

PLAT RECORDING SHEET

PLAT NAME: FBCMUD 142 District Park

PLAT NO: _____

ACREAGE: 7.22

LEAGUE: John Foster Survey

ABSTRACT NUMBER: A-574

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Fort Bend County Municipal Utility District No. 142

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Fort Bend County Municipal Utility District No. 142, a conservation and reclamation district and body politic and corporate of the State of Texas, acting by and through Philip Huseman, Assistant Secretary and Ross Madia, Secretary owners hereinafter referred to as Owners of the 7.22 acre tract described in the above and foregoing map of FBCMUD 142 District Park, 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 plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), 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, successors, and assigns to warrant and forever defend the title on the land so dedicated.

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 feet (16' 0") above the 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 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 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 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 the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, 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 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, 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 bays, 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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, Fort Bend County Municipal Utility District No. 142, a conservation and reclamation district and body politic and corporate of the State of Texas, has caused these presents to be signed by Philip Huseman, Huseman thereunto authorized,

this 12th day of September, 2024

Fort Bend County Municipal Utility District No. 142
a conservation and reclamation district and body
politic and corporate of the State of Texas

By: Philip Huseman
Philip Huseman, Assistant Secretary

Attest: Ross Madia
Ross Madia, Secretary

STATE OF TEXAS §
COUNTY OF Fort Bend §

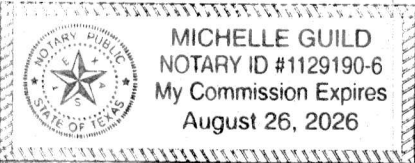
BEFORE ME, the undersigned authority, on this day personally appeared Philip Huseman, A.S.S.T. SEC. and Ross Madia, Secretary known to me to be the persons whose name are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of September, 2024

Michelle Guild
Notary Public in and for the State of Texas

Michelle Guild
Print Name

My commission expires: 8/26/2026



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of FBCMUD 142 District Park 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 14 day of October, 2024

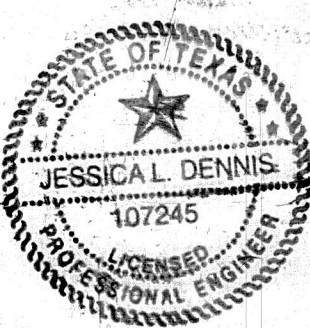
By: Lisa M. Clark
Lisa M. Clark
Chair

or
M. Sonny Garza
Vice Chairman

By: H. Rodriguez
Vonn Tran
Secretary



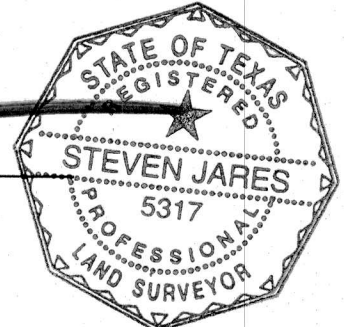
I, Jessica L. Dennis, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.



Jessica L. Dennis
Jessica L. Dennis, P.E.
Professional Engineer No. 107245

I, Steven A. 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 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.

Steven A. Jares
Steven A. Jares
Registered Professional Land Surveyor
Texas Registration No. 5317



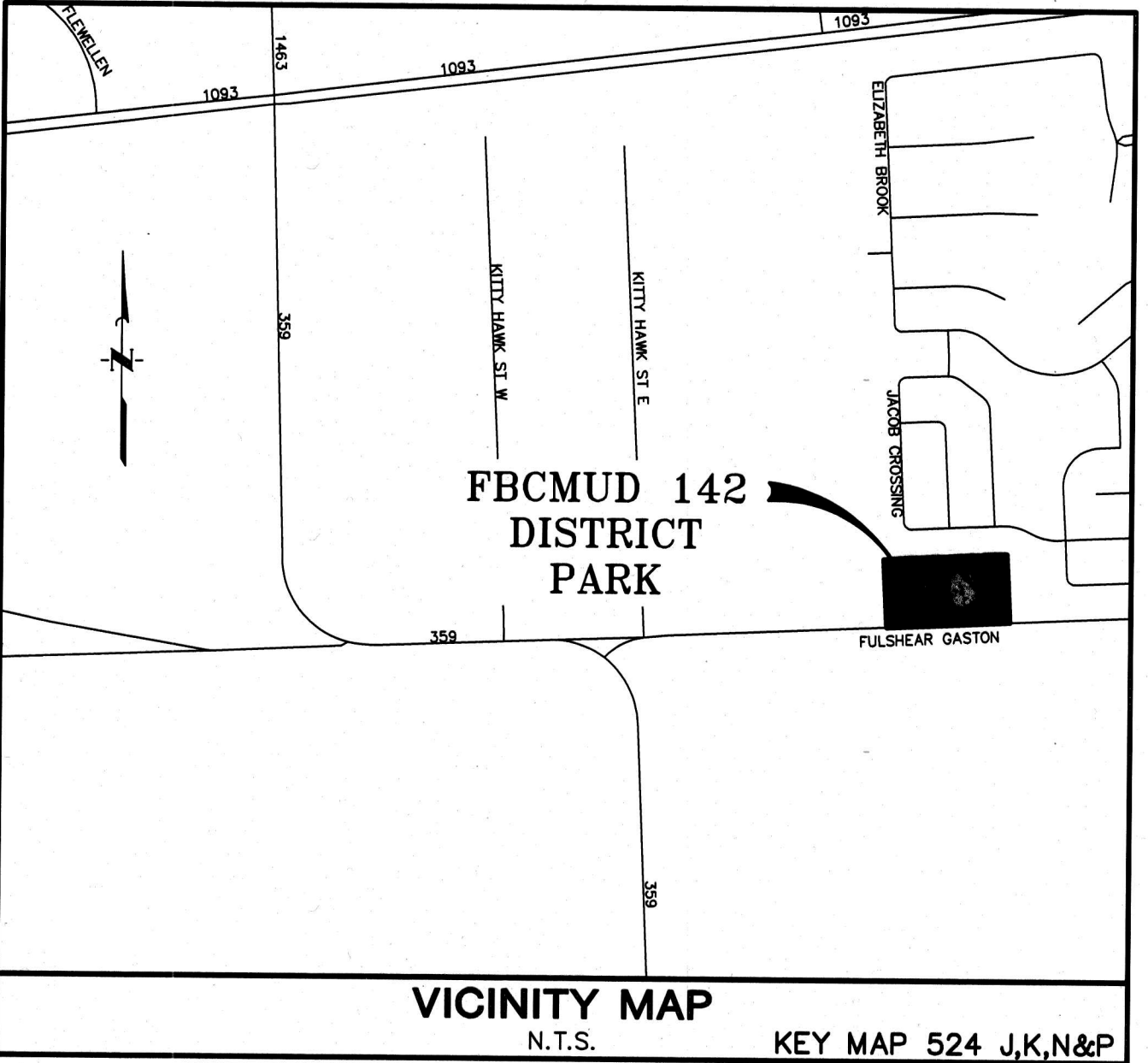
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 _____, 2024, at _____ o'clock _____ 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
Laura Richard
Fort Bend County, Texas

By: _____
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 any other area or subdivision within the watershed.

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

Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2024

Vincent M. Morales, Jr.
Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Grady Prestage
Commissioner, Precinct 2

KP George
KP George
County Judge

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

Dexter L. McCoy
Dexter L. McCoy
Commissioner, Precinct 4

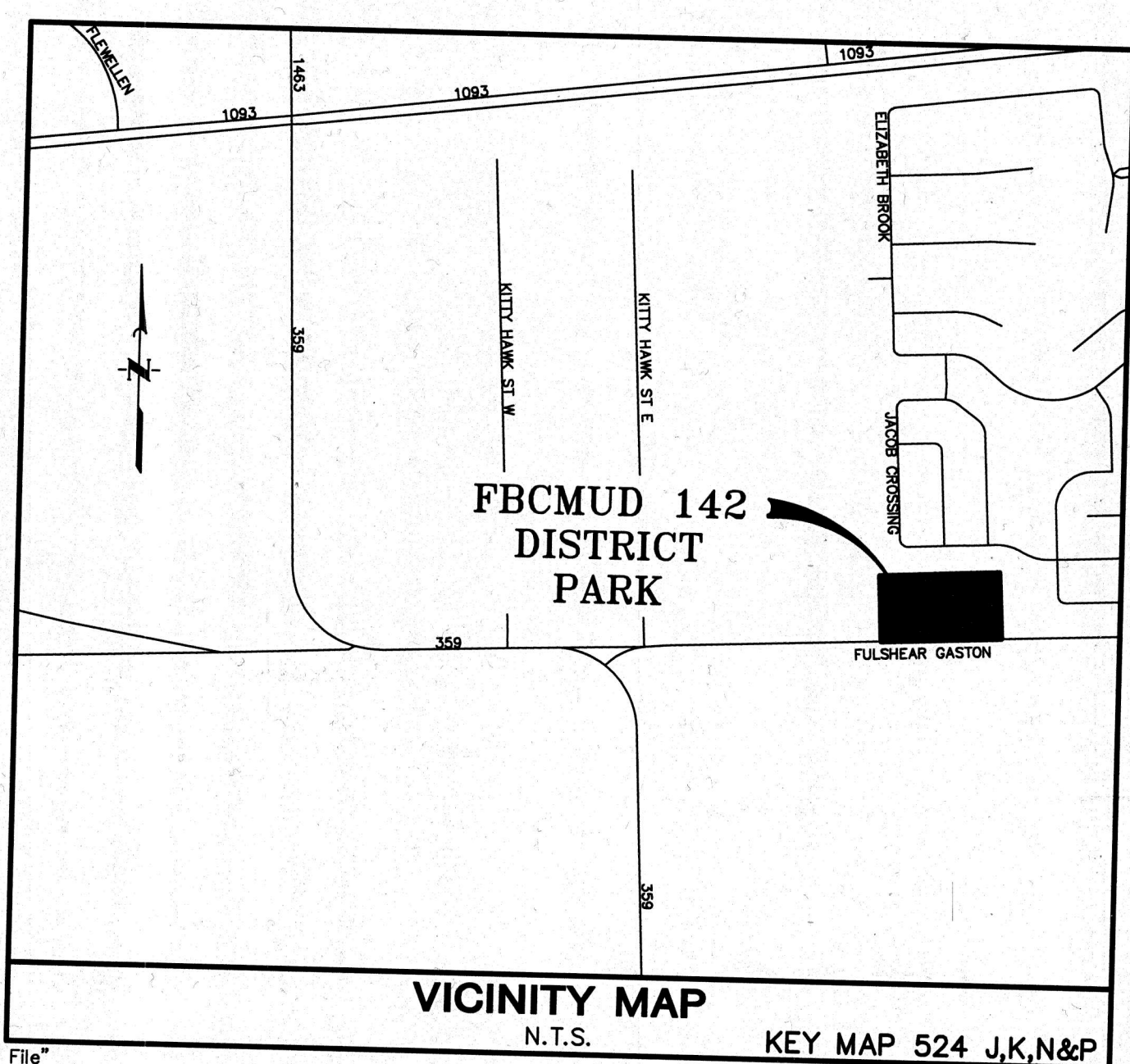
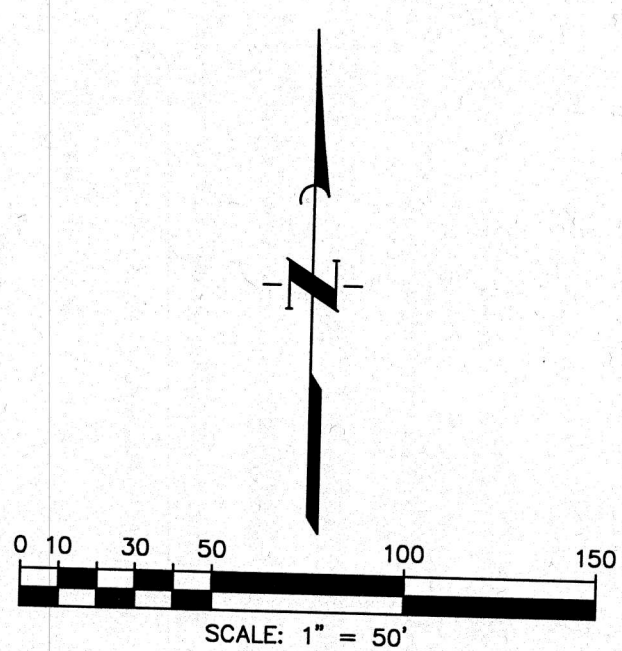
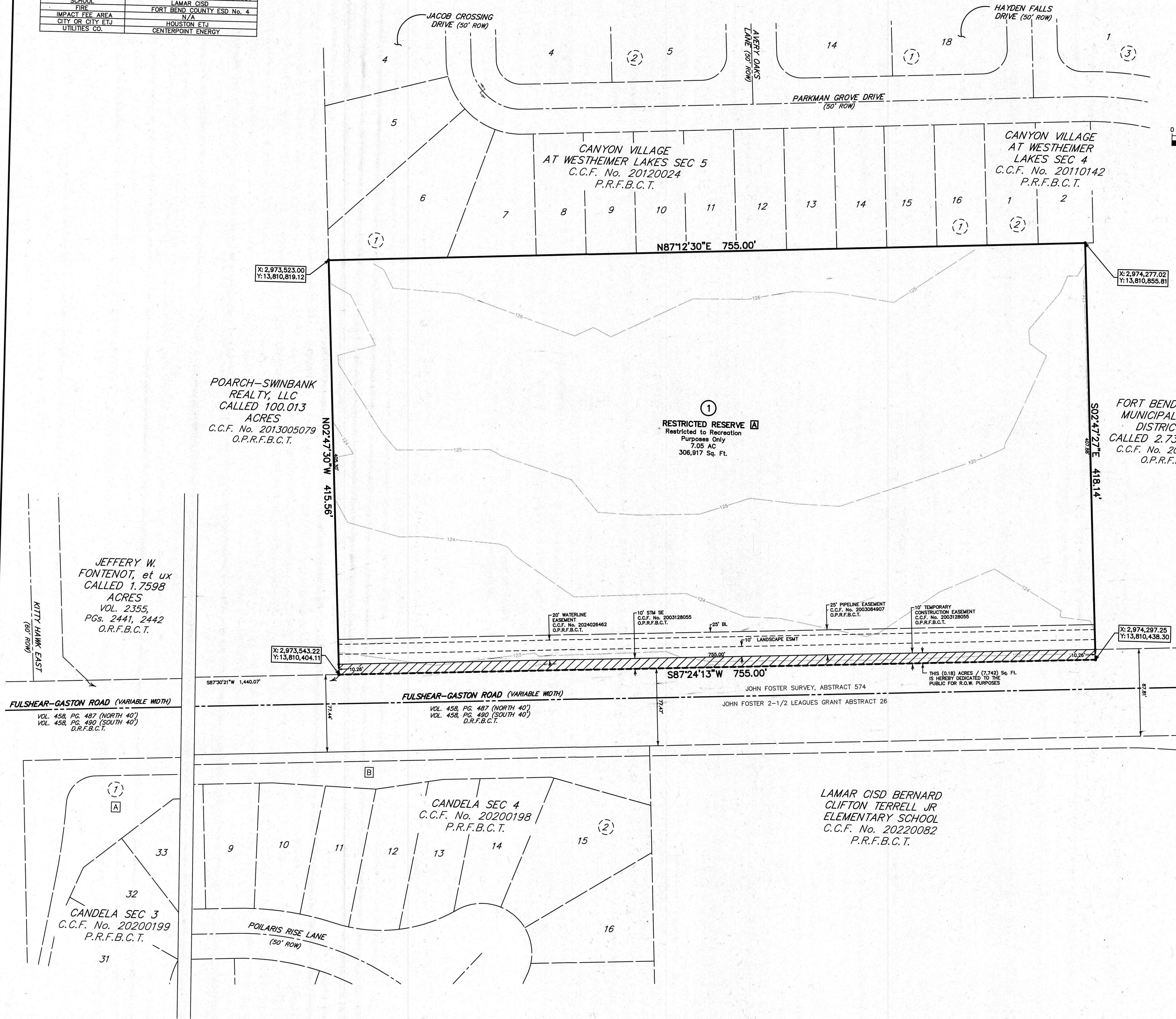
FBCMUD 142
DISTRICT PARK
A SUBDIVISION OF 7.22 ACRES OF LAND
OUT OF THE
JOHN FOSTER SURVEY, A-574
FORT BEND COUNTY, TEXAS
1 BLOCK 1 RESERVE
SEPTEMBER 2024

OWNER/DEVELOPER
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT No. 142
a conservation and reclamation district and body politic
and corporate of the State of Texas
1300 POST OAK BOULEVARD, SUITE 2400
HOUSTON, TX 77056
(713) 623-4531

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L-1004610
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337


DISTRICT NAMES	
FBC ASSISTANCE	N/A
WCID	N/A
MUD	FBC MUD No. 142
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	FORT BEND COUNTY ESD No. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



- LEGEND:**
- BL "Building Line"
 - C.C.F. "County Clerk's File"
 - Easmt. "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - No. "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - R.O.W. "Right-of-Way"
 - Sq. ft. "Square Feet"
 - STM SE "Storm Sewer Easement"
 - Vol. "Volume and Page"
 - "Set 3/4-inch Iron Rod with Cap Stamped "Quiddity Eng. Property Corner" as per certification"
- GENERAL NOTES:**
- Contours shown hereon are based upon NAVD88 datum.
 - All building lines along street right-of-ways as shown on the plat.
 - Unless otherwise indicated the building lines (BL) 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.
 - This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, Fort Bend County Municipal Utility District No. 142, Lamar Consolidated Independent School District, Fort Bend County ESD No. 4, and Fort Bend County Drainage District.
 - Tract is located in Unshaded Zone "X" per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas dated April 2, 2014. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance Floodplain.
 - All elevations are based on NGS monument "H 808 Reser" with a published elevation of 116.58 feet NAVD88. All bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
 - The coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987975.
 - Site plans shall be submitted to the "Orders for Regulation of Outdoor Lighting".
 - Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - 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 Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - This plat was prepared from information furnished by Charter Title Company, Order No. 2024-0031, Effective Date April 2, 2025. The surveyor has not obstructed the above property.
 - There are no pipeline nor pipeline easements within the platted area shown hereon.
 - The top of all floor slabs shall be a minimum of 125.70 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 restraint, whichever is higher.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - 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.
 - 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.
 - 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.

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DISTRICT PARK
 A SUBDIVISION OF 7.22 ACRES OF LAND
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