

PLAT RECORDING SHEET

PLAT NAME: FM 442 Estate

PLAT NO: _____

ACREAGE: 1.000

LEAGUE: Robert Hodges Survey

ABSTRACT NUMBER: 33

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: Inline Drilling, LLC

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

WE, Alma Long and Clayton Long, Managers, being officers of Inline Drilling LLC, a Texas limited liability company, owners of the 1,000 acre tract described in the above and foregoing map of **FM 442 ESTATE**, 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, drains, 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, I (or 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, Owner does hereby acknowledge the receipt for the "Order 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.

IN TESTIMONY WHEREOF, the Inline Drilling LLC, a Texas limited liability company, has caused these presents to be signed by Alma Long and Clayton Long, its Managers, hereunto authorized, and

its common seal hereunto affixed this _____ day of _____, 2022.

Inline Drilling LLC,
a Texas limited liability company

By: _____
Alma Long, Manager

By: _____
Clayton Long, Manager

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Alma and Clayton Long, Managers of Inline Drilling, LLC, 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 and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Kevin Drew McRae, 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 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 (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

Kevin Drew McRae
Registered Professional Land Surveyor
State of Texas No. 5485

Date

ENGINEER'S CERTIFICATION
STATE OF TEXAS

I, Jeremiah D. Kamerer, 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.

Jeremiah D. Kamerer, P.E.
Registered Professional Engineer
State of Texas No. 118107

Date

GENERAL NOTES:

1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
ESMT. - EASEMENT
ETJ - EXTRATERRITORIAL JURISDICTION
FND - FOUND
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
IP - IRON PIPE
IR - IRON ROD
IRC - IRON ROD CAPPED
NO. - NUMBER
O.P.R. - OFFICIAL PUBLIC RECORDS
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ.FT. - SQUARE FEET
U.E. - UTILITY EASEMENT
VOL. - VOLUME

2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99985944315.

3. THIS PLAT LIES WITHIN THE NEEDVILLE INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY, WHARTON COUNTY JUNIOR COLLEGE, AND OUTSIDE OF ANY CITY ETJ.

4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0525M, MAP REVISED DECEMBER 21, 2017, THE SURVEYED TRACT LIES IN ZONE X (UNSHADED).

5. CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY FLOOD PLAIN MAP.

6. THIS PROPERTY LIES WITHIN FORT BEND COUNTY LIGHTING ZONE LZ-2 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING". FIVE EIGHTHS (5/8) INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "RPLS 5485" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET", UNLESS OTHERWISE NOTED.

8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

9. 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 LOT 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 WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

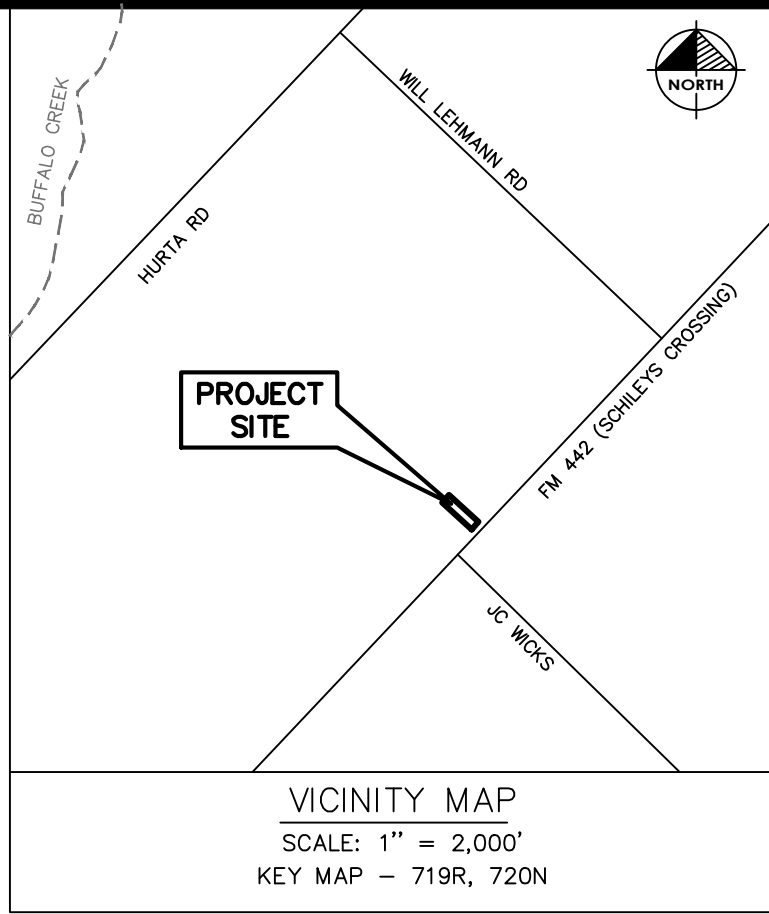
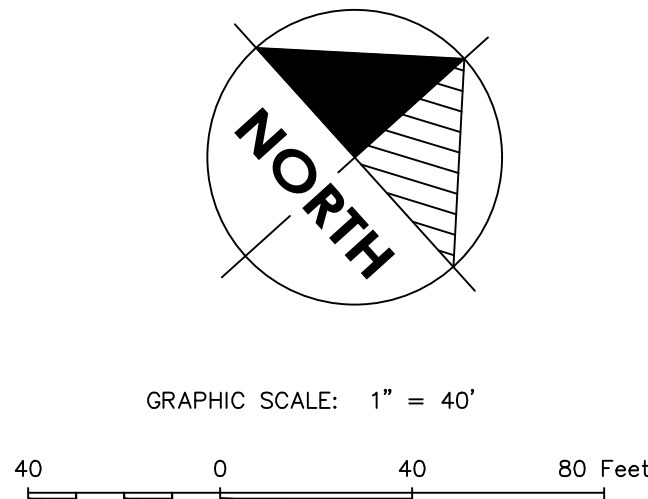
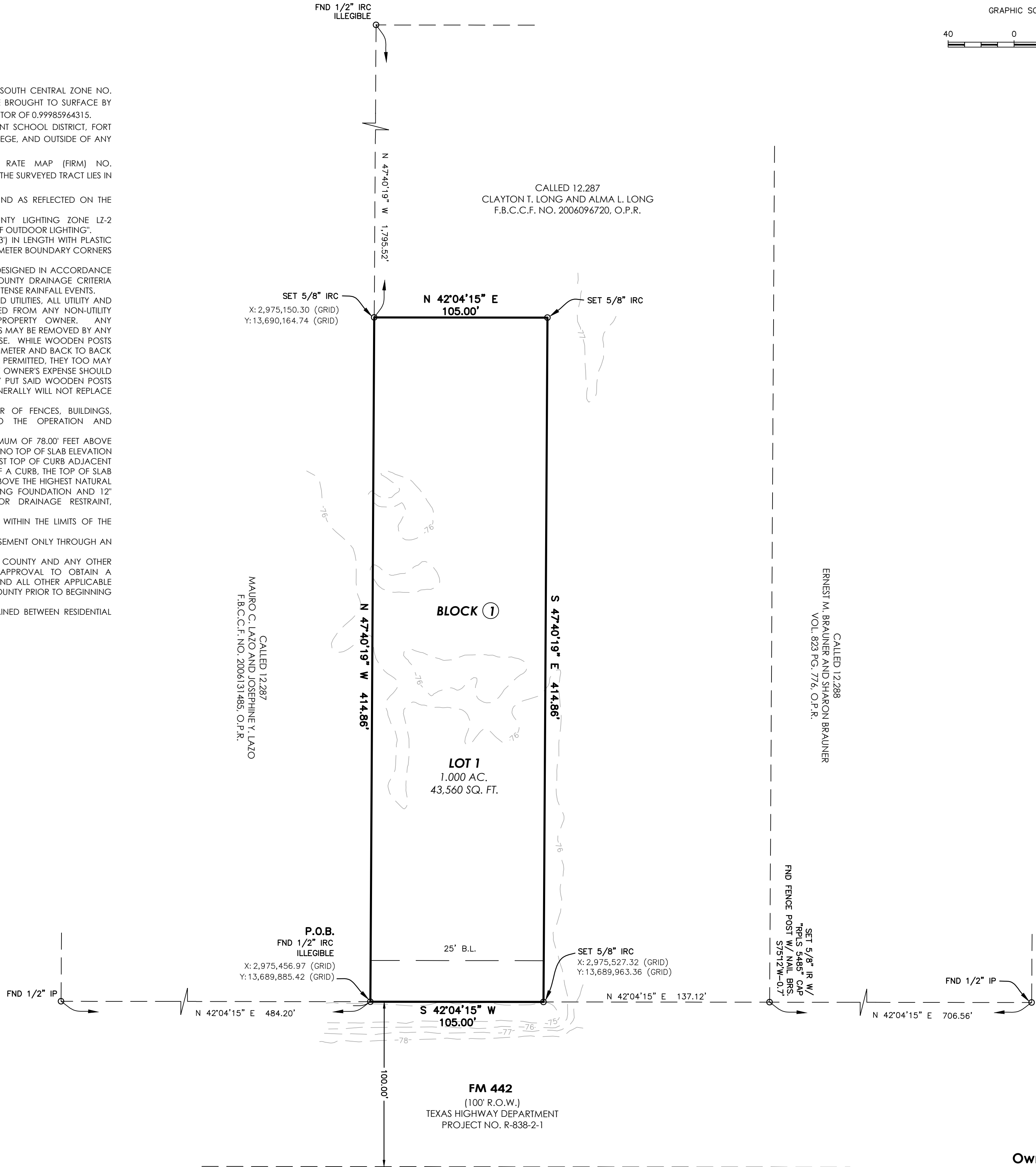
11. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 78.00' FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS 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.

12. THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THE SUBDIVISION.

13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

14. 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.

15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.



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.

By: _____
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this

_____ day of _____, 2022.

Vincent M. Morales, Jr. Grady Prestage
Precinct 1, County Commissioner Precinct 2, County Commissioner

KP George
County Judge

W.A. "Andy" Myers Ken DeMerchant
Precinct 3, County Commissioner Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2022, 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.

By: _____
Laura Richard
County Clerk, Fort Bend County, Texas

By: _____
Deputy

FM 442 ESTATE

A SUBDIVISION OF 1.000 AC. / 43,560 SQ. FT.,
SITUATED IN THE
ROBERT HODGES SURVEY, ABSTRACT NO. 33,
FORT BEND COUNTY, TEXAS.

1 BLOCK 1 LOT
MAY 2022

Owners
INLINE DRILLING, LLC,
a Texas limited liability company
12603 Southwest Fwy, Suite 165,
Stafford, TX 77477
(281) 381-3038

Surveyor
KM SURVEYING
3902 Reese Road, Suite C-100,
Rosenberg, TX 77471
(713) 234-6627
TBPELS FIRM #10178700

Prepared By
BEACON
LAND SERVICES
5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 934-0280