

PLAT RECORDING SHEET

PLAT NAME: Addicks Clodine Residency

PLAT NO: _____

ACREAGE: 3.889

LEAGUE: I.&G.N.R.R.C.O. Survey No. 4.

ABSTRACT NUMBER: A-361

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Addicks Clodine Residency, LP

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND
WE, ADDICKS CLODINE RESIDENCY, LP, ACTING BY AND THROUGH HARISH KATHARANI, BEING OFFICER OF ADDICKS CLODINE RESIDENCY, LP, OWNER HEREINAFTER REFERRED TO AS "OWNERS" OF THE 3.889 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF ADDICKS CLODINE RESIDENCY, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LIENS, 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 ACCESS STRIPS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONVEYANCES 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'-0") 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 DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS 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 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 SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS THIRTY FEET (30'-0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DITCHING 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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1 3/4) SQUARE FEET (24" DIAMETER)

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15'-0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, 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 THE OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, 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, OWNERS HEREBY CERTIFY 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.

IN TESTIMONY WHEREOF, ADDICKS CLODINE RESIDENCY, LP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY HARISH KATHARANI , ITS MANAGING MEMBER, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2023.

ADDICKS CLODINE RESIDENCY, LP

BY: HARISH KATHARANI, OFFICER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HARISH KATHARANI, KNOWN TO ME TO BE THE PERSONS WHOSE NAME 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 _____, 2023.

PRINTED NAME:
NOTARY PUBLIC IN AND FOR
FORT BEND COUNTY, TEXAS.
MY COMMISSION EXPIRES: _____

I, GEORG R. LARDIZABAL, 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 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 EITHER 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 STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE NO. 4204.



X: GEORG R. LARDIZABAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6051



X: SALIM NAZIH OBEID
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 118989

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT OF ADDICKS CLODINE RESIDENCY IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED BY THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2023.

BY: MARTHA L. STEIN, CHAIR OR BY: M. SONNY GARZA, VICE CHAIRMAN
AND
BY: MARGARET WALLACE BROWN AICP, CNU-A, SECRETARY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF DEEDCO COMMERCIAL, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED BY THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2023.

BY: WARTH L. STEIN, CHAIR OR BY: M. SONNY GARZA, VICE CHAIRMAN

BY: MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY

WE, STELLAR BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ADDICKS CLODINE RESIDENCY, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF CLERKS FILE NO. 2022087446 OF THE REAL PROPERTY RECORDS 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:

PRINT NAME:
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAME 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 _____, 202 .

X: NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS.
MY COMMISSION EXPIRES: _____

X=3027975.20
Y=13811976.27
FND 5/8" I.R.

X=3028044.81
Y=13811828.70
FND 5/8" I.R.

X=3028106.76
Y=13811710.44
FND 5/8" I.R.

X=3028156.36
Y=13811609.09
SET 5/8" I.R.

X=3028188.87
Y=13811596.44
FND 5/8" I.R.

X=3028335.00
Y=13812127.91
SET 5/8" I.R.

X=3028379.76
Y=13812018.98
SET 5/8" I.R.

X=3028489.65
Y=13811809.21
SET 5/8" I.R.

X=3028531.84
Y=13811712.29
SET 5/8" I.R.

X=3028304.82
Y=13811645.52
SET 5/8" I.R.

80 40 0 40 80 Feet
SCALE: 1" = 40'-0"

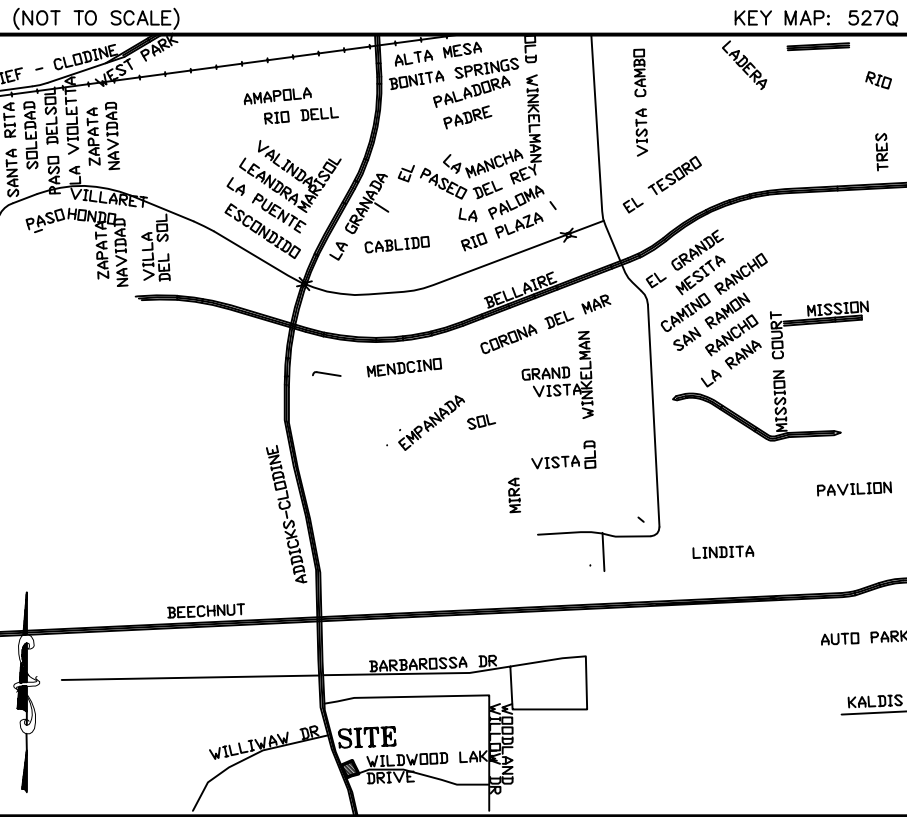
PLAT NOTES:

- 1) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
- 2) BENCHMARK: TSARP MON RM NO. 040455 ELEVATION = 88.81' NAVD 1988, 2001 ADJ.
- 3) PROJECT BENCHMARK: TBM "A" CUT BOX ON TOP OF INLET
X = 3028186.90
Y = 13811585.54
4) ELEV = 88.00' (NAVD 88, 2001 ADJ.)
- 5) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)
- 6) THIS PLAT WAS PREPARED TO MEET FORT BEND COUNTY REQUIREMENTS.
- 7) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIDELITY NATIONAL TITLE, G.F. NO. FAHCS22004978, EFFECTIVE DATE NOVEMBER 07, 2022 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 8) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9) THIS PLAT LIES WHOLLY WITHIN, FORT BEND SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, AND INCORPORATED IN THE CITY LIMITS OF FORT BEND COUNTY, FORT BEND INDEPENDENT SCHOOL DISTRICT, NORTH MISSION GLEN MUD, WEST KEEGANS BAYOU IMPROVEMENT DISTRICT, AND HARRIS-FORT BEND ESD 100 AND COUNTY ASSISTANCE DISTRICT NO. 8
- 10) ADDICKS CLODINE RESIDENCY LIES WITHIN (UNSHADED) ZONE X , APRIL 2, 2014 . "AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0145L
- 11) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 12) EXISTING SHEET FLOW DRAINAGE PATTERNS WITHIN THIS SUBDIVISION SHALL NOT BE IMPEDED BY BUILDERS.
- 13) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 14) THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 15) FIVE-EIGHTHS (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.
- 16) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 92.30 FEET ABOVE MEAN SEA LEVEL. HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.
- 17) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 18) THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE (GRID NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINE SCALE FACTOR OF 0.999988134.
- 19) ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE AND END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REINVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 20) 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.
- 21) THIS PROPERTY IS IN THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE "LZ3"
- 22) ABSENT WRITTEN AUTHORIZATION BY THE AFFECT UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNERS. 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 OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCED BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 23) THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 24) 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.
- 25) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- 26) SUBJECT TO AN EASEMENT TO EASTMAN KODAK CO, PER VOL. 423, PG. 145, F.B.C.D.R. THERE IS NO EVIDENCE OF THIS EASEMENT CROSSING THE SUBJECT PROPERTY.

GENERAL NOTES:

- 1.) "B.L." INDICATES BUILDING LINE
- 2.) "U.E." INDICATES UTILITY EASEMENT
- 3.) "F.B.C.M.R." INDICATED FORT BEND COUNTY MAP RECORDS
- 4.) "F.B.C.C.F." INDICATES FORT BEND COUNTY CLERKS FILE
- 5.) "F.B.D.R." INDICATES FORT BEND COUNTY DEED RECORDS
- 6.) "R.O.W." INDICATES RIGHT OF WAY
- 7.) "ESMT." INDICATES EASEMENT
- 8.) "(XXX / XXX)" INDICATES RECORDED VOLUME / PAGE
- 9.) "H.L. & P." INDICATES HOUSTON LIGHTING & POWER COMPANY
- 10.) "o " INDICATES IRON ROD SET
- 11.) "• " INDICATES IRON ROD FOUND
- 12.) "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS

VICINITY MAP



NOTE:

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.

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 COURSE OF THE COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE AFTER 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2023.

BY: VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

BY: GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

BY: KP GEORGE
COUNTY JUDGE

BY: W.A. "ANDY" MEYERS
PRECINCT 3, COUNTY COMMISSIONER

BY: DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2023, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2023, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER NO. _____ OF THE MAP 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
OF FORT BEND COUNTY, TEXAS

BY: DEPUTY

ADDICKS CLODINE RESIDENCY

A SUBDIVISION OF 3.889 ACRES (169,398 SQUARE FEET) OF LAND OUT OF UNRESTRICTED RESERVE B, MISSION GLEN SECTION 2, A RECORDED IN SLIDE NO. 565B, FORT BEND COUNTY PLAT RECORD, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

1 RESERVE, 1 BLOCK
MARCH, 2023

OWNERS

ADDICKS CLODINE RESIDENCY, LP
3634 GLENN LAKES LN, # 230

MISSOURI CITY, TEXAS 77459
PHONE: (713) 530-5572

SURVEYOR

GGC SURVEY, PLLC
8114 GOLDEN HARBOR
MISSOURI CITY, TEXAS 77459

PHONE: (832) 729-7256
TEXAS FIRM REGISTRATION NO. 10146000

