

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County MUD No 134E Wastewater Treatment Plant Site
Replat No 1

PLAT NO: _____

ACREAGE: 7.512

LEAGUE: William Morton One and One-Half Leagues Grant

ABSTRACT NUMBER: A-62

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

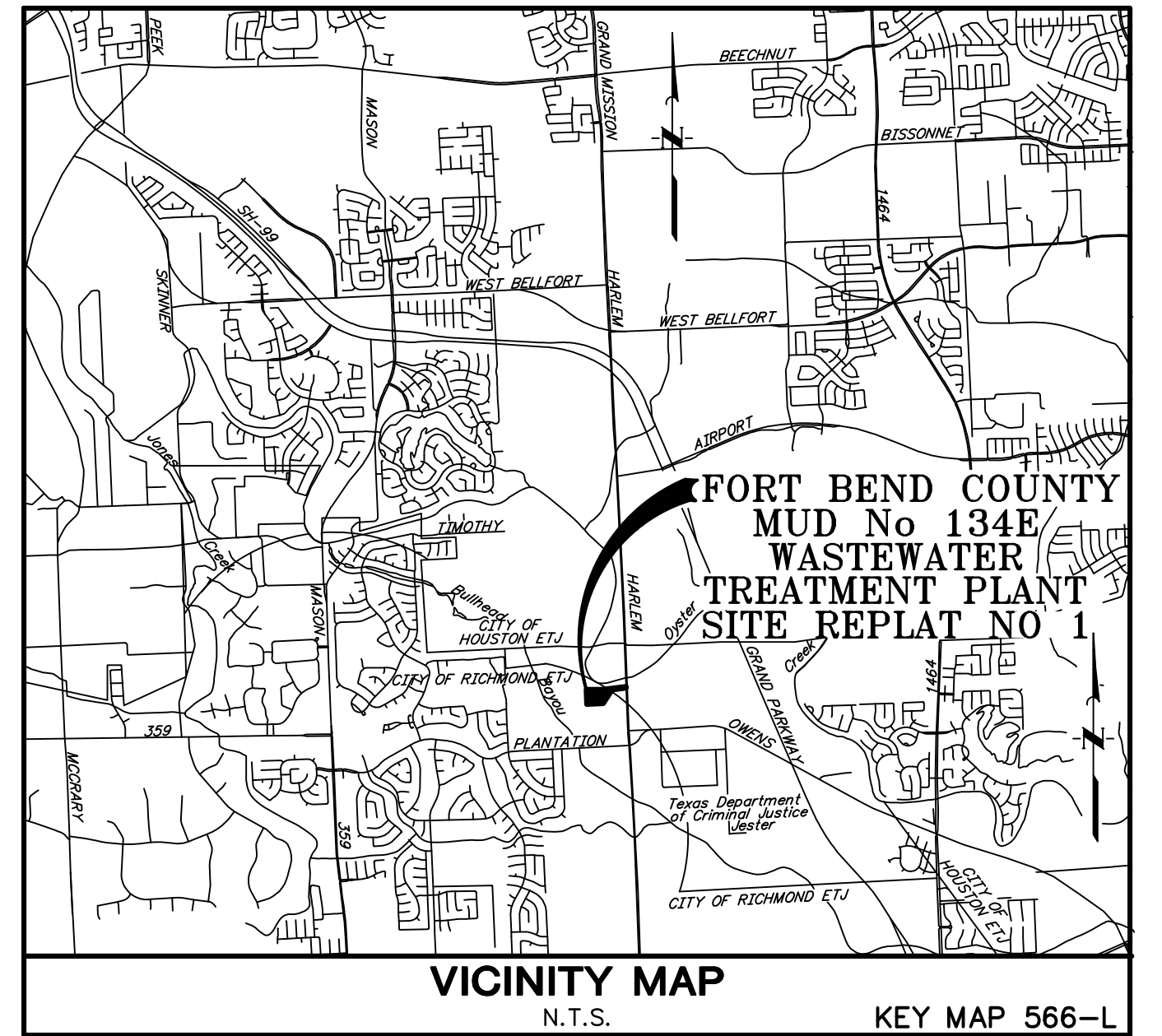
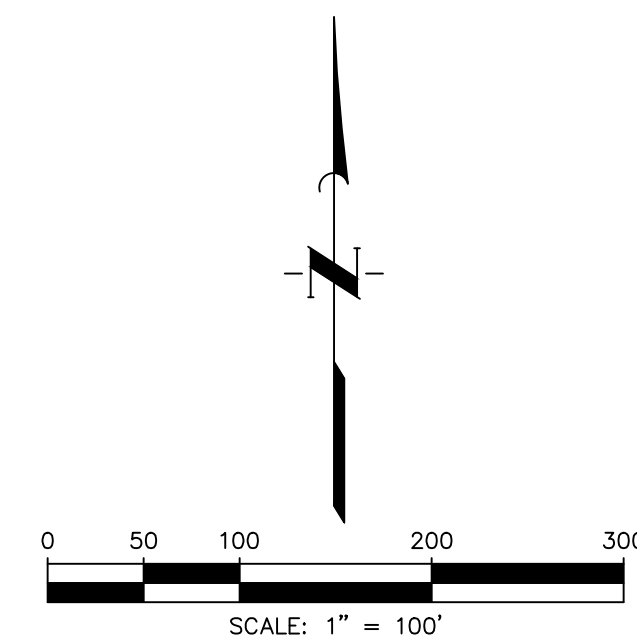
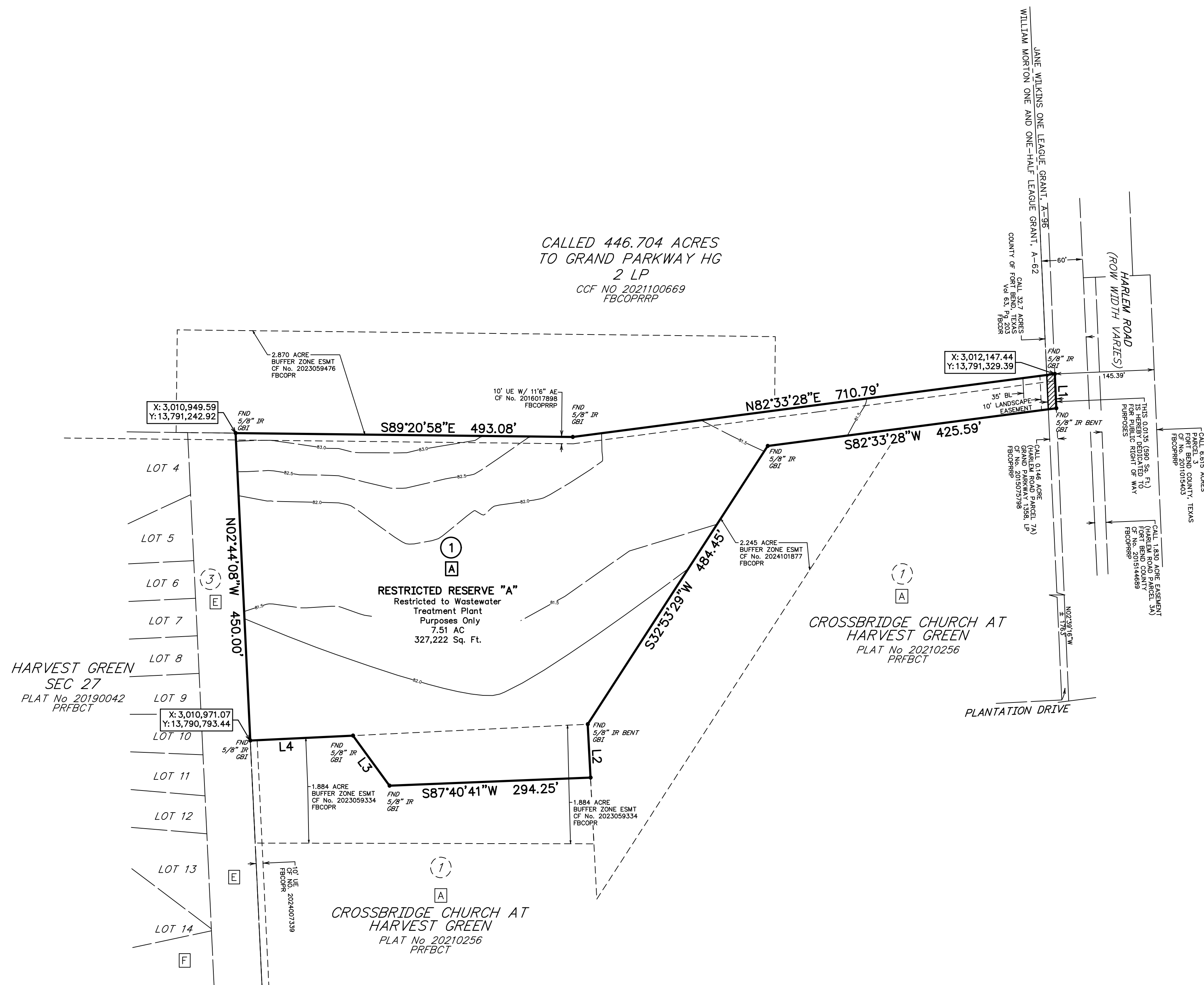
NUMBER OF RESERVES: 1

OWNERS: Fort Bend County Municipal Utility District No 134E

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FORT BEND COUNTY MUD No. 134E AND MUNICIPAL MANAGEMENT DISTRICT No. 1
LTD	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
FIRE	PECAN GROVE VOLUNTEER FIRE DEPT.
IMPACT FIRE AREA	N/A
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	CENTERPOINT FNB

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°26'08"E	50.19'
L2	S02°58'46"E	78.04'
L3	N36°05'04"W	90.62'
L4	S87°13'42"W	150.27'



- LEGEND:
- | | |
|-----------|--|
| AC | "Access" |
| AE | "Aerial Easement" |
| BL | "Building Line" |
| CL | "Clerk's File" |
| CF | "Easement" |
| ECMT | "Easement" |
| FC | "Film Code" |
| FBSOT | "Fort Bend County Clerk's File" |
| FBCPR | "Fort Bend County Plat Records" |
| FBCOR | "Fort Bend County Record Books" |
| FBCORPPR | "Fort Bend County Official Public Records of Real Property" |
| IR | "Iron Rod" |
| N | "Number" |
| PRFBCT | "Plat Records, Fort Bend County, Texas" |
| ROW | "Right-of-Way" |
| SSE | "Sanitary Sewer Easement" |
| Sq Ft | "Square Feet" |
| UE | "Utility Easement" |
| Vol. — Pg | "Volume and Page" |
| WLE | "Waterline Easement" |
| • | "Set 5/8-inch Iron With Cap Stamped 'Quiddity Eng Property Corner' as Per Certification" |
- GENERAL NOTES:
- 1) All easements are centered on lot lines unless shown otherwise.
 - 2) All building lines along street right-of-ways as shown on the plat.
 - 3) This tract is located within the extraterritorial jurisdiction of the City of Richmond, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No 134E and Municipal Management District No 1, Fort Bend ISO, Pecan Grove Volunteer Fire Department and Fort Bend County Drainage District.
 - 4) Per the Flood Insurance Rate Map (FIRM) No. 48157C0104L for Fort Bend County, Texas as revised April 2, 2014, Fort Bend County MUD No 134E Wastewater Treatment Plant Site is located within Shaded Zone "X" and Zone "AE". Shaded Zone "X" is defined as areas of 0.2% annual chance flood; and Zone "AE" is defined as a Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood.
 - 5) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
 - 6) The top of all floor slabs shall be a minimum of 85.47 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 restraint, whichever is higher.
 - 7) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on all other lots within the plat.
 - 8) All bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
 - 9) Coordinates shown hereon are Texas State Plane, South Central Zone, NAD 83 (grid). To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987799134.
 - 10) Property lies within the lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting."
 - 11) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
 - 12) All property to drain into the drainage easement only through an approved drainage structure.
 - 13) No pipeline or pipeline easements exist within the boundaries of this plat, except as shown.
 - 14) Absent written authorization by the affected utilities, all CenterPoint Energy & City of Richmond utility easements must be kept unobstructed from any non-utility improvements or obstructions by property owner. Any unauthorized improvements or obstructions may be removed by the utility at the property owner's expense.
 - 15) The subject property is recorded in the Covenants recorded under Fort Bend Clerks File Nos. 2014134321, 2015003916, 201510940, 2018017540, 2018025443, 2019017382, and 2020070328, 2024009119, and 2024008805.


**FORT BEND COUNTY MUD
No 134E WASTEWATER
TREATMENT PLANT SITE
REPLAT No 1**

**A SUBDIVISION OF 7.512 ACRES OF LAND
BEING A REPLAT OF RESERVE "A", FORT BEND COUNTY MUD No 134E WASTEWATER
TREATMENT PLANT SITE RECORDED UNDER PLAT NO. 20170025 AND
A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A" OF CROSSBRIDGE CHURCH
AT HARVEST GREEN RECORDED UNDER PLAT NO. 20210256
OUT OF THE
WILLIAM MORTON ONE AND ONE-HALF LEAGUE GRANT, A-62
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK**

MARCH 2025
REASON FOR REPLAT: TO INCREASE THE ACREAGE OF EXISTING WASTEWATER TREATMENT PLANT SITE

OWNER
FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO 134E
9 GREENWAY PLAZA, SUITE 1100
HOUSTON, TEXAS 77046
713.653.5722

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Fort Bend County Municipal Utility District No 134E, acting by and through Jason Kirby, its President, and attested by Earl Tipton, Secretary, hereinafter referred to as Owners of the 7.512 acre tract described in the above and foregoing map of Fort Bend County MUD No 134E Wastewater Treatment Plant Site Replat No 1, 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 covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent 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, 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 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 (U.E. and A.E.) as indicated and depicted, hereon, whereby each 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 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 said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each 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 any subsequent amendments.

IN TESTIMONY WHEREOF, the Fort Bend County Municipal Utility District No. 134E has caused these presents to be signed by Jason Kirby, its President, thereunto authorized, attested by its Secretary, Earl Tipton, this ____ day of _____, 202__.

Fort Bend County Municipal Utility District No. 134E

By: _____
Jason Kirby
President

By: _____
Earl Tipton
Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jason Kirby, President of Fort Bend County Municipal Utility District No 134E, 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, on behalf of each said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Earl Tipton, Secretary of Fort Bend County Municipal Utility District No 134E, 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, on behalf of each said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 202__.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Kaci H. Schlachter, 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.

Kaci H. Schlachter
Professional Engineer No. 138000

I, Steven Jares, 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 correct; 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 (3/4) 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.

Steven Jares
Registered Professional Land Surveyor
Texas Registration No. 5317

STATE OF TEXAS §
COUNTY OF FORT BEND §

This plat of Fort Bend County MUD No 134E Wastewater Treatment Plant Site Replat No 1, Subdivision approved by the City Manager of the City of Richmond, Texas

This the ____ day of _____, 202__.

Terri Vela, City Manager

STATE OF TEXAS §
COUNTY OF FORT BEND §

This plat of Fort Bend County MUD No 134E Wastewater Treatment Plant Site Replat No 1, Subdivision approved on _____ by the City of Richmond City Commission, and signed this the ____ day of _____, 202__, 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 (6) months hereafter.

Signed _____
Rebecca "Becky" Haas, Mayor

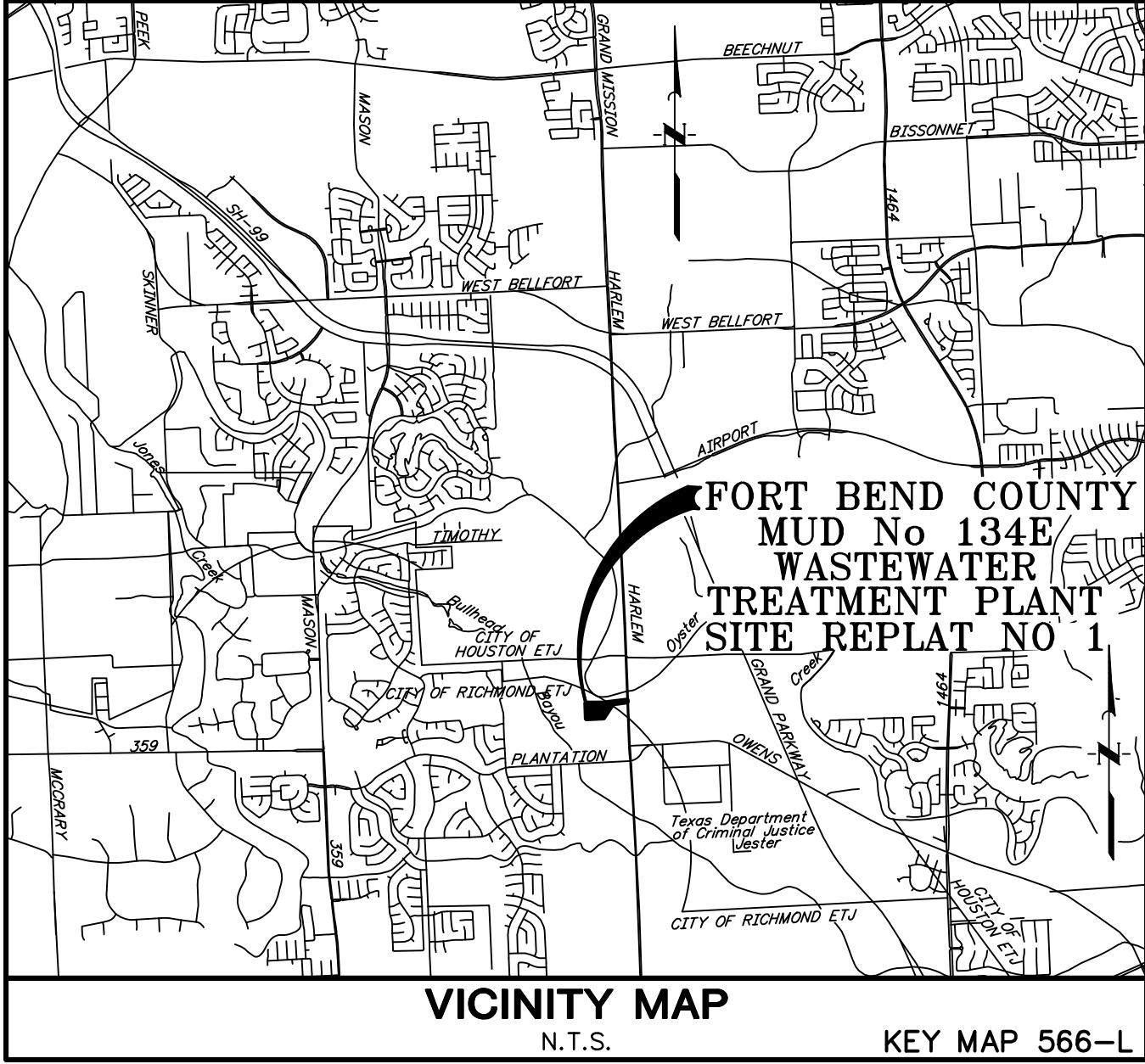
Signed _____
Lasha Gillespie, City Secretary

STATE OF TEXAS §
COUNTY OF FORT BEND §

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 registration in my office on _____, 202__, at ____ o'clock ____m. in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas
Deputy



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.

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

Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 202__.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3


Dexter L. McCoy
Commissioner, Precinct 4

FORT BEND COUNTY MUD No 134E WASTEWATER TREATMENT PLANT SITE REPLAT No 1

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