

PLAT RECORDING SHEET

PLAT NAME: Sugar Maple Court

PLAT NO: _____

ACREAGE: 3.31

LEAGUE: Churchill Fulshear Survey

ABSTRACT NUMBER: 29

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 0

OWNERS: Jared and Rhonda Kaiser

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Jared and Rhonda Kaiser, owners, hereinafter referred to as Owners (whether one or more), of the 3.31 acre tract described in the above and foregoing plat of SUGAR MAPLE COURT, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps and plat and 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 on the land so dedicated.

FURTHER, Owners 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 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 shall be hereby 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, 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 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 "Order for Regulation of Outdoor Lighting in the Unincorporated Area 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, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS our hands in Fort Bend County, Texas, this _____ day of _____, 2022.

By: _____
Jared Kaiser, Owner

By: _____
Rhonda Kaiser, Owner

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Jared and Rhonda Kaiser, Owners, 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.

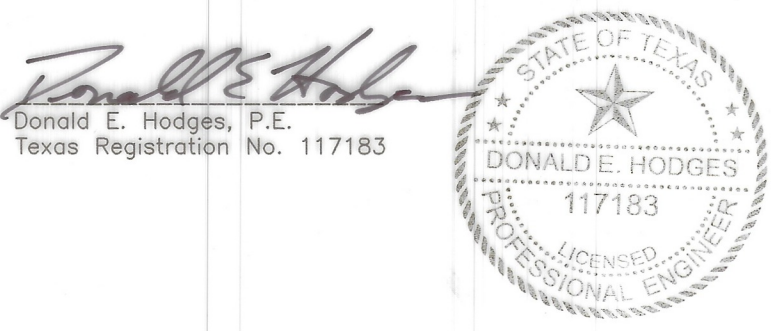
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public
in and for the State of Texas
Commission Expires _____

I, Damian Jagers, am authorized (or 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, 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.



I, Donald E. Hodges, 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.



This is to certify that the City Manager and City Engineer of the City of Fulshear, Texas, has approved this replat and subdivision Lots 6 and 7 of Block 1, Fulbrook Section Five "C" and Fulbrook Section Five "C" Replat of Lots 5 and 6 of Block 1, in conformance with the laws of the State of Texas and Ordinance No. 2013-1091-Section 12 of the City of Fulshear is shown herein

authorized the recording of this plat _____ day of _____, 2022.

Jack Harper, City Manager

Cliff Brouhard, P.E., PTOE
City Engineer

NOTES:

- Bearings and grid coordinates shown hereon are based on Texas South Central Zone 4204 State Plane Coordinates (NAD83). All distance and area values are surface and may be converted to grid by dividing by the following combined scale 0.9998794085.
- 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.
- All of the property subdivided in the foregoing plat is located in the E.T.J. of the City of Fulshear, Lamar C.I.S.D., E.S.D. 4, and wholly within Fort Bend County, Texas.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0095M, revised date of January 29, 2021, the subject property lies within Zone "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain.
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- A minimum distance of 10 feet shall be maintained between residential dwellings.
- This plot is located within Light Zone LZ3.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- 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 existing pipelines and pipeline easements within the platted boundary have been shown.
- The top of all floor slabs shall be a minimum of 107.5 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.
- This rural type 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 should not remain for an extended period of time.
- 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 A.D.A.
- Individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC Chapter 285 OSSF rules.

STATE OF TEXAS
COUNTY OF FORT BEND

We, NewFirst National Bank, owner and holder of a lien against the property described in the plat known as SUGAR MAPLE COURT, said lien being evidenced by instruments of record in the Clerk's File Numbers 2017087945 and 2020073753 of the O.P.R.O.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Bartley Maddox, Assistant Vice President
NewFirst National Bank

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Bartley Maddox, 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.

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

Notary Public
in and for the State of Texas
Commission Expires _____

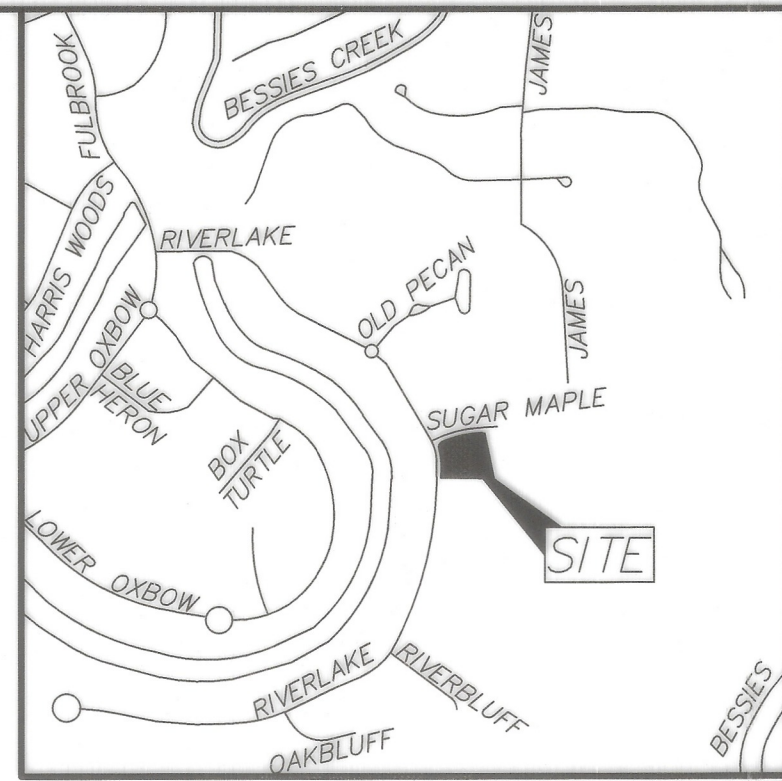
LEGEND

AC.
C.I.R.
C.I.S.D.
C.M.
ESMT.
E.S.D.
E.T.J.
F.B.C.C.F.
P.R.F.B.C.T.
FND.
NO.
PG.
R.O.W.
S.F.
U.E.
VOL.

ACRES
CAPPED IRON ROD
CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
CONTROLLING MONUMENT
EASEMENT
EMERGENCY SERVICES DISTRICT
EXTRATERRITORIAL JURISDICTION
FORT BEND COUNTY CLERK'S FILE
PLAT RECORDS OF FORT BEND COUNTY, TEXAS
FOUND
NUMBER
PAGE
RIGHT-OF-WAY
SQUARE FEET
UTILITY EASEMENT
VOLUME

DISTRICT NAMES	
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND E.S.D. 4
CITY OR CITY E.T.J.	FULSHEAR E.T.J.

SCALE: 1" = 40'



VICINITY MAP
NOT TO SCALE
KEYMAP-522U

I, J. Stacy Slawinski, 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 or parent stream or on any other area of 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.
County Commissioner,
Precinct 1

Grady Prestage
County Commissioner,
Precinct 2

W.A. "Andy" Meyers
County Commissioner,
Precinct 3

Ken R. DeMerchant
County Commissioner,
Precinct 4

KP George
County Judge

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
County Clerk
Fort Bend County, Texas

By: _____
Deputy

ADMINISTRATIVE PLAT OF SUGAR MAPLE COURT

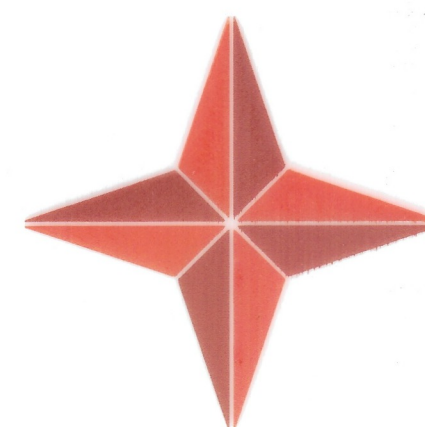
A SUBDIVISION OF 3.31 ACRES (144,076 S.F.) OF LAND OUT OF THE CHURCHILL FULSHEAR SURVEY, ABSTRACT 29, FORT BEND COUNTY, TEXAS, AND BEING A PARTIAL REPLAT OF LOT 7, BLOCK 1, FULBROOK SECTION FIVE "C" AND BEING A PARTIAL REPLAT OF LOT 6, BLOCK 1, FULBROOK SECTION FIVE "C" REPLAT OF LOTS 5 AND 6 OF BLOCK 1, PER MAP OR PLAT THEREOF RECORDED IN PLAT NUMBERS 20130183 AND 20210726 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE 1 LOT

SCALE: 1" = 40' 1 LOT 0 RESERVES 1 BLOCK DATE: DECEMBER, 2022

OWNERS:
JARED AND RHONDA KAISER
5930 ROSE BUSH TRAIL
KATY, TEXAS 77494
(832)365-3366

PREPARED BY
LAND SURVEYING FIRM:



INTERLAND
SURVEYING | MAPPING
401 STUDEWOOD, STE. 309 TEL. (713) 880-0516
HOUSTON, TEXAS 77007 FIRM NO. 10194129
WWW.INTERLANDSURVEY.NET