

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County WC&ID No. 2 Surface Water Treatment Plant
Reserve

PLAT NO: _____

ACREAGE: 76.5357

LEAGUE: William Neel Survey

ABSTRACT NUMBER: A-64

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Fort Bend County WC&ID No. 2

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Fort Bend County WC&ID No. 2, acting by and through John Rose, its Board President, owner hereinafter referred to as Owners of the 76.5357 acre tract described in the above and foregoing map of FORT BEND COUNTY WC&ID No. 2 SURFACE WATER TREATMENT PLANT RESERVE, do hereby make and establish said subdivision and development plan 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, or permanent access easements), 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 on the land so dedicated.

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 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 the 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 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 easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for 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 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, 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 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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.

IN TESTIMONY WHEREOF, the Fort Bend County WC&ID No. 2, Company has caused these presents to be signed by John Rose, its Board President, thereunto authorized, this _____ day of _____, 2022.

By: Fort Bend County WC&ID No. 2

By: _____
John Rose
Board President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared John Rose, Board President of Fort Bend County WC&ID No. 2 known to me to be the person whose name is 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 _____, 2022.

Notary Public In and for the State of Texas

Print Name

My commission expires: _____

I, Jessica L. Dennis, 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.

Jessica L. Dennis, P.E.
Professional Engineer No. 107245

I, Jeremy Chandler, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angles points, points of curvature and other points of reference have been marked with iron (or other objects of 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.

Jeremy Chandler
Registered Professional Land Surveyor
Texas Registration No. 5755

This is to certify that the Planning Commission of the City of Stafford, Texas, has approved this plat and subdivision of FORT BEND COUNTY WC&ID No. 2 SURFACE WATER TREATMENT PLANT RESERVE in conformance with the laws of the State of Texas and the ordinances of the City of Stafford, as shown hereon, and authorized the recording of this plat this _____, day of _____, 2022.

By: _____
Adam Sanchez
Vice Chair

By: _____
Lana Hoelsing
Secretary

This is to certify that the City Council of the City of Stafford, Texas, has approved this plat and subdivision of FORT BEND COUNTY WC&ID No. 2 SURFACE WATER TREATMENT PLANT RESERVE in conformance with the laws of the State of Texas and the ordinances of the City of Stafford, as shown hereon, and authorized the recording of this plat this _____, day of _____, 2022.

By: _____
Cecil Willis
Mayor

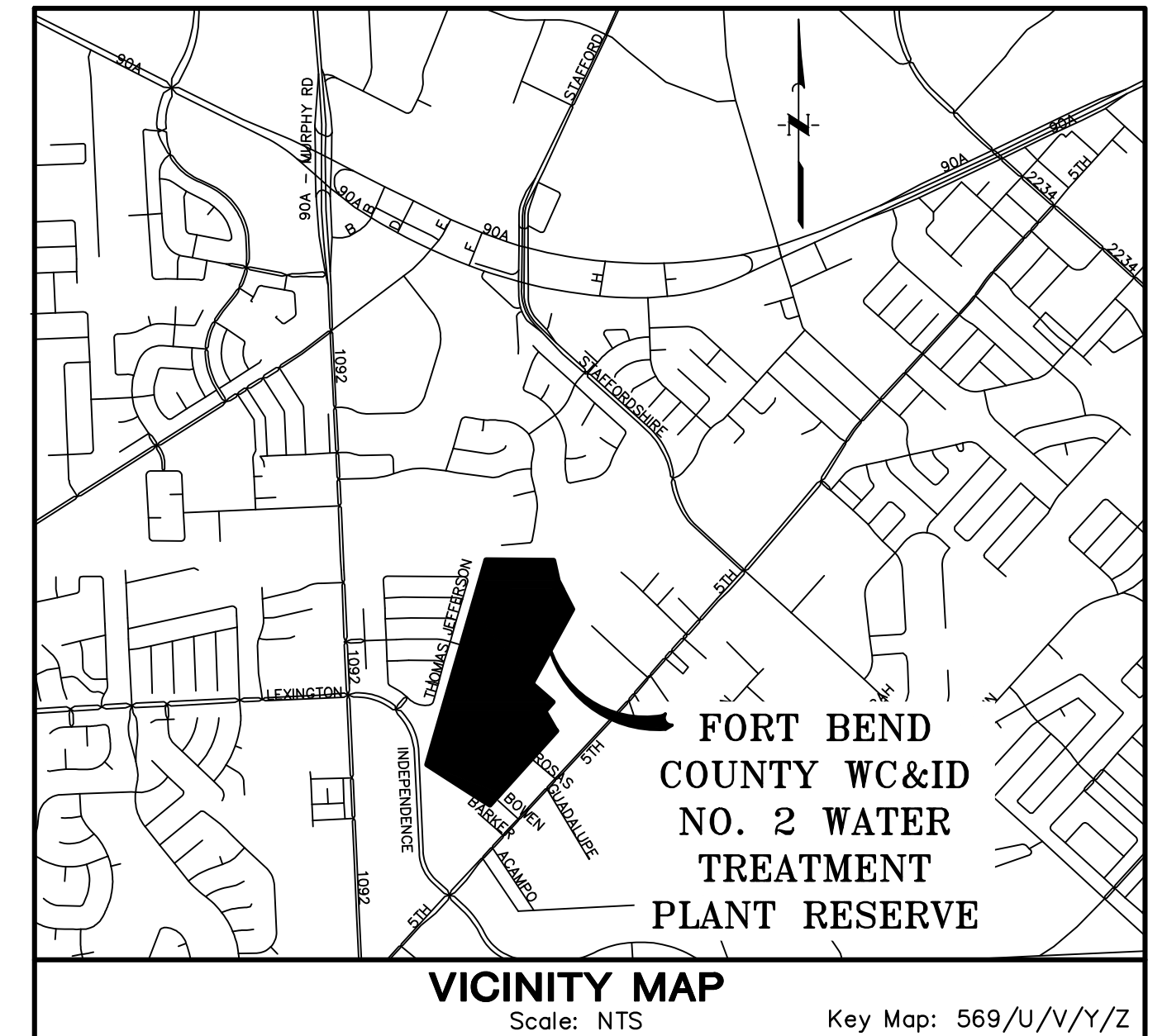
By: _____
Roxanne Benitez
City Secretary

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2021 at _____ o'clock _____ 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.

Laura Richard
Fort Bend County, Texas

By: _____
Deputy



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 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 _____, 2022.

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

FORT BEND COUNTY WC&ID NO. 2 SURFACE WATER TREATMENT PLANT RESERVE

A SUBDIVISION OF 76.5357 ACRES OF LAND

OUT OF THE

WILLIAM NEEL SURVEY, A-64

FORT BEND, TEXAS


0 LOTS

1 RESERVE

1 BLOCK

APRIL 2022

OWNER:
FORT BEND COUNTY
WC&ID No. 2
2331 S Main Street
Stafford, TX 77477
Phone Number: 281-499-1031

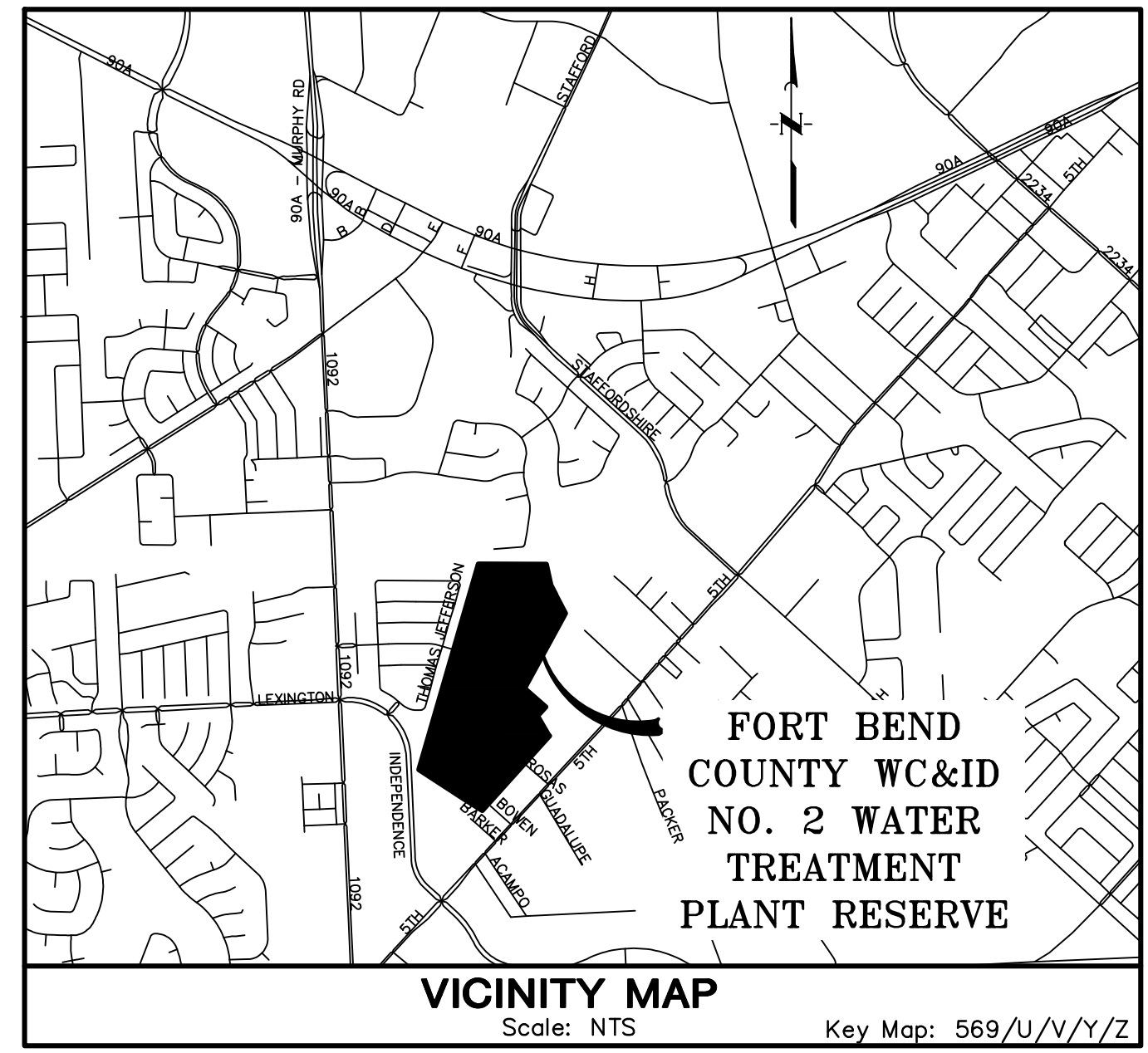
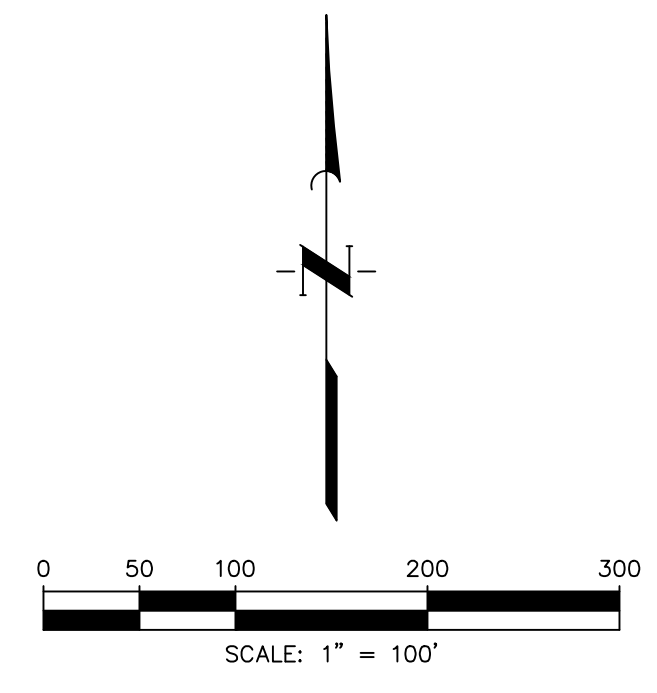
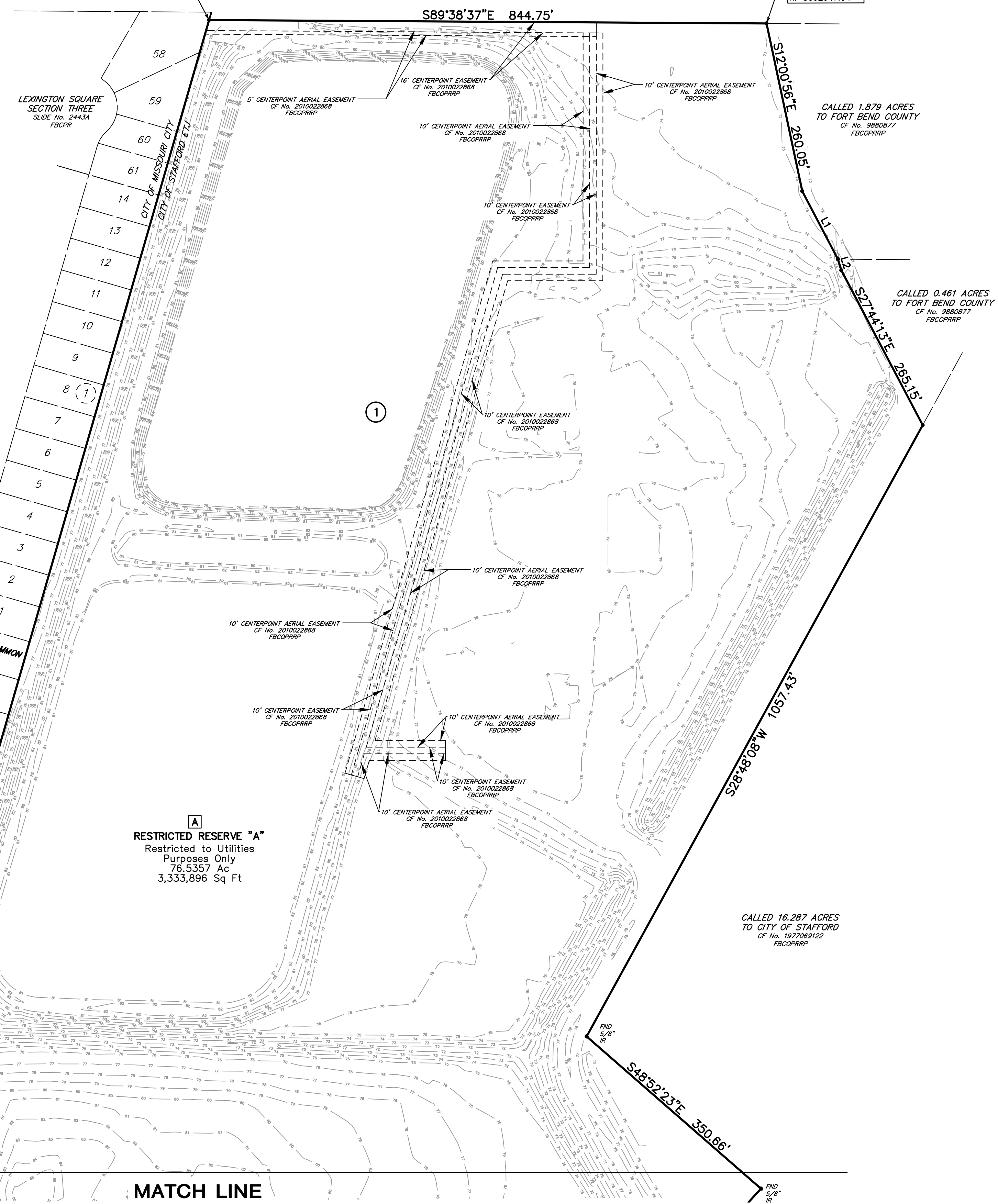
ENGINEER/SURVEYOR:
 JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 300465-04
6200 West Loop South, Suite 150 - Houston, TX 77060 • 713.777.9337

DISTRICT NAMES	
WCID	FORT BEND COUNTY WC&ID No.2
MMD/MUD	N/A
LID	N/A
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	FORT BEND ISD
IMPACT FEE AREA	CITY OF STAFFORD
CITY OR CITY ETJ	CITY OF STAFFORD, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 22

Y: 13783625.09
X: 3061803.31

CALLED 2.58 ACRES
TO AMERICAN CANAL COMPANY
OF TEXAS
VOL. 440, PG. 173
FBCOPRRP

Y: 13783619.84
X: 3062647.94



General Notes

- AE "Aerial Easement"
 - BL "Building Line"
 - CF "Clerk's File"
 - FBCDR "Fort Bend County Deed Records"
 - FBCPR "Fort Bend County Plat Records"
 - FBCOPRRP "Fort Bend County Official Public Records of Real Property"
 - No "Number"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - Vol - Pg "Volume and Page"
 - "Set 3/4-inch Iron with Cap Stamped "Jones|Carter" as Per Certification"
1. All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the combined adjustment factor 0.999874460762079.
 2. There are no pipeline easements within the platted area.
 3. Sidewalks shall be built or caused to be built not less than five 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.
 4. FORT BEND COUNTY WC&ID No. 2 SURFACE WATER TREATMENT PLANT RESERVE lies within lighting zone LZ3 according to the Fort Bend County "Order for Regulation of Outdoor Lighting".
 5. The 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 factor: 1.0001255550.
 6. 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.
 7. All property to drain into the drainage easements only through an approved drainage structure.
 8. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
 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 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.
 10. 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.
 11. According to Map No. 48157C0285M of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Fort Bend County, Texas, dated January 29, 2021 the subject tract is situated within: Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance floodplain (500-year flood). 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 the surveyor.
 12. This tract is located within the extraterritorial jurisdiction of the City of Stafford, Fort Bend County, Texas, Fort Bend County WC&ID No. 2 and within Fort Bend County Assistance District No. 22.
 13. This plat was prepared from information by Alamo Title Company, dated August 1, 2022. The surveyor has not abstracted the subject tract.
 14. The top of all floor slabs shall be a minimum of 78.50' feet above mean sea level (NAVD 88 datum). In addition, no slab shall be no less than 1.0' above any down gradient roadway, drainage restraint, maximum ponding, or sheet flow elevation as calculated within the site design.
 15. 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.
 16. Fort Bend County WC&ID No. 2 owner of "Restricted Reserve A" maintains the rights to the maintenance of "Unrestricted Reserve A".
 17. Contours shown hereon are NAVD 88 datum.
 18. A Variance was approved by Fort Bend County Commission to not extend or terminate Rosos Street, Bowen Street, and Lexington Common into a cul-de-sac (Section 5.6 Other Street Requirements A. Dead-end Streets), approved on January 4, 2022.

FORT BEND COUNTY WC&ID NO. 2 SURFACE WATER TREATMENT PLANT RESERVE

A SUBDIVISION OF 76.5357 ACRES OF LAND
OUT OF THE
WILLIAM NEEL SURVEY, A-64
FORT BEND, TEXAS

0 LOTS 1 RESERVE 1 BLOCK
APRIL 2022

OWNER:
FORT BEND COUNTY
WC&ID No. 2
2331 S Main Street
Stafford, TX 77477
Phone Number: 281-499-1031

ENGINEER/SURVEYOR:
J|C JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 108661-04
620 West Loop South, Suite 100 - Houston, TX 77007 • 713.777.5337

Line Table		
Line	Bearing	Distance
L1	S27°44'06"E	116.27'
L2	S16°51'36"E	17.71'
L3	S42°01'24"W	152.22'
L4	S48°14'06"E	0.97'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	17°45'09"	15.49'	S39°05'50"E	15.43'	7.81'

