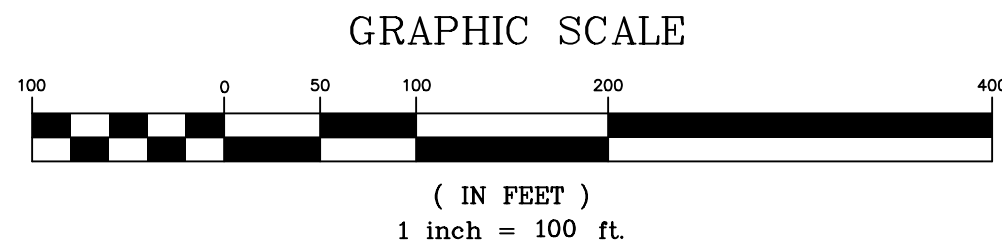
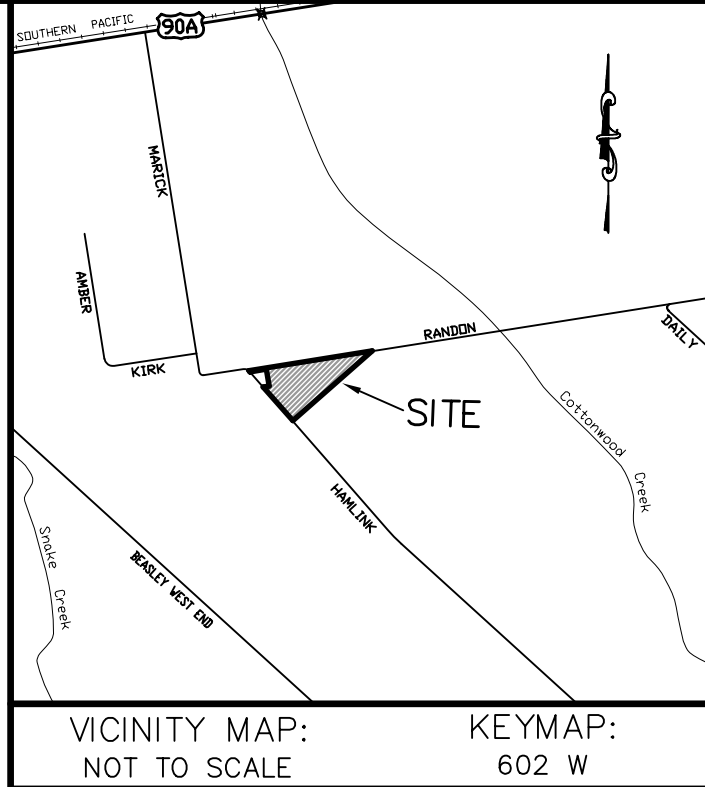
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906

JOB NO. 1579-1

JULY 9, 2021

SHEET 1 OF 2

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 80°47'28" E | 91.85'   |
| L2         | N 41°04'42" W | 23.57'   |



- LEGEND**
- B.L. - BUILDING LINE
  - D.E. - DRAINAGE EASEMENT
  - ESMT - EASEMENT
  - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
  - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
  - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
  - FND - FUND
  - IP - IRON PIPE
  - IR - IRON ROD
  - L.E. - LANDSCAPE EASEMENT
  - R.O.W. - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - TBM - TEMPORARY BENCHMARK
  - W/ - WITH

| PARKLAND DEDICATION TABLE   |   |
|---|---|
| RESTRICTED RESERVE  | ACREAGE APPLIED TO PARK LAND DEDICATION |
| RESTRICTED RESERVE "A"  | 2.768 ACRES                             |
| RESTRICTED RESERVE "A" QUALIFIES FOR 25% PRIVATE NEIGHBORHOOD PARKLAND = 0.692 ACRE |   |
| <b>TOTAL</b>  | <b>2.768 ACRES</b>                      |
| PRIVATE PARK LAND FEE: 11 LOTS @ \$170 = \$1,870.00                                 |   |
| REQUIRED PARK LAND: 0.21 ACRE   |   |

**RANDON HEIGHTS**

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SHEET 2 OF 2

DRAWING INFO: Z:\08#\1579-1\dwg\1579-1\_Final Plot\_R1.dwg JUL 09, 2021 9:49 AM