

PLAT RECORDING SHEET

PLAT NAME: Grand River Replat of Lots 51 and 52 Block 3

PLAT NO: _____

ACREAGE: 6.874

LEAGUE: Knight & White Survey

ABSTRACT NUMBER: 46

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: John & Wendy Severance and Kanjicai Dong & Wanyu Xie

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE John and Wendy Severance, Kanjici Dong, and Wanyu Xie, owners, hereinafter referred to as Owners of the 6.874 acre tract described in the above and foregoing map of **GRAND RIVER REPLAT OF LOTS 51 AND 52 BLOCK 3**, 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 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 feet (20' 0") 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 Richmond, 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 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.

FURTHER, Owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easement 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 herein, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

FURTHER, Owner has 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 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 all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted herein, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owner does 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.

WITNESS our hand in the City of Richmond, Texas, this _____ day of _____, 2022.

By: _____
John Severance,
Owner

By: _____
Wendy Severance,
Owner

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared John and Wendy Severance, 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 _____, 2022, A.D.

Notary Public in and for
The State of _____
Printed Name of Notary / Expires

WITNESS our hand in the City of Richmond, Texas, this _____ day of _____, 2022.

By: _____
Kanjici Dong,
Owner

By: _____
Wanyu Xie,
Owner

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared John and Wendy Severance, 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 _____, 2022, A.D.

Notary Public in and for
The State of _____
Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Ronald Patrick Kell, 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 on 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.



Ronald Patrick Kell
Registered Professional Land Surveyor
State of Texas No. 6424

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

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of **GRAND RIVER REPLAT OF LOTS 51 AND 52 BLOCK 3** Subdivision approved by the City Manager of the City of Richmond, Texas, this the _____ day of _____, 2022.

By: _____
Terri Vela,
City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of **GRAND RIVER REPLAT OF LOTS 51 AND 52 BLOCK 3** Subdivision approved on _____ by _____ of the City of Richmond City Commission, and signed this the _____ day of _____, 2022, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

By: _____
Rebecca Haas,
Mayor

By: _____
Latha Gillespie,
City Secretary

LINE TABLE

LINE	BEARING	DISTANCE
LI	S 11°14'41" E	47.42'

CURVE TABLE

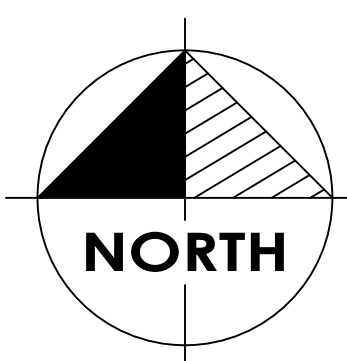
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 56°14'41" E	90°00'00"
C2	465.00'	72.18'	72.11'	S 06°47'53" E	8°53'37"
C3	24.99'	19.68'	19.17'	S 20°11'38" W	45°07'28"
C4	60.00'	176.86'	119.44'	S 41°41'39" E	168°53'16"

GENERAL NOTES:

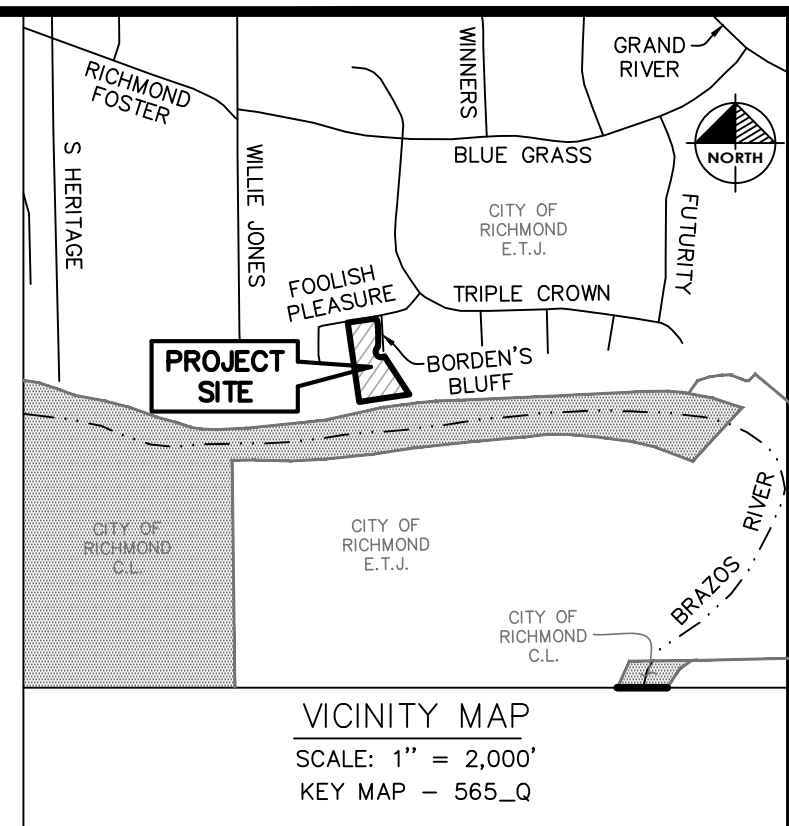
1. ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- B.L. - BUILDING LINE
- CNC - CONCRETE
- D.E. - DRAINAGE EASEMENT
- DOC - DOCUMENT
- EMT. - 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
- F.B.C.M.F. - FORT BEND COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ.FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STMS.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- U.E.W.E. - UNIMPROVED EQUESTRIAN WAY EASEMENT
- VOL. - VOLUME
- W.L.E. - WATER LINE EASEMENT

- 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999970260460.
- 3. THIS PLAT LIES WITHIN THE LAMAR CONSOLIDATED SCHOOL DISTRICT, FORT BEND COUNTY, AND CITY OF RICHMOND ETJ.
- 4. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FRM) NO. 48157C0223L, MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONES AE (AREA INUNDAED BY 1% ANNUAL CHANCE FLOODING) AND SHADED ZONE X (AREA SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD).
- 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-3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING".
- 7. FIVE EIGHTHS (5/8) INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "RPL LAND SERVICES" 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. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 90.00 FEET ABOVE MEAN SEA LEVEL (NAVY88 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.
- 11. LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO A MAXIMUM OF 13 PERCENT IMPERVIOUS COVER ON PROPOSED LOT 51A AND 6 PERCENT IMPERVIOUS COVER ON PROPOSED LOT 52A. THE DRAINAGE SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 12. THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THE SUBDIVISION.
- 13. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF RICHMOND AND 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 THE CITY OF RICHMOND AND FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 15. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT IN ACCORDANCE WITH SECTION 4.5.201 OF THE CITY OF RICHMOND'S UNIFIED DEVELOPMENT CODE.
- 16. PLAT SUBJECT TO THE FOLLOWING DEED RESTRICTIONS AS SET FORTH BY INSTRUMENTS FILED FOR RECORD UNDER: SLIDE NOS. 1867/B, 1868/A, 1868/B, 1869/A, AND 1869/B; OF THE PLAT RECORDS AND UNDER COUNTY CLERK'S FILE NO(S). 9443909, 9775092, 2002150177, 2002130178, 2004128270, 2004128271, 2009034041, 2010040234, 201114516, 201114529, 201114533, 201114534, 2011130401, 2012012777, 2012014742, 2012024278, 2012028644, 2012095523, 201203064, 2014026442, 2015069547, 2015112808, 2016131671, 2017016594, 2018002252, 2018131748, 2019009563, AND 2019075320.
- 17. ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR THE ADJACENT LOT OWNERS. HOWEVER, FORT BEND COUNTY AND/OR THE CITY OF RICHMOND RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY.
- 18. 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. THIS, 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.
- 19. ON LOT 52 AND 53 BLOCK #3, IT IS REQUIRED TO INSTALL AN AEROBIC TYPE ON-SITE SEWAGE SYSTEM.
- 20. ALL LOTS IN THE 100 YEAR FLOODPLAIN ALONG THE BRAZOS RIVER OR OTHER WATERWAY ARE REQUIRED TO MEET FORT BEND COUNTY AND ANY OTHER GOVERNMENTAL ENTITY REGULATIONS, AND OBTAIN ALL NECESSARY PERMITS REGARDING DEVELOPMENT IN THE 100 YEAR FLOODPLAIN.
- 21. 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.



GRAPHIC SCALE: 1" = 60'



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP - 565_Q

I, 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 adapted 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 _____, 20____ at _____ o'clock _____ M., in plat number _____ of the Plat Records of Fort Bend County, Texas. Witness my hand and seal of office, of Richmond, Texas, the day and date last above written.

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

By: _____
Deputy

GRAND RIVER REPLAT OF LOTS 51 AND 52 BLOCK 3

A SUBDIVISION OF 6.874 AC. / 299,426 SQ. FT., BEING A REPLAT OF LOTS 51 AND 52, BLOCK 3, OF GRAND RIVER REPLAT #1, RECORDED IN SLIDE NOS. 1867B, 1868A, 1868B, 1869A, & 1869B, F.B.C.M.R., SITUATED IN THE KNIGHT & WHITE SURVEY, ABSTRACT NO. 46, CITY OF OF RICHMOND ETJ, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO SHIFT COMMON LOT LINE

1 BLOCK 2 LOTS
OCTOBER 2022

Owners
JOHN & WENDY SEVERANCE
1402 Borden's Bluff
Richmond, TX 77406

KANJICAI DONG & WANYU XIE
1411 Borden's Bluff
Richmond, TX 77406

(281) 636-0046



Prepared By
BEACON LAND SERVICES
5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 936-0280

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