

PLAT RECORDING SHEET

PLAT NAME: La Vista

PLAT NO: _____

ACREAGE: 9.3074

LEAGUE: William Morton League

ABSTRACT NUMBER: 62

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 1

OWNERS: La Vista Richmond Town Homes, LLC,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, La Vista Richmond Town Homes, LLC, a Texas limited liability company, acting by and through Aif Dilawar, its Manager, owners, hereinafter referred to as Owners of the 9.3074 acre tract described in the above and foregoing map of LA VISTA, 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, paths, 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, gulches, 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 Incorporated 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 (I.E. and A.E.) as indicated and depicted hereon, 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 (I.E. and A.E.) as indicated and depicted hereon, 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 _____, 2023.

La Vista Richmond Town Homes, LLC,
a Texas limited liability company

By: Aif Dilawar, Manager

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Aif Dilawar, Manager of La Vista Richmond Town Homes, LLC, 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 the _____ day of _____, 2023, A.D.

Notary Public in and for
The State of _____

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, Michael R. O'Dell, 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.

MICHAEL R. O'DELL
Registered Professional Land Surveyor
State of Texas No. 4942

Date

ENGINEER'S CERTIFICATION
STATE OF TEXAS

I, Seth Lane Samuelson, P.E., 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.

Seth Lane Samuelson, P.E.
Registered Professional Engineer
State of Texas No. 133489

Date

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of LA VISTA Subdivision approved by the City Manager of the City of Richmond, Texas, this the _____ day of _____, 2023.

By: Terri Vela,
City Manager

STATE OF TEXAS
COUNTY OF FORT BEND

This plat of LA VISTA Subdivision approved on _____ by the City of Richmond City Commission,

and signed this the _____ day of _____, 2023, 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 K. Haas,
Mayor

By: Lasha Gillespie,
City Secretary

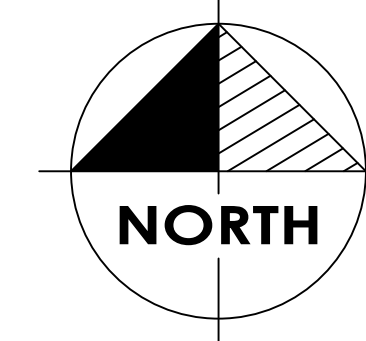
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°27'38" E	102.84'
L2	N 10°57'28" E	68.68'
L3	S 79°02'52" E	20.00'
L4	S 10°57'28" W	68.53'
L5	S 79°27'38" E	35.31'

LEGEND

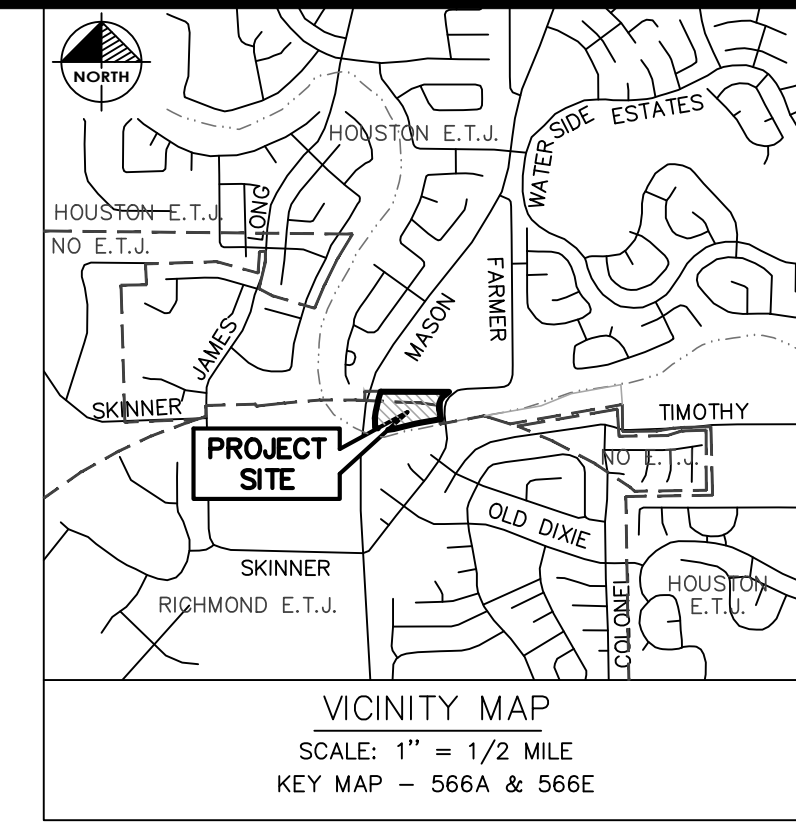
ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- B.L. - BUILDING LINE
- CNC - CONCRETE
- D.E. - DRAINAGE EASEMENT
- DOC - DOCUMENT
- 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
- F.B.C.M.F. - FORT BEND COUNTY MAP RECORDS
- G.C.W.A. - GULF COAST WATER AUTHORITY
- IPC - IRON PIPE CAPPED
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- O.R.F.B.C. - OFFICIAL RECORDS FORT BEND COUNTY
- PG. - PAGE
- PI - POINT OF INTERSECTION
- P.O.C. - POINT OF COMMENCEMENT
- PT - POINT OF TANGENCY
- R.O.W. - RIGHT-OF-WAY
- SQ.FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- STM.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- U.E.W.E. - UNIMPROVED EQUESTRIAN WAY EASEMENT
- VOL. - VOLUME
- W.L.E. - WATER LINE EASEMENT



GRAPHIC SCALE: 1" = 60'

60 0 60 120 Feet



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 _____, 2023.

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

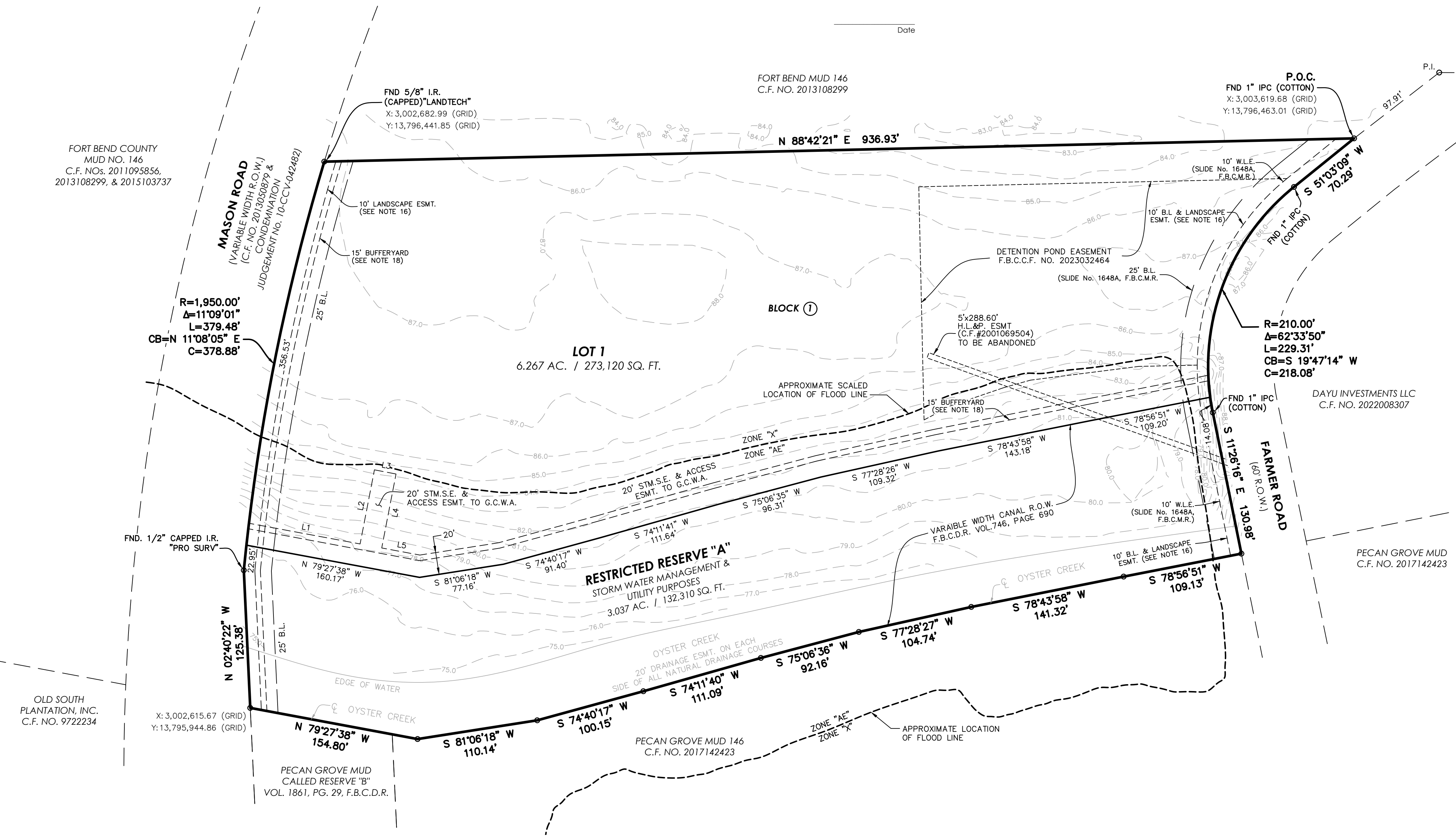
KP George
County Judge

W.A. "Andy" Myers Dexter L. McCoy
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 _____ A.M., in plot 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



GENERAL NOTES:

- 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 OF 0.999977270.
- THIS PLAT LIES WITHIN THE FORT BEND INDEPENDENT SCHOOL DISTRICT, PECAN GROVE MUD, AND FORT BEND COUNTY.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0140L, MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONES AE (AREA INUNDED BY ITS ANNUAL CHANCE FLOODING) AND SHADED ZONE X (AREA SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD).
- CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY FLOOD PLAIN MAP.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY LIGHTING ZONE L2-3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING".
- UTILITY EASEMENTS SHALL BE 12" IN LENGTH WITH PLASTIC CAP MARKED "AXIOM" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET", UNLESS OTHERWISE NOTED.
- 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 89.5 FEET ABOVE MEAN SEA LEVEL (NAVD83 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.
- LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 79 PERCENT. 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.
- THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE OR CHANNEL (SITE PLANS INDICATE RUN-OFF TO OYSTER CREEK).
- ALL DRAINAGE EASEMENTS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR THE ADJACENT LOT OWNERS, HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY.
- ALL LOTS IN THE 100 YEAR FLOODPLAIN ALONG DESIGNATED RIVERS AND OTHER WATERWAYS ARE REQUIRED TO MEET FORT BEND COUNTY AND ANY OTHER GOVERNMENTAL ENTITY REGULATIONS REGARDING DEVELOPMENT IN THE 100 YEAR FLOODPLAIN.
- A 10-FOOT LANDSCAPE EASEMENT IS HEREBY DEDICATED TO THE PUBLIC ALONG THE ENTIRE RIGHT-OF-WAY OF FARMER ROAD TO COMPLY WITH SECTION 7 OF THE FORT BEND COUNTY GREENSPACE REGULATIONS.
- RESTRICTED RESERVE AS SHOWN ON THE FOREGOING PLAT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND/OR THE ADJACENT LOT OWNERS, HOWEVER, GCWA, FOMUD, AND FORT BEND COUNTY RESERVE THE RIGHT TO ACCESS, USE, AND MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY.
- THIS AREA SHALL CONFORM WITH THE TYPE B BUFFERARY REQUIREMENTS PER CITY OF RICHMOND UNIFIED DEVELOPMENT CODE SECTION 4.4.30.
- PROPERTY CONVEYED TO LA VISTA RICHMOND HOMES LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 202212089.
- THOSE AS SET FORTH BY INSTRUMENT(S) FILED FOR RECORD UNDER SLIDE NO. 1468/A, OF THE PLAT RECORDS AND UNDER COUNTY CLERK'S FILE NO(S). 2022032464, ALL IN FORT BEND COUNTY, TEXAS, BUT OMITTING ANY COVENANT OR RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.
- DRAINAGE EASEMENT 30 FEET IN WIDTH AFFECTING THE SUBJECT PROPERTY, AS SHOWN BY THE PLAT OF FARMER ROAD ESTATE, RECORDED UNDER SLIDE NO. 1468/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (TO BE ABANDONED BY THIS PLAT)

LA VISTA

A SUBDIVISION OF 9.3074 AC. / 405,430 SQ. FT., BEING A REPLAT OF LOT 1, BLOCK 1, OF FARMER ROAD ESTATE, RECORDED IN SLIDE NO. 1468A, F.B.C.M.R., SITUATED IN THE WILLIAM MORTON LEAGUE, ABSTRACT NO. 62, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO CREATE ONE LOT AND ONE UNRESTRICTED RESERVE

1 BLOCK 1 LOT 1 RESERVE

JULY 2023

Owners
LA VISTA RICHMOND TOWN HOMES, LLC,
a Texas limited liability company

10719 Mason Road,
Richmond, TX 77406
(713) 337-3100

Surveyor
AXIOM LAND SURVEYING, LLC

1304 LANGHAM CREEK DRIVE, SUITE 410
HOUSTON, TX 77084
T.B.E.L.S. Firm # 10194789
Job # 5517
(832) 377-9160

Prepared By



5301 Katy Freeway, Suite 100
Houston, TX 77007
(713) 934-0280