## PLAT RECORDING SHEET

<b>PLAT NAME:</b>	Kunz Estates	
DV A TO NO		
PLAT NO:		
<b>ACREAGE:</b>	4.8763	
LEAGUE:	William Leech Survey	
	.,,	
ABSTRACT NUMBER: 281		
AMMARER OF R	A O CATA	
NUMBER OF BLOCKS: 1		
NUMBER OF L	$\Delta$ OTS: 3	
NUMBER OF R	RESERVES: 0	
OWNERS: Leslie Kueck and Carla Kueck		
CWINERS. Lesile Rucck and Carla Rucck		

STATE OF TEXAS

COUNTY OF FORT BEND

## CITY OF ROSENBERG

We, Leslie Kueck and wife, Carla Kueck owners of the 4.8763-acre tract described in the above and foregoing map of **KUNZ 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 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, 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 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 (When subdivision contains natural drainage ways such as bayous, creeks, gullies, ravines, draws or drainage ditches).

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, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 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 (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. AND 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 purpose 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 (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. AND A.E.) as indicated and depicted hereon, whereby the aerial easements total 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.

WITNESS our hand in the City of Rosenberg, Texas, this 3 day of June 2024.

By: Leslie Kueck,

Toms

COUNTY OF FORT BENCH

BEFORE ME, the undersigned authority, on this day personally appeared Leslie Kueck and wife, Carla re subscribed to the foregoing instrument and for the purposes and considerations therein

3 day of June, 2024, A.D.

Culeb Allewand /9-19-2027
Printed Name of Notary / Expires

2.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS

I, Kevin Drew McRae. am authorized under the laws of the State of Texas to practice the profession of surveyin discret, was prepared from an actual survey of discret, was prepared from an actual discrete, was prepared from an ac

Kevin Drew McRae
Registered Professional Land Surveyor
State of Texas No. 5485

ENGINEER'S CERTIFICATION

STATE OF TEXAS

I, A. Lester Jones, a Professional Engineer registered/ plat meets all requirements of Fort Bend County to the



This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of **KUNZ ESTATES** in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this

By: Warmen Vice Chairman

By: Warmen Vice Chairman

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of **KUNZ ESTATES** in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and c

By: William Benton
Mayor

By: Danyel Swint,
City Secretary

GENERAL NOTES:

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

- CONTROL MONUMENT - EXTRATERRITORIAL JURISDICTION - FOUND F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS **IRON PIPE IRON ROD** NUMBER - OFFICIAL PUBLIC RECORDS ON-SITE SANITARY FACILITY - PAGE - POINT OF BEGINNING - POINT OF COMMENCING R.O.W. - RIGHT-OF-WAY - SQUARE FEET

UTILITY EASEMENT

- BUILDING LINE

VOL. - VOLUME

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

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON FORT BEND LIDAR 2014
 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 0.99986279790122.
 THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
 THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, G.F.

NO. 2791024-00629, EFFECTIVE DATE MARCH, 5TH 2024. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

7. THIS PLAT LIES WHOLLY WITHIN THE FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., FORT BEND COUNTY ESD 6, THE ETJ OF THE CITY OF ROSENBERG & FORT BEND SUBSIDENCE DISTRICT.

IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
9.. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
10. FIVE-EIGHTHS INCH (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.

APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED

ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.
 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. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
14. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.

ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.

5. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 91.35' 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 OFSLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THEPERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, MAX PONDING, OR SHEET FLOW ELEVATION; AND NO LESS THAN 24 INCHES ABOVE THE 100-YEAR WSEL OF ANY DETENTION POND SERVING THE DEVELOPMENT AS TO BE DETERMINED DURING FUTURE SITE DESIGNS.

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

ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

3. "KUNZ ESTATES" LIES WITHIN UNSHADED ZONE "X", AS PER FLOOD INSURANCE RATE MAP NUMBER 48157C0400M, DATED JANUARY 29, 2021.

LOTS ARE FOR SINGLE-FAMILY RESIDENTIAL USE.
 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.
 ANY FUTURE ON-SITE DRAINAGE INFRASTRUCTURE, INCLUDING DETENTION PONDS, SHALL BE LOCATED

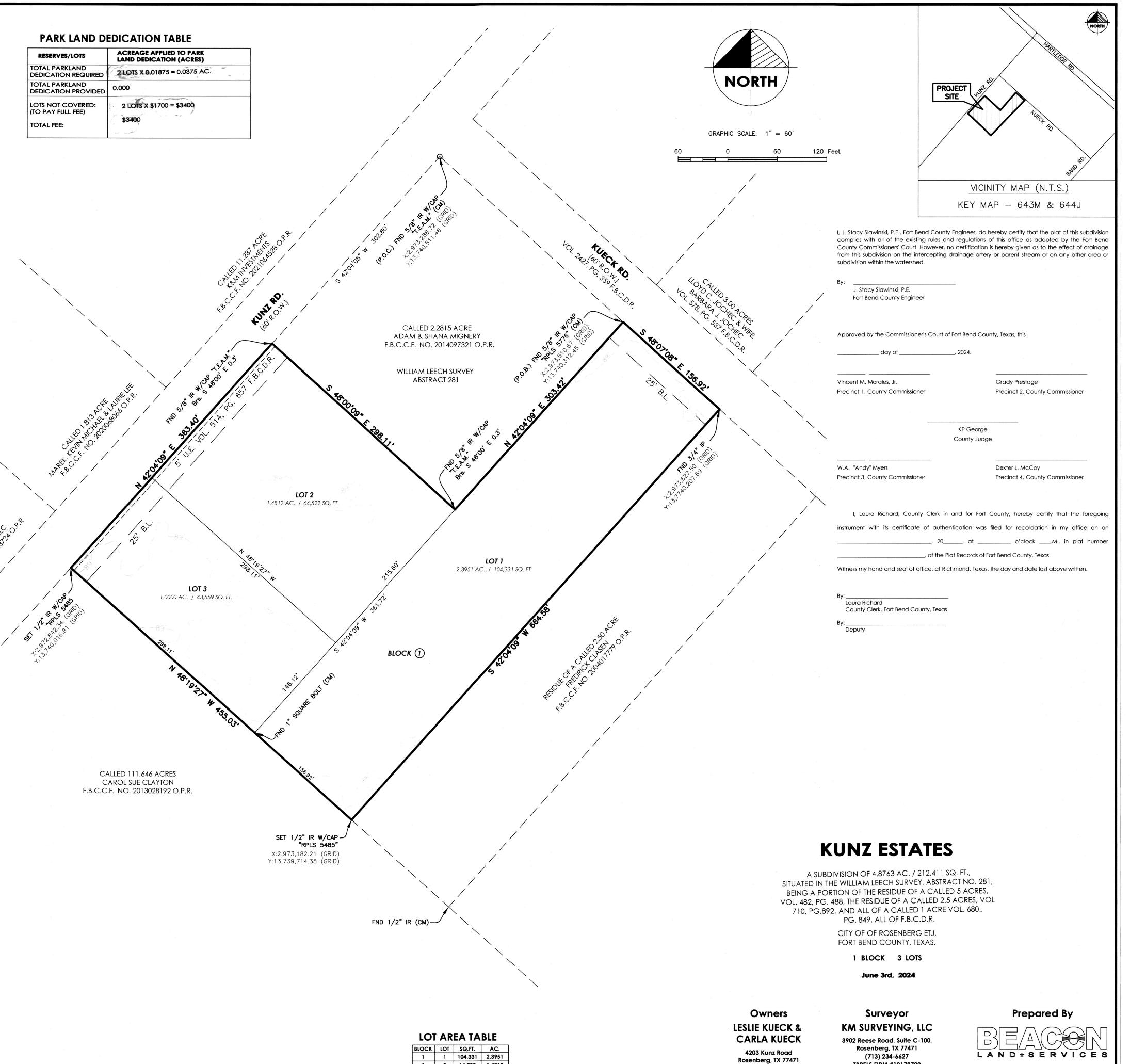
WITHIN A DEDICATED DRAINAGE EASEMENT WITH OWNERSHIP AND MAINTEANCE RESPONSIBILITY FULLY ASSUMED BY THE PROPERTY OWNER AND THIS RESPONSIBILITY SHALL TRANSFER TO FUTURE

OWNERS UPON SALE OF THE PROPERTY.

ANY DEVELOPMENT WITHIN THE PLATTED AREA MUST ENSURE THAT PRE-EXISTING, NATURAL DRAINAGE PATTERNS AND CAPACITIES OF NEIGHBORING PROPERTIES ARE NOT NEGATIVELY IMPACTED. IN ADDITION, ALL FUTURE DETENTION OUTFALL LOCATIONS MUST MAINTAIN THE NATURAL, PRE-EXISTING DRAINAGE PATTERNS OF THE SITE.

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.



1 2 64,522 1.4812

1 3 43,599 1.0000

**TBPELS FIRM #10178700** 

JOB # 1851-2331

1304 Langham Creek Dr,

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PROJECT NO. 5618 / SHEET 1 OF 1

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