

**PLAT RECORDING SHEET**

**PLAT NAME:** Espinoza Estates

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

**ACREAGE:** 2.304

**LEAGUE:** T Choate

**ABSTRACT NUMBER:** A-148

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 2

**NUMBER OF RESERVES:** 0

**OWNERS:** Ramone Quiroz Espinoza, Perla Paredes Herrera, Servando De La Fuente,  
Maria Alicia De La Fuente

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



STATE OF TEXAS  
COUNTY OF FORT BEND  
WE, RAMON E. QUIROZ ESPINOZA, PERLA E. PAREDES HERRERA, SERVANDO DE LA FUENTE, and MARIA ALICIA DE LA FUENTE, hereinafter referred to as Owners of the 2.303 acre tract described in the above and foregoing map of ESTATES DE ESPINOZA , 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 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 total 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 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 easements total thirty feet (30' 0") in width.

**FURTHER,** Owner does hereby declare that all parcels of land designates as lots on the plat are originally intended for the construction of single family residential dwellings units thereon (or the placement of mobile home subdivision) and shall be restricted for the 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 Town of Thompsons, 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.

**FURTHER,** Owner hereby certifies that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

WITNESS our hand in Fort Bend County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

By: Ramon E. Quiroz Espinoza By: Perla E. Paredes Herrera By: Servando De La Fuente By: Maria Alicia De La Fuente

STATE OF TEXAS  
COUNTY OF FORT BEND  
BEFORE ME, the undersigned authority, on this day personally appeared Ramon E. Quiroz Espinoza, Perla E. Paredes Herrera, Servando De La Fuente, and Maria Alicia De La Fuente, 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 \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas My commission expires: \_\_\_\_\_

**GENERAL NOTES:**

- 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
- All of the property subdivided in the foregoing plat is within the Commissioner Precinct 2, Fort Bend ISD, Fort Bend County Drainage District, Freshwater Improvement District No. 1, City of Houston ETJ, AND Fort Bend County Texas. There is not a levee improvement district for this property.
- According to the Fort Bend County outdoor lighting zone map, this plat lies in Lighting Zone 2 (LZ2).
- There are no known pipelines or pipeline easements within the limits of this plat boundary.
- A minimum distance of 10' shall be maintained between residential dwellings.
- 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.
- Each lot shall be restricted to single family residential use.
- Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein, a lot upon which is located a freestanding building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential, a building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- 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.
- Bearings and coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale: 0.9999004719. and all elevations are reference to NAVD88 (2001 Adjustment)

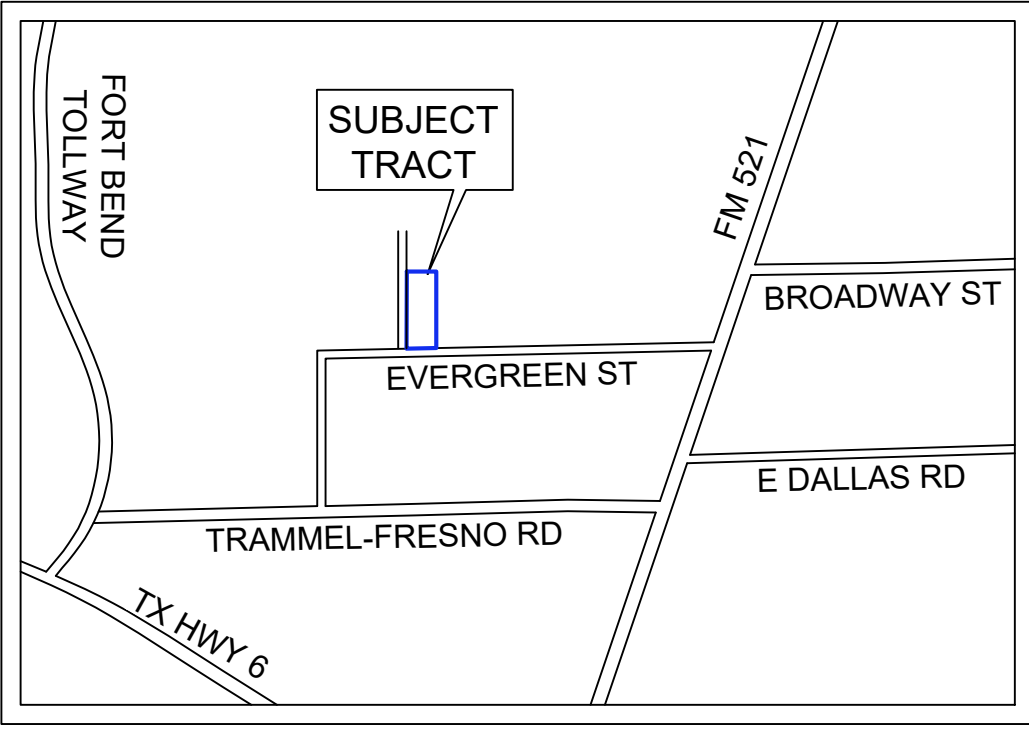
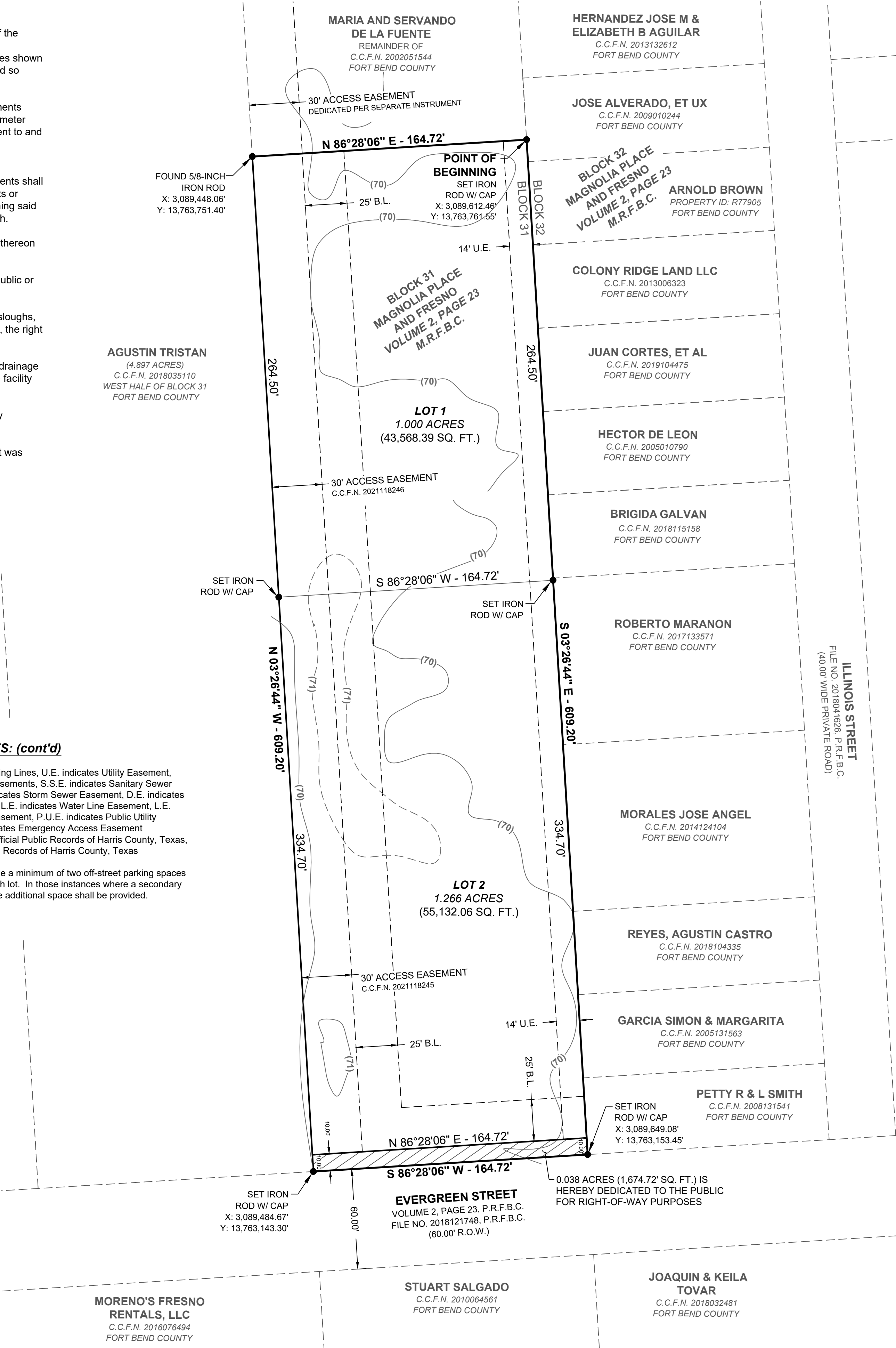
**DRAINAGE DISTRICT NOTES:**

- 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.
- All drainage easements shown on this plat shall be maintained by the lot owner. However, Fort Bend County reserves the right to maintain these drainage facilities if necessary.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48157C0315L, with the effective date of April 2, 2014, the property is located in Unshaded Zone "X", Areas determined to be outside of the 0.2% annual chance 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.
- Construction plans for new development shall be submitted to Fort Bend County Drainage District for staff review and approval prior to any construction on site. Construction plans shall include a drainage impact analysis with details to mitigate adverse drainage conditions of adjacent properties. Drainage easements shall be dedicated for any facilities designed to offset any drainage impacts.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- The top of all floor slabs shall be a minimum of 74.5' feet above mean sea level (NAVD88 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" above any down gradient roadway or drainage restraint, whichever is higher.
- Land use within this development is limit to a maximum impervious of no more than 56% for combined lots, Lot1 and Lot 2. The drainage system has been designed with the assumption that this maximum percentage impervious will not be exceeded. If this percentage is to be exceeded, a redesign of the detention facility is required.
- Lot 1 and Lot 2 will be required for a minimum size 24-inch culvert for driveway construction.
- All property to drain into the drainage easement only through an approved structure.
- 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.

Karim Dadelahi, P.E.  
Texas Registration No. 67293

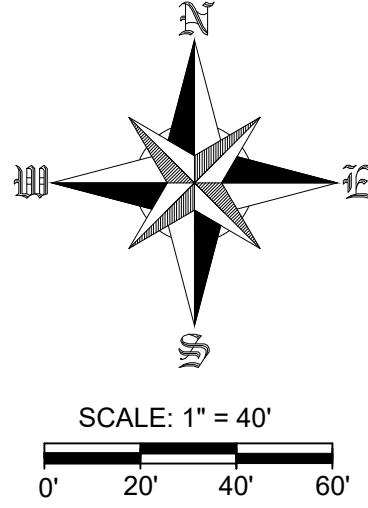
**GENERAL NOTES: (cont'd)**

- B.L. indicates Building Lines, U.E. indicates Utility Easement, A.E. indicates Aerial Easements, S.S.E. indicates Sanitary Sewer Easement, ST.S.E. indicates Storm Sewer Easement, D.E. indicates Drainage Easement, W.L.E. indicates Water Line Easement, L.E. indicates Landscape Easement, P.U.E. indicates Public Utility Easement, E.A.E. indicates Emergency Access Easement O.P.R.H.C. indicates Official Public Records of Harris County, Texas, M.R.H.C. indicates Map Records of Harris County, Texas
- Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.



**VICINITY MAP**

KEY MAP: 611T  
1" = 1 MILE



**LEGEND:**

- |  |                                   |
|--|-----------------------------------|
| P.R.F.B.C. - PUBLIC RECORDS FORT BEND COUNTY TEXAS | B.L. - BUILDING LINE              |
| C.C.F.N. - COUNTY CLERK'S FILE NUMBER              | W.S.E. - WATER AND SEWER EASEMENT |
| R.O.W. - RIGHT-OF-WAY                              | A.E. - ACCESS EASEMENT            |
| P.O.B. - POINT OF BEGINNING                        | E.E. - ELECTRICAL EASEMENT        |
|  | P.L.E. - PIPE LINE EASEMENT       |

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 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., Commissioner  
Precinct 1

Grady Prestage, Commissioner  
Precinct 2

K.P. 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 \_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_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  
Fort Bend County Clerk

BY: \_\_\_\_\_  
Deputy

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

Martha L. Stein OR M. Sonny Garza  
Chairman Vice Chairman

Margaret Wallace Brown, AICP, CNU-A  
Secretary

**ESPINOZA ESTATES**

2.304 ACRES OUT OF  
THE EAST HALF (E1/2) OF BLOCK 31, OF MAGNOLIA  
PLACE SUBDIVISION, AS RECORDED IN VOLUME 2,  
PAGES 6 AND 23, FORT BEND COUNTY PLAT RECORDS,  
FORT BEND COUNTY, TEXAS  
2 LOTS | 1 BLOCK

**OWNERS**

RAMON E. QUIROZ ESPINOZA  
PERLA E. PAREDES HERRERA  
SERVANDO DE LA FUENTE  
MARIA ALICIA DE LA FUENTE  
1330 EVERGREEN STREET  
FRESNO, TEXAS 77545  
713-941-8600

**REASON FOR REPLAT:**

TO CREATE 2 RESIDENTIAL  
LOTS OF 1-ACRE OR MORE

I, Benjamin J. Jauma, am registered 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; that 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 inch (5/8") and a length of not less than two feet (2'); and that the plat boundary corners have been tied to the State Plane Coordinate System, Texas South Central Zone 4204.

Benjamin J. Jauma  
Texas Registration No. 6417