

STATE OF TEXAS
COUNTY OF FORT BEND

I, MICHAEL POLLARD, MANAGING MEMBER, BEING OFFICER OF MICHAEL POLLARD ENTERPRISES, LLC, OWNER OF THE 3,000 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF POLLARD REPLAT AT PECAN BEND, 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 MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, I DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNSTRUCTURED 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 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 SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, I 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, I DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT 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, I 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, DRAINS 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, I 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, I DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" 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.

IN TESTIMONY WHEREOF, THE MICHAEL POLLARD ENTERPRISES LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL POLLARD, MANAGING MEMBER, HEREUNTO AUTHORIZED, THIS 12TH DAY OF June, 2024.

MICHAEL POLLARD ENTERPRISES LLC

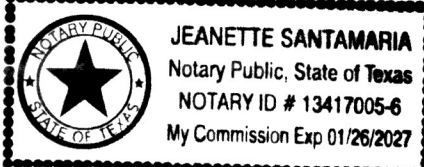
BY: *Michael Pollard*
MICHAEL POLLARD
MANAGING MEMBER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL POLLARD, MANAGING MEMBER OF MICHAEL POLLARD ENTERPRISES LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12TH DAY OF June, 2024.

Jeannette Santamaria
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



WE, FIRST FINANCIAL BANK, N.A. OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS POLLARD REPLAT AT PECAN BEND, DESCRIBED BY INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2023047416 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE SAID LIEN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

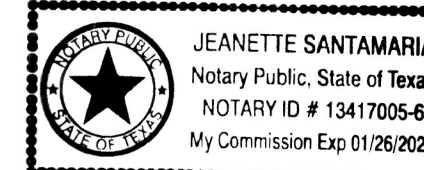
BY: *James Alexander*
PRINT NAME
CVP-Conn Lending
TITLE

STATE OF TEXAS
COUNTY OF HARRIS

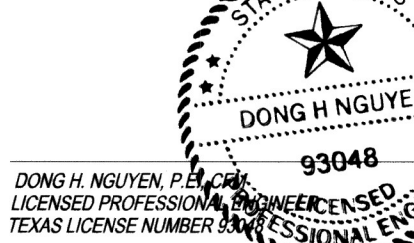
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *James Alexander*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12TH DAY OF June, 2024.

Jeannette Santamaria
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



I, DONG H. NGUYEN, 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.



I, WM. PATRICK DOYLE, 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 AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR METAL HAUBS, A MINIMUM OUTSIDE DIAMETER OF FIVE EIGHTHS (5/8) INCH AND A MINIMUM LENGTH OF THREE (3) FEET.

WM. PATRICK DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4467



GENERAL NOTES:

1. 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.
2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 58.7 FEET ABOVE MEAN SEA LEVEL (NAVD 88 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.
3. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 238112, DATED MAY 9, 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
4. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
5. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
6. THIS PROPERTY LIES WITHIN ZONE "X" OR "D". BASE FLOOD ELEVATION IS UNDETERMINED AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C057L, DATED APRIL 2, 2014.
7. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
8. THIS PLAT LIES WITHIN LIGHT ZONE LZ1 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
9. THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS SET FORTH IN THE DECLARATION OF RESTRICTIONS FOR PECAN BEND, SECTION 1 AS RECORDED IN VOLUME 785, PAGE 230 OF THE F.B.C.D.R.
10. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
11. 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.
12. 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.
13. LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 5%. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR FURTHER DESIGN OF A DRAINAGE SYSTEM AND INFRASTRUCTURE, IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WILL BE NECESSARY.

FORT BEND COUNTY TEXAS

DARRYN JOSEPH MUECK
CALLED 2.844 ACRE TRACT
CLERK'S FILE NO. 202006638
F.B.C.O.R.

JOHN E. & HEATHER WEAVER
CALLED 2.844 ACRE TRACT
CLERK'S FILE NO. 2013107485
F.B.C.O.R.

EDWARD ROBERTSON LEAGUE ABSTRACT 80

PRENTICE RAY & SUSAN WIRTH OWEN
CALLED 5.5.857 ACRE TRACT
VOL. 883, PG. 810
F.B.C.D.R.

GREGORY S. & KRISTIE WISE
CALLED 5.33 ACRE TRACT
CLERK'S FILE NO. 2022076012
F.B.C.O.R.

WILLIAM D. RITTENBERRY
CALLED 3.2952 ACRE TRACT
CLERK'S FILE NO. 2019091706
F.B.C.O.R.

THOMAS KYLE & STEPHANIE DYLLA
CALLED 3.000 ACRE TRACT
CLERK'S FILE NO. 2022158163
F.B.C.O.R.

TOMMIE & EDITH SCHNEIDER
CALLED 5.3 ACRE TRACT
CLERK'S FILE NO. 9653613
F.B.C.O.R.

ASHLEY & CHAD LEMMOND
CALLED 6.708 ACRE TRACT
CLERK'S FILE NO. 2020079287
F.B.C.O.R.

DISTRICT NAMES	
FORT BEND COUNTY	N/A
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	N/A
LID	N/A
ESD	FORT BEND ESD NO. 9
DID	FORT BEND COUNTY DRAINAGE DISTRICT
WCJC	WARTON COUNTY JUNIOR COLLEGE
SCHOOL	NEEDVILLE I.S.D.
FIRE	NEEDVILLE
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	N/A

LEGEND

FOUND IRON PIER/ROD	ESMT.	EASEMENT
SUBJECT PROPERTY LINE	FND.	FOUND
LOT LINE	F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
ROAD R.O.W. LINE	F.B.C.O.R.	FORT BEND COUNTY OFFICIAL RECORDS
EASEMENT LINE	F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
BUILDING LINE	I.P.	IRON PIPE
1' CONTOUR LINE	I.R.	IRON ROD
SPOT ELEVATION	NO.	NUMBER
AERIAL EASEMENT	R.O.W.	RIGHT-OF-WAY
BUILDING LINE	U.E.	UTILITY EASEMENT

VICINITY MAP SCALE: 1" = 1 MILE KEY MAP: 724 L & Q

I, J. STACY SLAWINSKI, 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.

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 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.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

POLLARD REPLAT AT PECAN BEND

A SUBDIVISION OF 3.000 ACRES OF LAND

BEING ALL THAT CERTAIN

MICHAEL POLLARD ENTERPRISES LLC
CALLED 3.000 ACRE TRACT

CLERK'S FILE NO. 2023047416

OF THE
FORT BEND COUNTY OFFICIAL RECORDS

AND BEING A REPLAT OF THE

WESTERLY 2.00 ACRES OF LOT 34 &
WESTERLY 1.00 ACRE OF LOT 35 OF THE
PECAN BEND, SECTION 1 SUBDIVISION

AS RECORDED IN
VOLUME 22, PAGE 12

OF THE
FORT BEND COUNTY PLAT RECORDS

IN THE
EDWARD ROBERTSON LEAGUE

ABSTRACT 80

FORT BEND COUNTY, TEXAS

1 LOT 1 BLOCK 0 RESERVES

JANUARY, 2024

PREPARED BY:



Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.:10024500

PROPERTY OWNER

MICHAEL POLLARD ENTERPRISES LLC
MICHAEL POLLARD, MANAGER
14628 DOVE LN.
NEEDVILLE, TX 77461
PHONE: 281.905-5045