

PLAT RECORDING SHEET

PLAT NAME: County Line Acres

PLAT NO: _____

ACREAGE: 18.5797

LEAGUE: Jeremiah S. O'Connor League

ABSTRACT NUMBER: 66

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 12

NUMBER OF RESERVES: 2

OWNERS: Mike Zamora and Paula Zamora

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We Mike Zamora and wife, Paula Zamora, hereinafter referred to as owners of the 18.5797 acre tract described in the above and foregoing plat of County Line Acres, 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 re-plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 to 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 eleven feet, six inches (11' 6") for ten feet (10' 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals 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 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 designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, we 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 only subsequent amendments (Zone LZ3).

WITNESS, Our hand in the City of Wallis, Texas this_____day of_____, 20_____.

By: _____
Mike Zamora

By: _____
Paula Zamora

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Mike Zamora and Paula Zamora, 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 _____, 20_____.

Notary Public in and for the State of TEXAS

(Print Name)

My Commission Expires:

We, First National Bank of Belville, owner and holder of a lien against the property described in the plat known as County Line Acres, said lien being evidenced by that certain Deed of Trust recorded under Fort Bend County Clerk's File No. 2020104812 of the Official Public 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 I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: _____

Vice President of First National Bank of Belville

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____ Vice President, First National Bank of Belville, 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, and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____day of_____, 20_____.

Notary Public in and for the State of Texas

My Commission expires: _____

I, Hasmukh H. Doshi, 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.

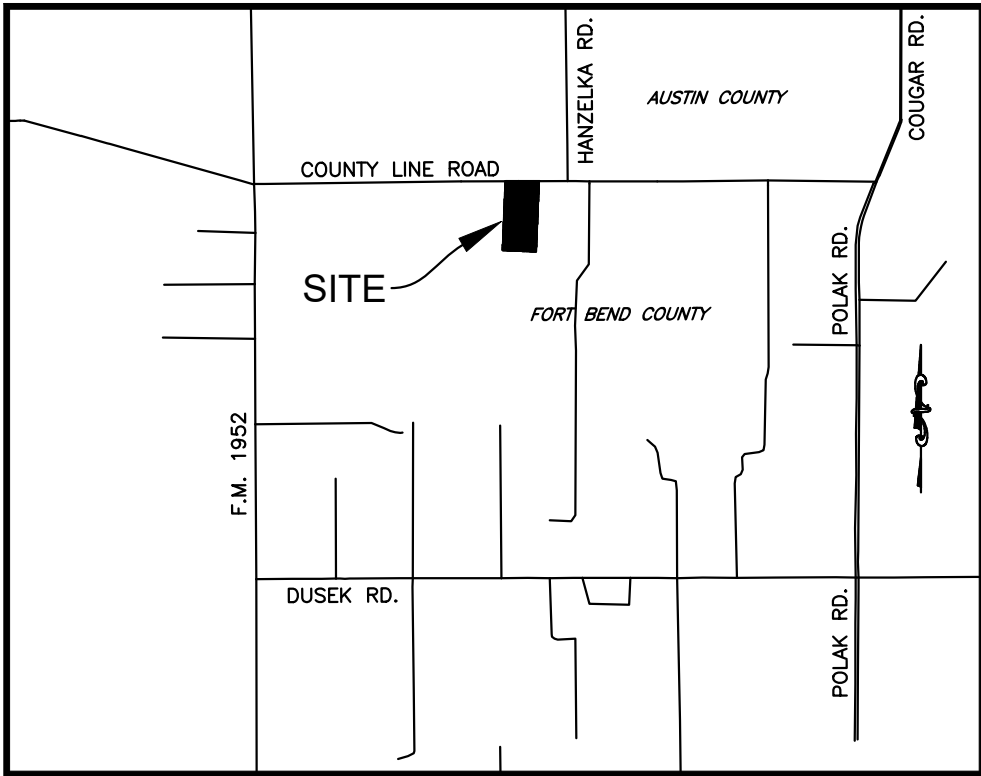
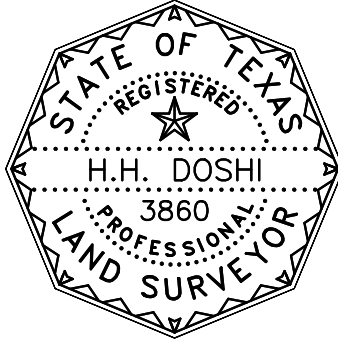
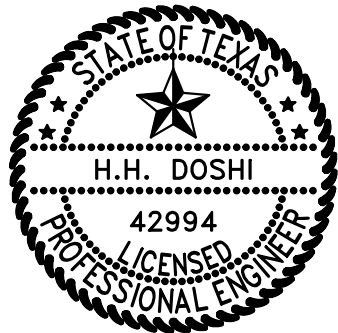
Hasmukh H. Doshi, P.E.
Texas Registration No. 42994

I, Hasmukh H. Doshi, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three (3/4) inch and a length of not less than (3) feet, and that the plat boundary has been tied to the nearest survey corner.

Hasmukh H. Doshi, R.P.L.S.
Texas Registration No. 3860

I, J. Stacy Slawinski, Fort Bend County Engineer, do hereby certify that the replat 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 area of the subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer



VICINITY MAP
FT. BEND COUNTY
KEY MAP NO. 599-V

I, J. Stacy Slawinski, Fort Bend County Engineer, do hereby certify that the replat 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 area of the 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.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

W.A. (Andy) Meyers
Precinct 3, County Commissioner

Dexter L. McCoy
Precinct 4, County Commissioner

I, Laura Richard, County clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation 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_____, Texas, the day and date last written above.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

FINAL PLAT OF COUNTY LINE ACRES

12 LOTS, 2 RESERVES, 1 BLOCK

A SUBDIVISION OF 18.5797 ACRES OF LAND, (691,574 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JEREMIAH S. O'CONNOR LEAGUE, ABSTRACT NO. 66, FORT BEND COUNTY, TEXAS.

SCALE: 1" = 100'
APRIL, 2024

~ ENGINEER / SURVEYOR ~
DOSHI ENGINEERING & SURVEYING COMPANY
2019 SHADOW PARK DRIVE
KATY, TEXAS 77494-2135
H.H. DOSHI, P.E., R.P.L.S.
(281)395-9906
doshiengsur@gmail.com
ENGINEERING FIRM REG. # F-9873
SURVEY FIRM REG. # 10087000

~ OWNERS ~
MIKE ZAMORA
PAULA ZAMORA
15703 JACQUELINE STREET
WALLIS, TEXAS 77485
(281)827-6190

ABBREVIATIONS & SYMBOLS LEGEND

FND.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
O.R.F.B.C.	OFFICIAL RECORDS OF FORT BEND COUNTY
R.O.W.	RIGHT-OF-WAY

TABLE OF TAXING ENTITY AND UTILITY PROVIDERS

COUNTY: FORT BEND COUNTY
SCHOOL DISTRICT: BRAZOS INDEPENDENT SCHOOL DISTRICT
FIRE: FORT BEND COUNTY ESD 3
UTILITIES CO. CENTERPOINT ENERGY
GAS: CENTERPOINT ENERGY
F.B.C.D.D.: FORT BEND COUNTY DRAINAGE DISTRICT

(37.638 ACRES)
LOUIS G HECKMAN
0066 J S O'CONNER
VOL. 492, PG. 507, D.R.F.B.C.

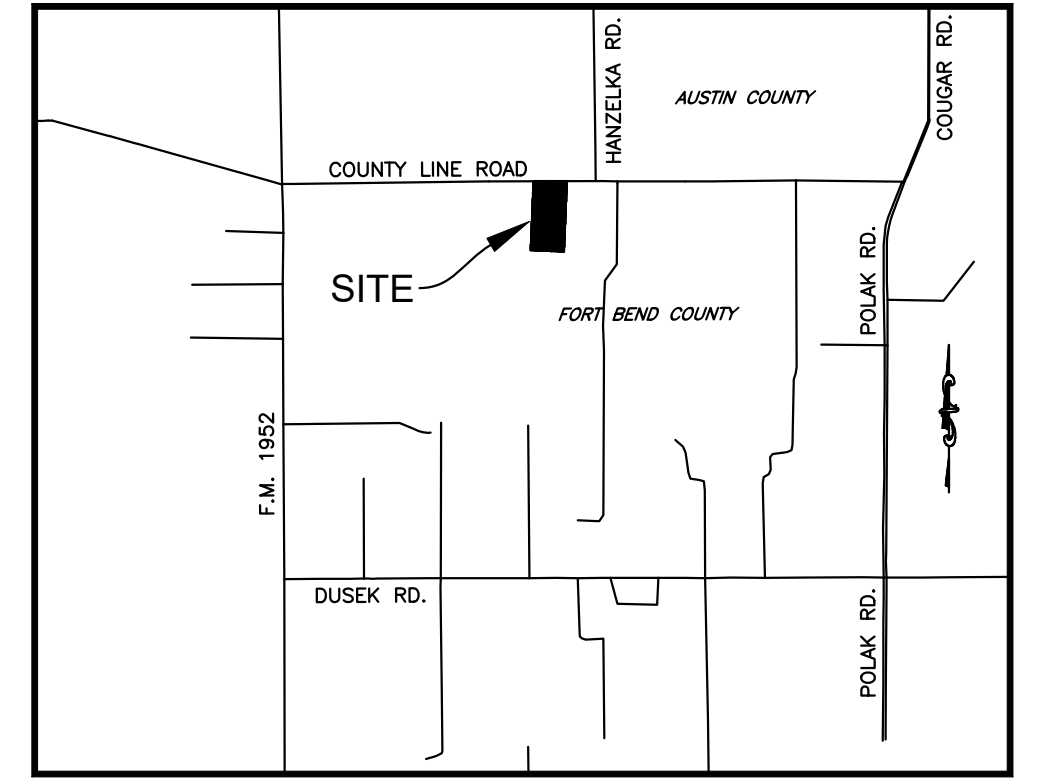
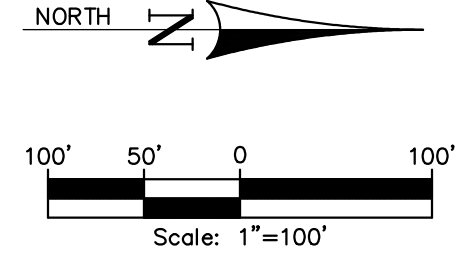
(37.638 ACRES)
LOUIS G HECKMAN
0066 J S O'CONNER
VOL. 492, PG. 507, D.R.F.B.C.

(5.9948 ACRES)
RICARDO G & LUIZ SOTO
0066 J S O'CONNER, TRACT 1
C.F.NO. 2017016483 F.B.C.C.O.

(8.802 ACRES)
FRANK CASEY REJSEK
0066 J S O'CONNER
SEC. 18, (PART OF 10.352 ACRE TRACT)
C.F.NO. 2021004947 F.B.C.C.O.

(13.681 ACRES)
MILAD ATTALLA
0066 J S O'CONNER
C.F.NO. 2016088803 F.B.C.C.O.

(13.52 ACRES)
BRIAN & DEBORAH TUFTEE
0066 J S O'CONNER
C.F.NO. 2016082157 F.B.C.C.O.



VICINITY MAP FT. BEND COUNTY KEY MAP NO. 599-V

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) 2001 ADJUSTMENT AS DEFINED BY GPS OBSERVATIONS. DISTANCES SHOWN HEREON ARE SURFACE HORIZONTAL (U.S. SURVEY FEET) AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99987389. COORDINATES SHOWN HEREON ARE GRID VALUES.
- SITE BENCHMARK (TBM): TEMPORARY BENCHMARK IS A 60D NAIL SET ON A POWERPOLE APPROXIMATELY 51 FEET NORTHEAST OF THE NORTHWEST PROPERTY CORNER OF THE SUBJECT TRACT. ELEVATION= 127.50 FEET. NAVD 1988, 2001 ADJUSTMENT.
- ALL BOUNDARY CORNERS SHOWN HEREON, FOUND OR SET ON THIS MAP ARE DETERMINED TO BE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- FLOODPLAIN INFORMATION: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 48157C0200 M, MAP REVISED DECEMBER 21, 2017.
- 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 PRIOR TO BEGINNING CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 127.50 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER.
- 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.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH THE INTENSE RAINFALL EVENTS.
- THE HOME OWNER'S ASSOCIATION (HOA) IS RESPONSIBLE FOR OWNING AND MAINTAINING THE EASEMENT AND/OR DRAINAGE STRUCTURES.
- THE HOME OWNER'S ASSOCIATION (HOA) IS THE OWNER OF RESERVES A AND B, AND WILL BE RESPONSIBLE FOR MAINTENANCE.
- THE LIGHT ZONE IS LZ3.
- LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 23 PERCENT. THE DRAINAGE AND / OR DETENTION 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.
- 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. 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 SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- 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.
- 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.
- A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

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SCALE: 1" = 100'
APRIL, 2024

~ ENGINEER / SURVEYOR ~
DOSHI ENGINEERING & SURVEYING COMPANY
2019 SHADOW PARK DRIVE
KATY, TEXAS 77494-2135
H.H. DOSHI, P.E., R.P.L.S.
(281)395-9906
doshiengsur@gmail.com
ENGINEERING FIRM REG. # F-9873
SURVEY FIRM REG. # 10087000

~ OWNERS ~
MIKE ZAMORA
PAULA ZAMORA
15703 JACQUELINE STREET
WALLIS, TEXAS 77485
(281)827-6190