

PLAT RECORDING SHEET

PLAT NAME: Tina Lane Estates

PLAT NO: _____

ACREAGE: 3.219

LEAGUE: George Cartwright League

ABSTRACT NUMBER: 149

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 2

NUMBER OF RESERVES: 0

OWNERS: Raymond G. & Margaret S. Houde

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

WE, Raymond G. and Margaret S. Houde, owners of the 3,219 acre tract described in the above and foregoing map of **TINA LANE ESTATES**, do hereby make and establish said subdivision and development plat 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, I (or we) 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 (or the placement of mobile homes) and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be 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, 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 and all times for the purposes of construction and maintenance of drainage facilities and structures.

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, 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.

WITNESS, our hand in the City of Richmond, Texas, this _____ day of _____, 2023.

By: _____ By: _____
Raymond G. Houde Margaret S. Houde

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Raymond G. Houde and Margaret S. Houde, 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, and in the capacity therein and herein stated.

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, James L. Syptak, Sr., 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, 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.

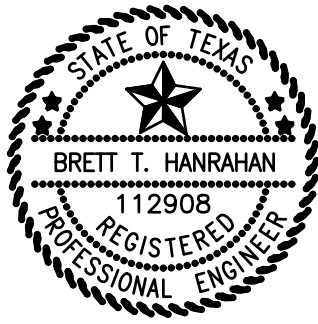
James L. Syptak, Sr.
Registered Professional Land Surveyor
State of Texas No. 4035

Date

ENGINEER'S CERTIFICATION

STATE OF TEXAS

I, Brett T. Hanrahan, 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.



Brett T. Hanrahan, P.E.
Registered Professional Engineer
State of Texas No. 112908

Date

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of **TINA LANE ESTATES** in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the

recording of this plat this _____ day of _____, 2023.

By: _____ OR By: _____
Martha L. Stein M. Sonny Garza
Chair Vice Chair

By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

GENERAL NOTES

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

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
DOC - DOCUMENT
ESMT. - EASEMENT
F.B.C.C.F. - HARRIS COUNTY CLERK'S FILE
F.B.C.D.R. - HARRIS COUNTY DEED RECORDS
F.B.C.P.R. - HARRIS COUNTY PLAT RECORDS
F.C. - FILM CODE
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ.FT.- SQUARE FEET
U.E. - UTILITY EASEMENT
W.L.E.- WATER LINE EASEMENT
VOL. - VOLUME

2) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME. (SIDE, REAR, INTERIOR)
3) THE GRID COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: -0.99989706236405.
4) 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 LOT 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 wood fences BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

5) SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.

6) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.

7) THIS PLAT LIES WITHIN KATY INDEPENDENT SCHOOL DISTRICT, FORT BEND E.S.D. NO. 2, AND FORT BEND COUNTY.

8) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0105L, MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONES AE (AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING) AND SHADED ZONE X (AREA SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD).

9) CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY FLOOD PLAIN MAP.

10) THIS PROPERTY LIES WITHIN FORT BEND COUNTY LIGHTING ZONE LZ-3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING".

11) FIVE EIGHTS (5/8) INCH IRON RODS THREE FEET (3) IN LENGTH WITH PLASTIC CAP MARKED "OR-#1535-028" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET"; UNLESS OTHERWISE NOTED.

12) 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.

13) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

14) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 128.00' FEET ABOVE MEAN SEA LEVEL (NAVD88 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.

15) LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 19.3% PERCENT FOR LOT 1 AND 17.3% FOR LOT 2. 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.

16) ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.

17) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE OR CHANNEL.

18) 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 RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE FACILITIES, IF NECESSARY.

19) 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.

20) 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.

21) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT, OTHER AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

22) 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.

DEBRA & MICHAEL STOCKAN
CALLED 1.999 ACRES
F.B.C.C.F. No. 2013081105

DEBRA CLOUGH STOKAN
CALLED 2.233 ACRES
F.B.C.C.F. No. 2005066939

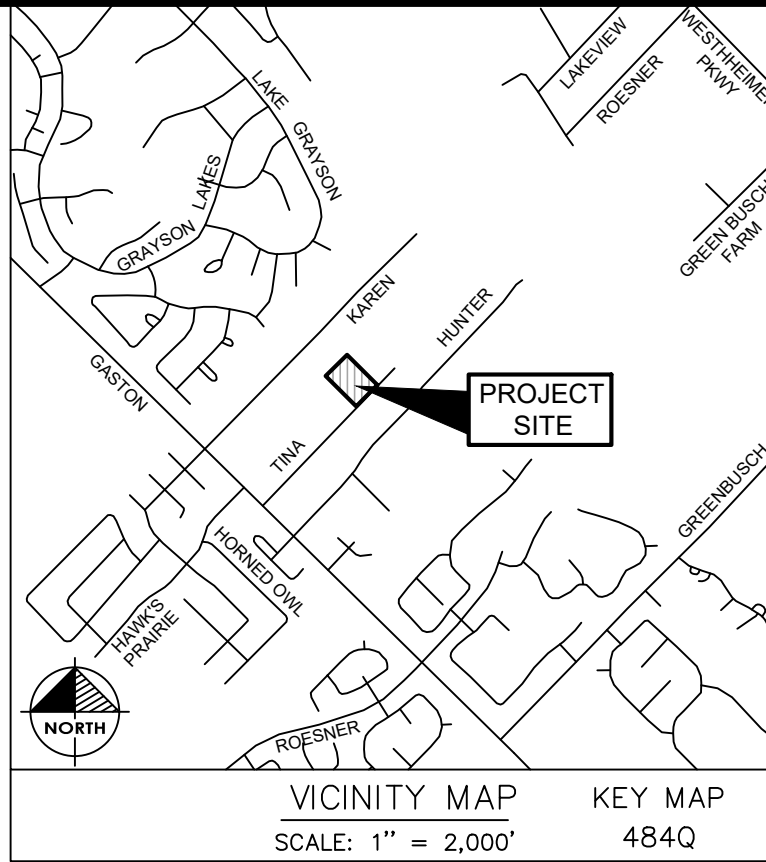
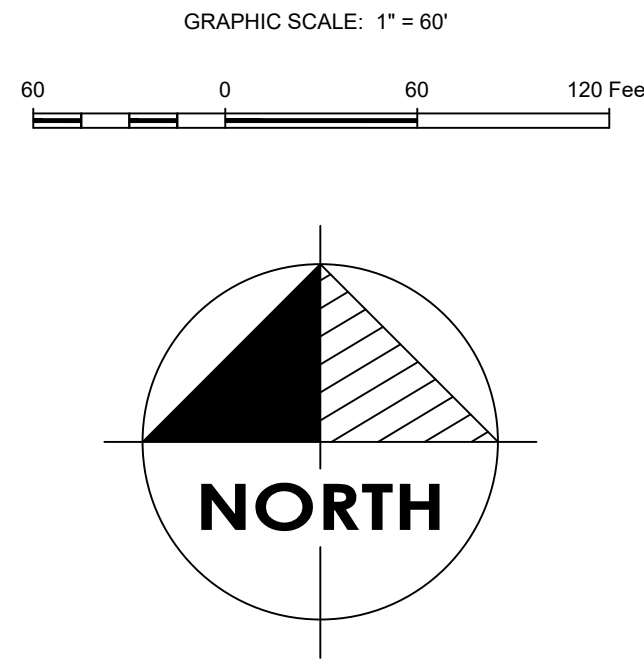
LINDA D. & ROBERT M. HINKEL
CALLED 2.58 ACRES
F.B.C.C.F. No. 2015117560

LINDA D. & ROBERT M. HINKEL
CALLED 1.50 ACRES
F.B.C.C.F. No. 2015117560

LOT 2
1.700 AC. / 74,054 SQ. FT.

LOT 1
1.519 AC. / 66,169 SQ. FT.

TINA LANE
661 R.O.W.
VOL. 543 PG. 276, H.C.D.R.
JACKSON ANDREA & CHRISTINE
CALLED 1.469 ACRES
F.B.C.C.F. No. 20040004



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.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

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

Dexter L. McCoy
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, at Richmond, Texas, the day and date last above written.

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

By: _____
Deputy

TINA LANE ESTATES

A SUBDIVISION OF 3,219 AC. / 140,220 SQ. FT.,
SITUATED IN THE
GEORGE CARTWRIGHT LEAGUE, ABSTRACT NO. 149,
CITY OF OF HOUSTON ETJ, FORT BEND COUNTY, TEXAS.

1 BLOCK 2 LOTS

SEPTEMBER 2023

Owners
RAYMOND G. & MARGARET S. HOUDE

11322 DIJON LANE
DALLAS, TX 75218
(713) 805-3730

Surveyor
HENRY STEINKAMP, INC.

909 Fifth Street
Rosenberg, TX 77471
(281) 342-2241
TBPEL FIRM #10005000

Prepared By

BEACON
LAND SERVICES

5301 Katy Freeway, Suite 100
Houston, TX 77007

PROJECT NO. 5589 / SHEET 1 OF 1