

**PLAT RECORDING SHEET**

**PLAT NAME:** First Community Credit Union Richmond

\_\_\_\_\_

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

**ACREAGE:** 1.2399

\_\_\_\_\_

**LEAGUE:** L.A. Patillo Survey and Walton, Hill and Walton Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 307 and 435

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** First Community Credit Union

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**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

We, First Community Credit Union, acting by and through TJ Tijerina, President/Chief Executive Officer, and Jennifer Kilgore, Chief Operations Officer, owner, hereinafter referred to as Owners of the 1.2399 acre tract described in the above and foregoing plat of FIRST COMMUNITY CREDIT UNION RICHMOND, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 on additional 11 feet six inches for ten feet perimeter ground easements; five feet six inches for 16 feet perimeter ground easements, or seven feet six inches for 14 feet perimeter ground easements, from a plane 16 feet 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 21 feet six inches 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 on additional ten feet for ten feet back-to-back ground easements; seven feet for 16 feet back-to-back ground easements; or nine feet for 14 feet back-to-back ground easements, from a plane 16 feet 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 30 feet in width.

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 (20) feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, 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 plat 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, 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, 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the First Community Credit Union, has caused these presents to be signed by TJ Tijerina, President/Chief Executive Officer, and Jennifer Kilgore, Chief Operations Officer, hereunto authorized,

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

First Community Credit Union

TJ Tijerina  
President/Chief Executive Officer

Jennifer Kilgore  
Chief Operations Officer

STATE OF TEXAS  
COUNTY OF

Before me, the undersigned authority, on this day personally appeared TJ Tijerina, President/Chief Executive Officer, and Jennifer Kilgore, Chief Operations Officer of First Community Credit Union, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the  
State of Texas

My Commission Expires:

I, Lucas G. Davis, 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 (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.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of FIRST COMMUNITY CREDIT UNION RICHMOND in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat

this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: Martha L. Stein or M. Sonny Garza  
Chair Vice Chairman

By: Margaret Wallace Brown  
Secretary

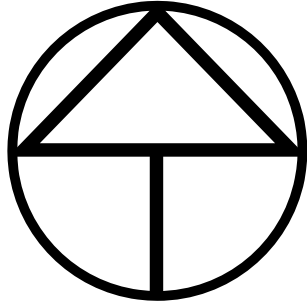
#### ENGINEER'S PLAT AFFIDAVIT

I, \_\_\_\_\_, 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.

(Signature and Title)

#### GENERAL NOTES

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor: 0.9998427500.
- All of the property located in this plat is within Fort Bend County, the City of Houston's Extraterritorial Jurisdiction, and Fort Bend Independent School District.
- According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map no. 4815/0010L, revised/dated April 2, 2014, the subject tract appears to lie within Unshaded Zone "X". This determination was done by graphic plotting and is approximate only, and has not been field verified. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Windrose Land Services.
- All pipeline easements within the subject property are shown hereon, based on the title research provided in the city planning letter prepared by Charter Title Company, File No. 2021-0444, dated August 27, 2021
- All drainage easements shall be kept clear of fences, building, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- The top of all floor slabs shall be a minimum of 115.50 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 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County drainage criteria manual which allows for street ponding with intense rainfall events.
- All property to drain into a drainage easement only through an approved drainage structure.
- This plat lies wholly within Fort Bend County Lighting Zone LZ3.
- 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.
- Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
- Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- 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.
- 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.
- Subject to Cross Access Easement for the purpose of providing ingress to and egress through the property along the access road, as reserved and defined in instrument recorded under Clerk's File No. 2016012383 of the Official Public Records of Fort Bend County, Texas. (blanket, not plottable)



NORTH

30 0 30 60 90 Feet  
GRAPHIC SCALE: 1" = 30'

#### ABBREVIATIONS

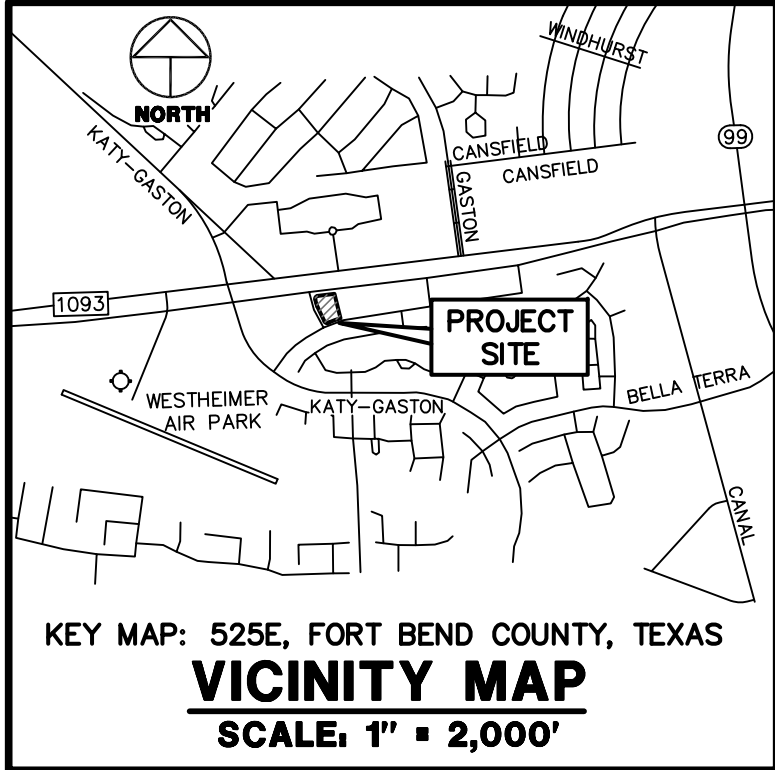
- FND - FOUND
- F.C. - FILM CODE
- F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- S.S.E. - SANITARY SEWER EASEMENT
- ST.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- W.L.E. - WATER LINE EASEMENT
- (S) - SET CAPPED 5/8" IR "WINDROSE"
- (F) - FND CAPPED 5/8" IR "BENCHMARK"
- (1) - BLOCK NUMBER

#### DISTRICT NAMES

FORT BEND COUNTY ASSISTANCE DISTRICT	No. 1
WCID	NONE
MUD	FT BEND MUD 133
LID	NONE
DID	FBC DRAINAGE
SCHOOL	LAMAR ISD
FIRE	FT BEND CO ESD 4
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	RICHMOND
COUNTY COMMISSIONER	PRECINCT NO. 3

CURVE CHART				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	630.00'	110°15'1"	121.25'	S 70°19'01" W
C2	30.00'	90°00'00"	47.12'	N 70°11'54" W
C3	270.00'	16°40'50"	78.61'	N 16°51'29" W
C4	30.00'	91°34'08"	47.95'	N 37°16'00" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 64°48'06" W	14.81'



KEY MAP: 525E, FORT BEND COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2,000'

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies 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, parent stream, or 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, the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock\_\_\_\_m., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
Clerk of the County Court  
of Fort Bend County, Texas

By: \_\_\_\_\_ Deputy

## FIRST COMMUNITY CREDIT UNION RICHMOND

A SUBDIVISION OF  
1.2399 AC. / 54,011 SQ. FT.

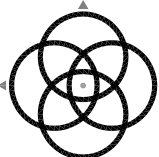
SITUATED IN THE  
L.A. PATILLO SURVEY, ABSTRACT NO. 307  
AND THE WALTON, HILL, AND WALTON SURVEY,  
ABSTRACT NO. 435  
CITY OF HOUSTON, ETJ, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE  
FEBRUARY 2022

Owner  
First Community Credit Union

15260 FM 529  
Houston, TX 77095  
281.856.5300

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 101088001 | WINDROSESERVICES.COM