

**PLAT RECORDING SHEET**

**PLAT NAME:**   Tierra Grande Section 4 Replat of Tract 12  

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:**       5.70  

**LEAGUE:**        George Huff League  

\_\_\_\_\_

**ABSTRACT NUMBER:**     34  

\_\_\_\_\_

**NUMBER OF BLOCKS:**       0  

**NUMBER OF LOTS:**         2  

**NUMBER OF RESERVES:**     0  

**OWNERS:**     Brian & Deborah Boor and Jessie Jr & Jennifer Montalvo  

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\_\_\_\_\_

\_\_\_\_\_

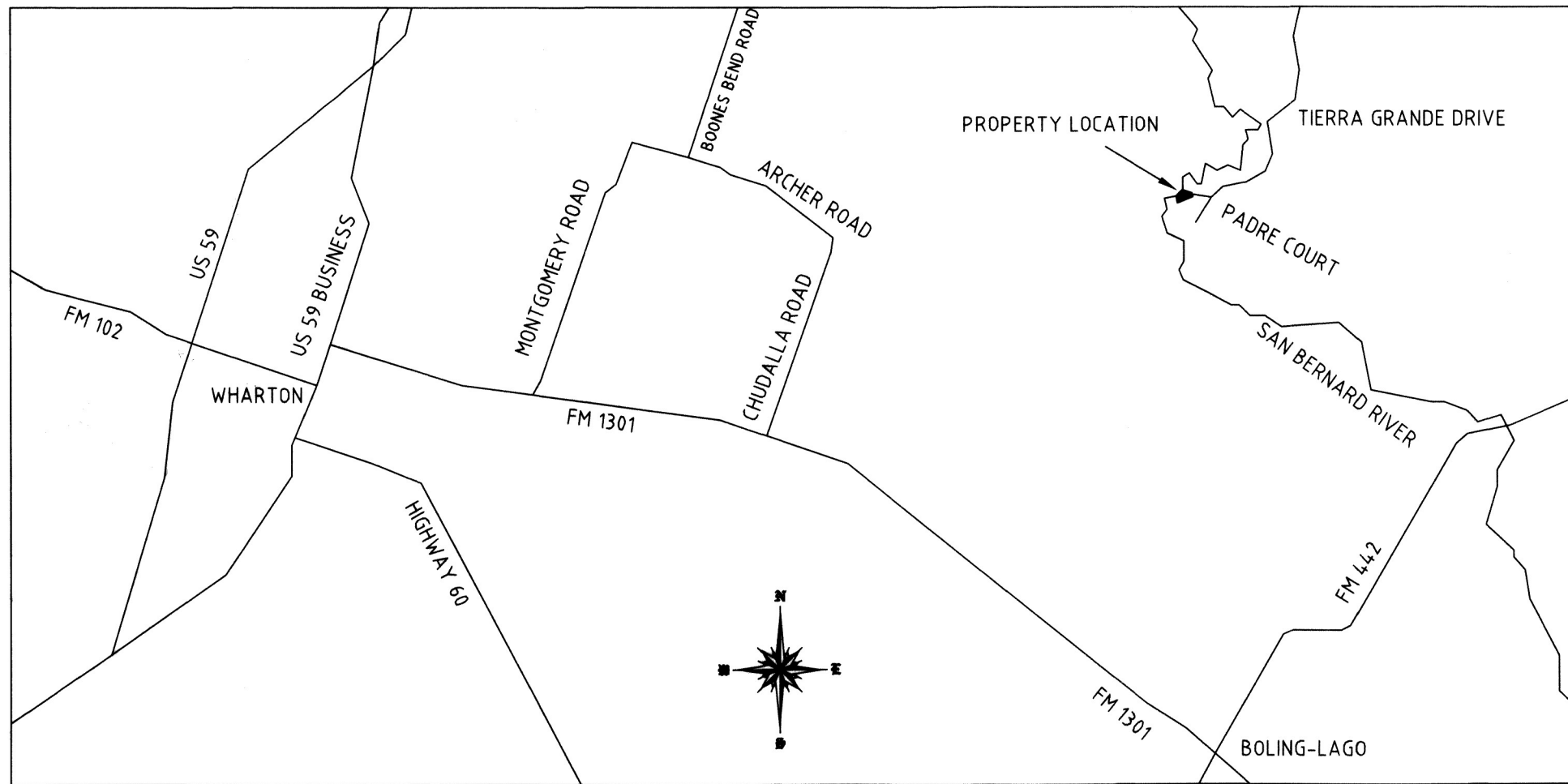
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\_\_\_\_\_  
**(DEPUTY CLERK)**



GENERAL NOTES:

- 1) THIS PROPERTY LIES WITHIN ZONE A/E AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0500M, EFFECTIVE DATE DECEMBER 21, 2017
- 2) 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
- 3) THE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED SHOWN HEREON
- 4) PROPERTY NOT SERVICED BY ANY MUD OR LID
- 5) THIS PLAT LIES WITHIN LIGHT ZONE L22 OF THE FORT BEND COUNTY LIGHTING ORDINANCE
- 6) 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 WITH INTENSE RAINFALL EVENTS.
- 7) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 86.13 FEET (NAV D 88) ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB SHALL BE LESS THAN 2.0 FEET ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 1.0 FOOT ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
- 10) LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE PERCENT IMPERVIOUSNESS OF NO MORE THAN 5 PERCENT. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND / OR REDESIGN OF THE DRAINAGE SYSTEM MAY BE NECESSARY.
- 11) 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.

THE STATE OF TEXAS  
COUNTY OF FORT BEND

WE, BRIAN & DEBORAH BOOR AND JESSIE JR & JENNIFER MONTALVO HERINAFTER CALLED OWNERS OF THE FOREGOING PLAT OF TIERRA GRANDE SECTION 4 REPLAT OF TRACT 12

A SUBDIVISION OF 5.70 ACRES BEING TRACT 12, OF TIERRA GRANDE, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, 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 DO HEREBY DEDICATE FOR PUBLIC-UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE GROUND THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS ON THE ATTACHED PLAT.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY ARE HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING 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.

WITNESS MY HAND IN FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

*Brian Boor*  
BRIAN BOOR

*Deborah Boor*  
DEBORAH BOOR

*Jessie Montalvo Jr*  
JESSIE  
*Jennifer Montalvo*  
JENNIFER MONTALVO

THE STATE OF ~~TEXAS~~ *California*  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF ~~FORT BEND~~ *San Diego*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Brian Boor*

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 2nd DAY OF May, 2025.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

THE STATE OF ~~TEXAS~~ *California*  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF ~~FORT BEND~~ *San Diego*

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Deborah Boor*

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 2nd DAY OF May, 2025.



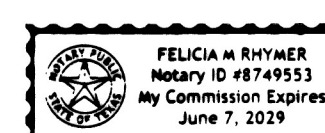
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

THE STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Jessie Montalvo Jr*

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 2nd DAY OF July, 2025.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

THE STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Jennifer Montalvo*

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND 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 2nd DAY OF July, 2025.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES:

PROPERTY LIES WITH:

FORT BEND COUNTY  
FORT BEND COUNTY DRAINAGE DISTRICT  
FORT BEND ESD 09  
LAMAR CISO

I, J. STACY SLAWINSK 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 SLAWINSK, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY,  
TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

DEXTER L. MCCOY  
COMMISSIONER, PRECINCT 4

RP GEORGE  
COUNTY JUDGE

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE

ON \_\_\_\_\_, 2025 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.,

IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY,  
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

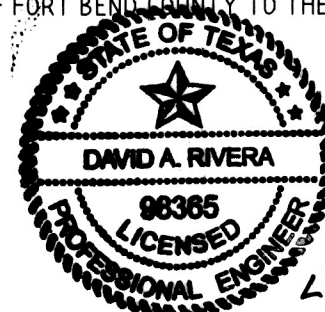
By:

LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

DEPUTY

I, David A. Rivera, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEET ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

*David A. Rivera*  
TEXAS LICENSE NO. 98365



CERTIFICATE OF SURVEYOR:

THIS IS TO CERTIFY THAT I, MICHAEL WARREN A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND ON OR DURING FEB 2024; THAT ALL MONUMENTS, BLOCK CORNERS, ANGLE POINTS AND POINTS OF CURVE ARE, OR WILL BE PROPERLY MARKED WITH IRON RODS A MINIMUM OF 1/2 INCH IN DIAMETER AND 24 INCHES IN LENGTH WITH CAP STAMPED "SURVTECH".

*Michael Warren*  
MICHAEL WARREN R.P.L.S. #4935



## TIERRA GRANDE SECTION 4 REPLAT OF TRACT 12

A SUBDIVISION OF 5.70 ACRES BEING TRACT 12, OF TIERRA GRANDE, SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREFORE

RECORDED IN SLIDE No. 975-B

OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

GEORGE HUFF LEAGUE, ABSTRACT 34.

REASON FOR REPLAT: TO CREATE A 2 LOT SUBDIVISION

2 LOTS  
0 BLOCKS  
0 RESEVES

OCTOBER 2024

SURVEYOR:



"A Land Surveying Company"

P.O. BOX 1080 | CONROE, TEXAS 77305-1080

936.539.5444 | FAX 936.539.5442

email: SURVTECH@SURVTECHCO.COM

OWNERS:  
BRIAN & DEBORAH BOOR  
7245 Navajo RD  
San Diego, CA 92115-1632  
619-852-7035

JESSIE JR & JENNIFER MONTALVO  
6006 Dove Flower Way  
San Diego, CA 92115-7291  
619-761-9918

LINE	BEARING	DISTANCE
L1	N 20°17'59" W	74.41'
L2	N 26°33'03" W	129.65'
L3	N 59°57'02" W	31.03'
L4	S 74°25'18" W	38.62'
L5	N 46°50'42" W	125.02'
L6	N 66°50'42" W	19.87'
L7	N 02°32'29" W	250.46'
L8	N 35°11'10" E	52.48'
L9	N 32°04'08" E	38.43'
L10	N 19°25'32" E	44.21'
L11	N 18°14'12" E	48.82'
L12	N 08°32'33" E	8.27'

NOTES:

- 1) IRF= IRON ROD FOUND
- 2) IRS= IRON ROD SET, CAPPED "SURVTECH"
- 3) D.R.FB.C.TX= DEED RECORDS OF FORT BEND COUNTY TEXAS
- 4) M.R.FB.C.TX= MAP RECORDS OF FORT BEND COUNTY TEXAS
- 5) BL= BUILDING LINE
- 6) UE= UTILITY EASEMENT
- 7) DE= DRAINAGE EASEMENT
- 8) BEARINGS, DISTANCES AND GRID COORDINATES ARE BASED UPON NAD 83 TEXAS SOUTH CENTRAL ZONE NO. 4202
- 9) ELEVATIONS ARE BASED UPON NAVD 88 2001 ADJ.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	27.20'	26.97'	S 03°38'18" E	25°58'35"
C2	60.00'	27.20'	26.97'	S 29°36'52" E	25°58'35"