

PLAT RECORDING SHEET

PLAT NAME: Ward Subdivision

PLAT NO: _____

ACREAGE: 9.3568

LEAGUE: H. & T. C. R. R. CO. Survey

ABSTRACT NUMBER: 219

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

NUMBER OF RESERVES: 1

OWNERS: Aaron Ward, a/k/a Aaron Mack Ward

(DEPUTY CLERK)

I, Aaron Ward, owner, of the 9.3568 acre tract described in the above and foregoing map of **WARD SUBDIVISION**, 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 dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane sixteen (16) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, I (or 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 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 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 easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & 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 easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owner does hereby acknowledge the receipt for the "Order 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.

WITNESS, my hand in Fort Bend County this 21 day of August, 2025.

By: [Signature]
Aaron Ward, owner

GENERAL NOTES:

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

- A.E. - AERIAL EASMENT
- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- ETJ - EXTRATERRITORIAL JURISDICTION
- FND - FOUND
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- IRC - IRON ROD CAPPED
- L.E. - LANDSCAPE EASEMENT
- NO. - NUMBER
- O.P.R. - OFFICIAL PUBLIC RECORDS
- P.A.E. - PRIVATE ACCESS EASEMENT
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ.FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.T.E. - WALKING TRAIL EASEMENT

- 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99985964315.
- 3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0400M, MAP REVISED JANUARY 29TH, 2021, THE SURVEYED TRACT LIES IN ZONE X (UNSHADED).
- 4. CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY LIDAR 2014.
- 5. THIS PROPERTY LIES WITHIN FORT BEND COUNTY LIGHTING ZONE LZ-2 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING".
- 6. FIVE EIGHTS (5/8") INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP STAMPED "1535-4035" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET", UNLESS OTHERWISE NOTED.
- 7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

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

recording of this plat this _____ day of _____, 2025.

By: [Signature]
Denny Krumholz
Chairman

By: [Signature]
Sharon McElrath
Secretary

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

recording of this plat this _____ day of _____, 2025.

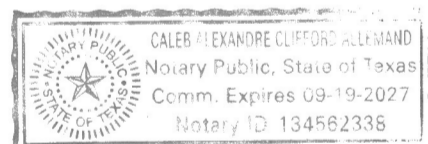
By: [Signature]
Chad Nesvadba
Mayor

By: [Signature]
Cynthia Sullivan
City Secretary

STATE OF Texas
COUNTY OF Fort Bend

BEFORE ME, the under signed authority, on this day personally appeared Aaron Ward, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations expressed, and in the capacities stated.

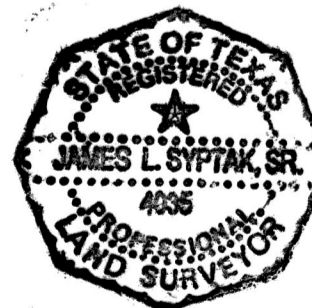
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of August, 2025, A.D.



[Signature]
Notary Public in and for
The State of Texas
Caldo Aleman 19-19-2027
Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION
STATE OF TEXAS

I, James L. Syptak, Sr., 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.



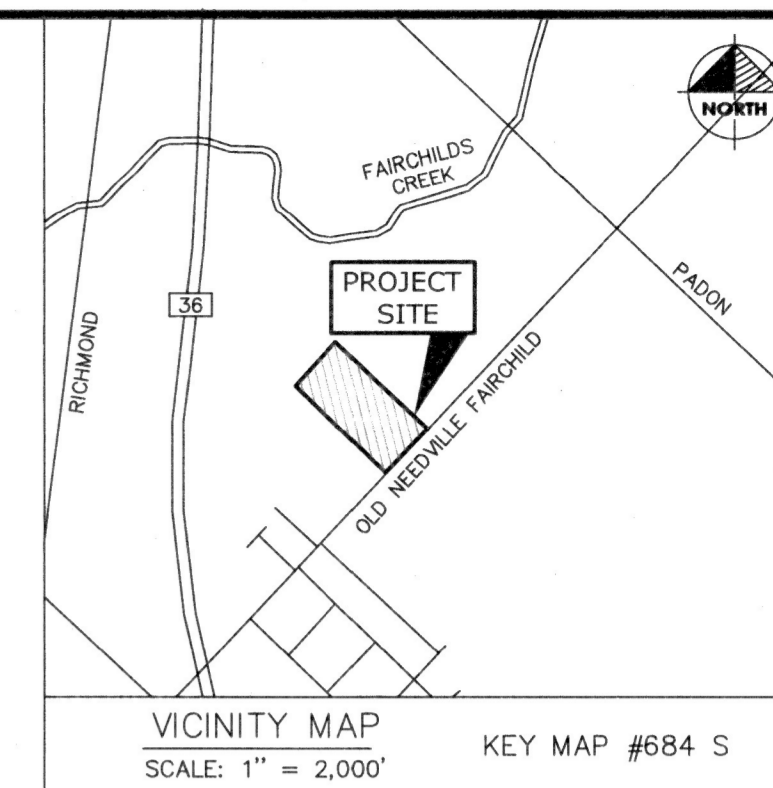
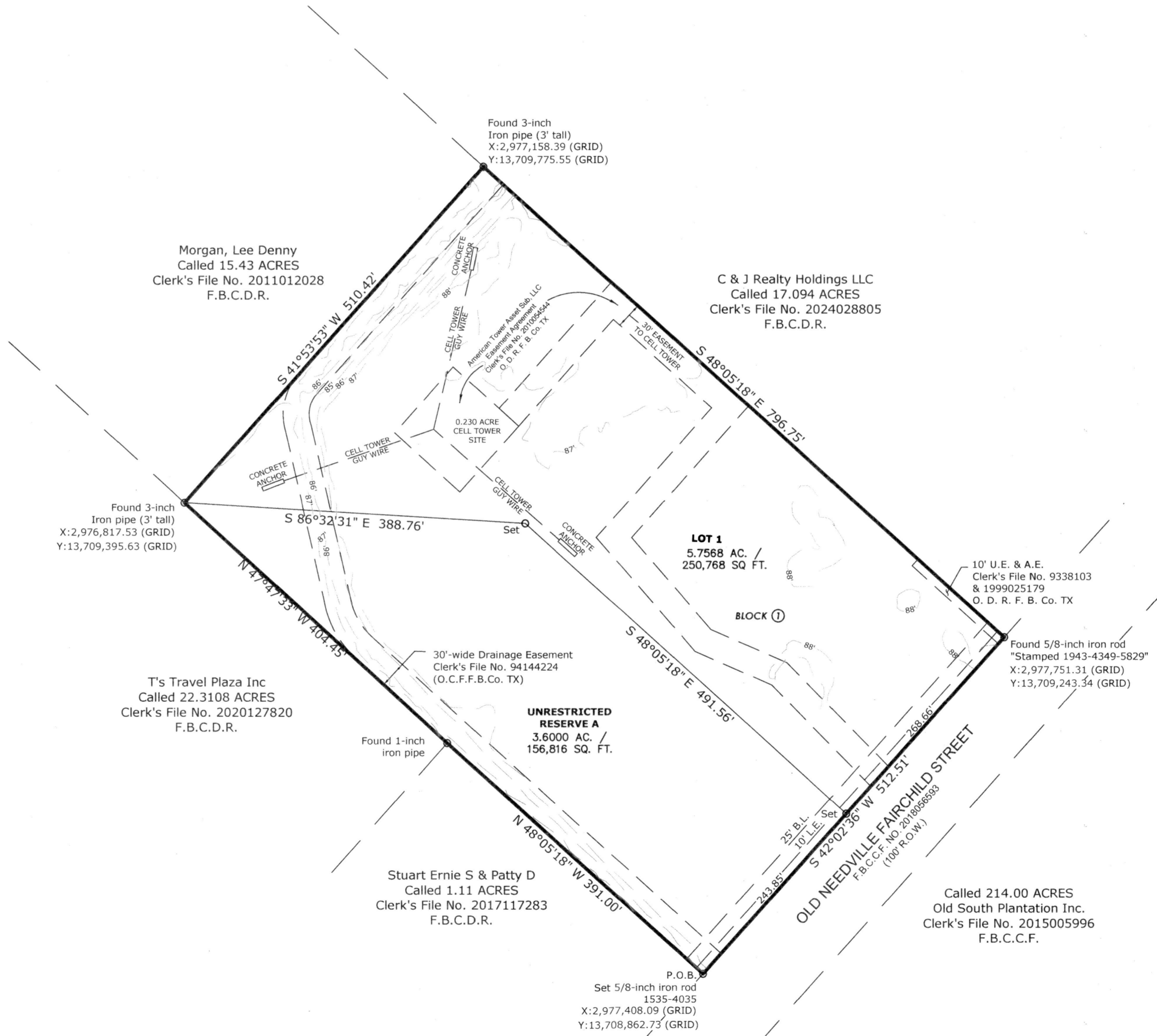
[Signature]
James L. Syptak, Sr.
Registered Professional Land Surveyor
State of Texas No. 4035
Aug. 6, 2025
Date

ENGINEER'S CERTIFICATION
STATE OF TEXAS

I, Brett Hanrahan, 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.



[Signature]
Brett Hanrahan, P.E.
Registered Professional Engineer
State of Texas No. 112908
8/18/2025
Date



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.

By: _____
J. Stacy Slawinski, P.E.
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this

_____ day of _____, 2025.

Vincent M. Morales, Jr. Grady Prestage
Precinct 1, County Commissioner Precinct 2, County Commissioner

KP George
County Judge

W.A. "Andy" Myers Dexter L. McCoy
Precinct 3, County Commissioner 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 _____, 2025, 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.

By: _____
Laura Richard
County Clerk, Fort Bend County, Texas

By: _____
Deputy

FINAL SUBDIVISION PLAT OF
WARD SUBDIVISION

A SUBDIVISION OF 9.3568 AC. / 407,584 SQ. FT.,
SITUATED IN SECTION NO. 27, H. & T. C. R. CO. SURVEY,
ABSTRACT NO. 219,
FORT BEND COUNTY, TEXAS.

1 BLOCK 1 LOT 1 RESERVE

MARCH, 2025

Owner
**AARON WARD, a/k/a
AARON MACK WARD**

P.O. Box 124,
Needville, TX 77461
Phone: (281) 924-5257
Fax: None

Surveyor
G&G Survey and Consulting, Inc.
9226 Needville Fairchild Road
Needville, TX 77461
(979) 793-3428
TBPELS FIRM #10194937

Prepared By
BEACON
LAND SERVICES
1304 Langham Creek Dr. Suite 410
Houston, TX 77084
Phone: (713) 936-0280