

# PLAT RECORDING SHEET

**PLAT NAME:** 5<sup>th</sup> & Moore Estates Subdivision

\_\_\_\_\_

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

**ACREAGE:** 12.11

**LEAGUE:** W.T. Neal Survey

**ABSTRACT NUMBER:** A-64

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 10

**OWNERS:** Ali Farasat

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

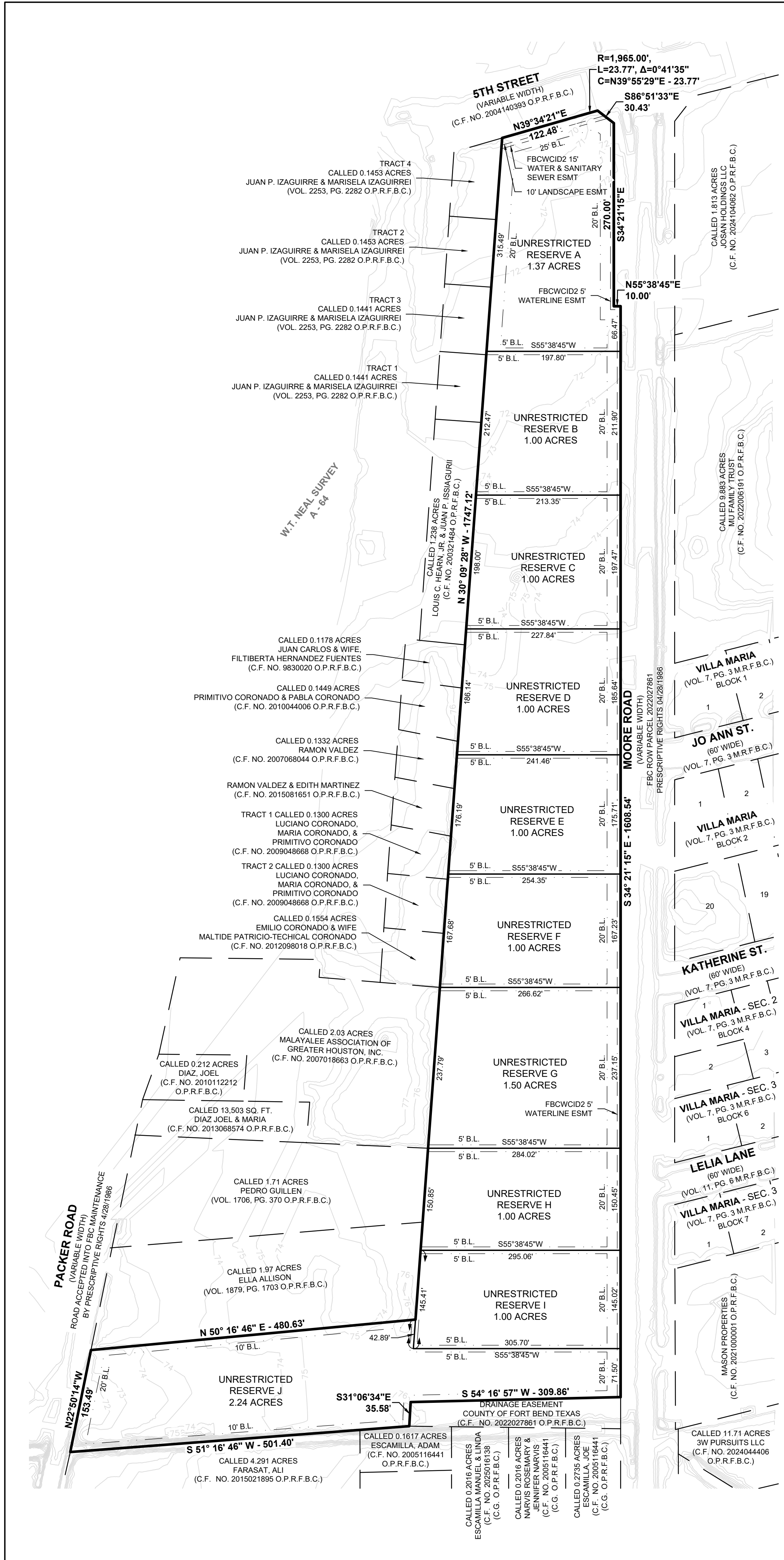
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\_\_\_\_\_  
(DEPUTY CLERK)



**GENERAL NOTES:**

- Heavy lines indicate plat limits.
- There are no existing pipelines or pipeline easements within the limits of the proposed subdivision.
- This property lies within Fort Bend County, Stafford ETJ, Fort Bend WCID No. 2, FBC Drainage District, FBSD, and CAD 22.
- 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.
- Construction plans for new development shall be submitted to Fort Bend County Drainage District for staff review and approval prior to any construction on site. Construction plans shall include a drainage impact analysis with details to mitigate adverse drainage conditions of adjacent properties. Drainage easements shall be dedicated for any facilities designed to offset any drainage impacts.
- The top of all floor slabs shall be a minimum of 74.00 feet above mean sea level (NAVD83 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, max ponding, or sheet flow elevation; and no less than 24 inches above the 100-year WSEL of any future detention and mitigation pond serving the development as determined during future site designs.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- The legal owners of each tract proposing a detention pond, drainage facility or drainage channel will have ownership and maintenance responsibility of drainage easements and drainage reserves.
- All property to drain into the drainage easement only through an approved drainage structure.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
- Bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, and are based on the North American Datum of 1983, 2001 Adjustment. All coordinates shown hereon are Surface values displayed in US Survey Feet and may be converted to Grid values by dividing those Surface values by a Surface Adjustment Factor of 1.00013. All distances shown hereon are Surface values displayed in US Survey feet and may be converted to Grid values by dividing those Surface values by a Surface Adjustment Factor of 1.00013.
- This property lies within unshaded Zone X as per flood insurance rate maps, map number 48157C0285M, dated January 29, 2021.
- This plat lies within Light Zone No. 3 of the Fort Bend County Lighting Ordinance.
- All interior lot corners within plat limits are monumented with 5/8" iron rod with yellow plastic cap stamped "COBBFENDLEY BOUNDARY" or 1/2" MGNail with washer stamped "COBBFENDLEY BOUNDARY"
- 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.
- Land use within the subdivision is limited to an average imperviousness of no more than five percent (5%). The drainage and/or detention system will be designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded a replat and/or redesign of the system may be necessary.

**OWNER'S ACKNOWLEDGEMENT:**

STATE OF TEXAS  
 COUNTY OF FORT BEND

I, \_\_\_\_\_, OWNER OF THE 12.11 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF 5TH & MOORE ESTATES SUBDIVISION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS (EXCEPT THOSE 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 MYSELF (OURSSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, I DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, I 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 PLACEMENTS OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, I 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, I 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.

OWNERS DO HEREBY DEDICATE TO FORT BEND COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 2 (WCID2) FOR PUBLIC WATER UTILITY PURPOSES THE WATERLINE EASEMENT OR SANITARY SEWER EASEMENT AS DEPICTED, WCID2 MAY LAY, CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RELOCATE, REPLACE, REMOVE, MODIFY AND OPERATE THE WATER UTILITIES ACROSS, ALONG UNDER, OVER, UPON AND THROUGH THE EASEMENT, AND MAY ENTER UPON THE EASEMENT TO ENGAGE IN ALL ACTIVITIES AS MAY BE NECESSARY, REQUISITE, CONVENIENT, OR APPROPRIATE IN CONNECTION THEREWITH, WCID2'S RIGHTS SHALL INCLUDE, WITHOUT LIMITATION, THE RIGHT TO CLEAR AND REMOVE TREES, UNDERGROWTH, SHRUBBERY, AND OTHER IMPROVEMENTS FROM WITHIN THE EASEMENT AND THE RIGHT TO BRING AND OPERATE SUCH EQUIPMENT ON THE EASEMENT AS MAY BE NECESSARY, REQUISITE, CONVENIENT, OR APPROPRIATE TO EFFECTUATE THE PURPOSES FOR WHICH THE EASEMENT IS GRANTED, SUBJECT TO THE RIGHTS GRANTED TO WCID2 HEREIN, WCID2 WILL, AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE EASEMENT, RESTORE THE SURFACE OF THE EASEMENT TRACT AS NEARLY AS REASONABLY PRACTICABLE TO SUBSTANTIALLY THE CONDITION PRIOR TO THE UNDERTAKING OF SUCH WORK; PROVIDED, HOWEVER, WCID2 SHALL NOT BE OBLIGATED TO REPLACE OR RESTORE ANY TREES, GROWTH, SHRUBBERY, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS REMOVED FROM WITHIN THE EASEMENT IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, RELOCATION, REPLACEMENT, REMOVAL, UPGRADE, CHANGE IN THE SIZE OF, OPERATION, PLACEMENT, INSPECTION, PROTECTION, OR ALTERATION OF THE FACILITIES, OWNERS) EXPRESSLY RESERVES THE RIGHT TO THE USE AND ENJOYMENT OF THE SURFACE OF THE EASEMENT FOR ANY AND ALL PURPOSES, PROVIDED, HOWEVER, THAT SUCH USE AND ENJOYMENT OF THE SURFACE OF THE EASEMENT SHALL NOT INTERFERE WITH OR RESTRICT THE FULL AND COMPLETE USE AND ENJOYMENT OF THE EASEMENT FOR THE PURPOSES SET FORTH HEREIN.

**ACKNOWLEDGEMENT:**

WITNESS MY HAND IN THE CITY OF STAFFORD, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ALI FARASAT

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS.

**LIEN HOLDER'S ACKNOWLEDGEMENT AND SUBORDINATION:**

I, \_\_\_\_\_, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS 5TH & MOORE ESTATES SUBDIVISION, AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIENS) AND I (OR WE) HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIENS) AND I (OR WE) HEREBY CONFIRM THAT I AM (OR WE ARE) THE PRESENT OWNER (OR OWNERS) OF SAID LIENS) AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER B. WELLS, AM AUTHORIZED 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, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

CHRISTOPHER B. WELLS, R.P.L.S.  
 TEXAS REGISTRATION NO. 6615

**ENGINEER'S PLAT AFFIDAVIT:**

I, GRETCHEN M. HOLLAS, 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.

GRETCHEN M. HOLLAS, P.E.

**STAFFORD CITY COUNCIL CERTIFICATE:**

THIS IS TO CERTIFY THAT THE CITY COUNCIL FOR THE CITY OF STAFFORD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF 5TH & MOORE ESTATES SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF STAFFORD AS SHOWN AND AUTHORIZE THE RECORDING OF THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
 MAYOR

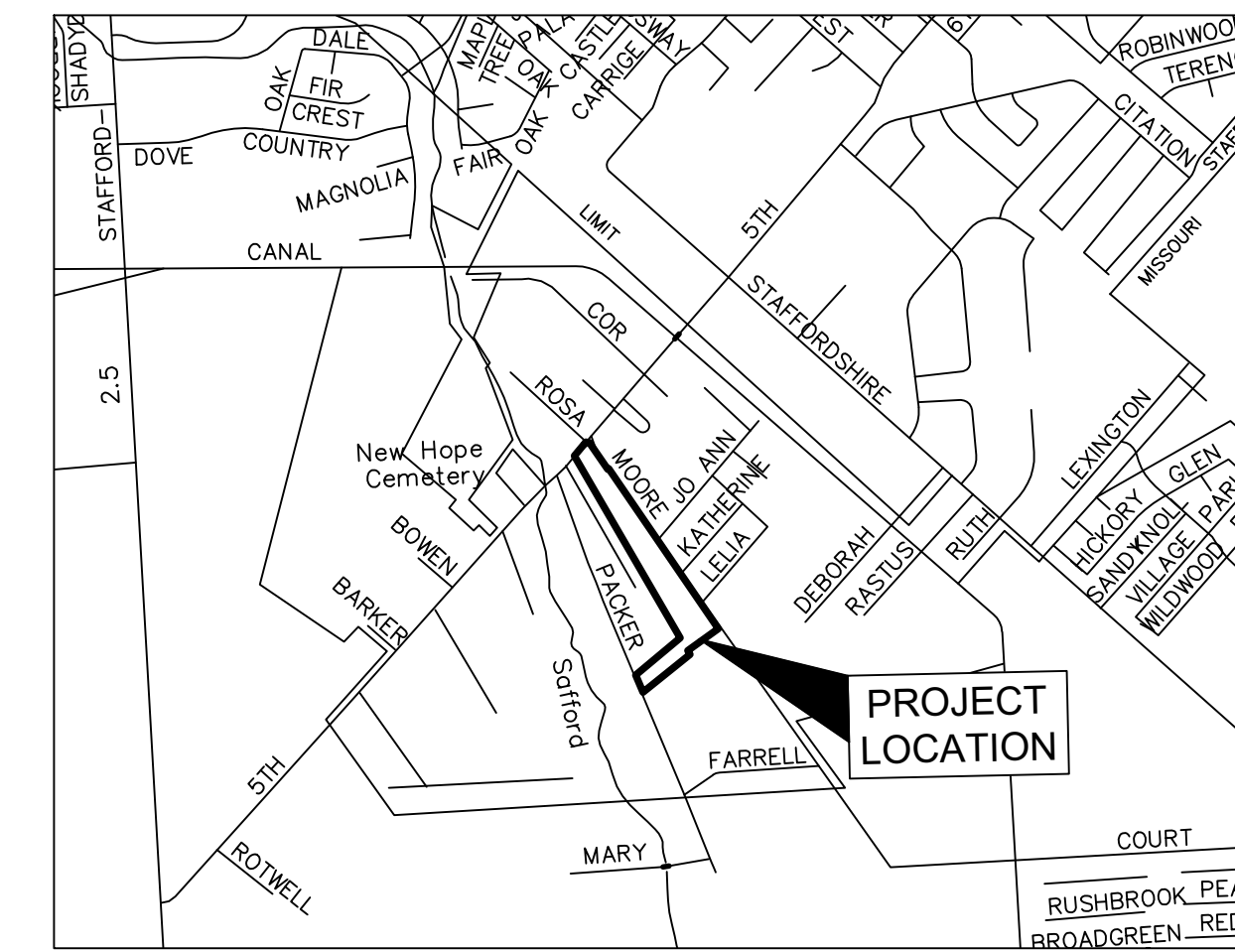
BY: \_\_\_\_\_  
 CITY SECRETARY

**STAFFORD CITY PLANNING AND ZONING COMMISSION CERTIFICATE:**

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION FOR THE CITY OF STAFFORD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF 5TH & MOORE ESTATES SUBDIVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF STAFFORD AS SHOWN AND AUTHORIZE THE RECORDING OF THIS PLAT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
 MAYOR

BY: \_\_\_\_\_  
 CITY SECRETARY



VICINITY MAP  
 (NOT TO SCALE)  
 KEY MAP: 569Z

**CERTIFICATE OF FORT BEND COUNTY ENGINEER AND COMMISSIONERS' COURT:**

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS DAY OF \_\_\_\_\_, 20\_\_.

VINCENT M. MORALES, JR. GRADY PRESTAGE  
 PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
 COUNTY JUDGE

W. A. (ANDY) MEYERS DEXTER L. MCCOY  
 PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

**COUNTY CLERK'S FILING ACKNOWLEDGEMENT STATEMENT:**

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 \_\_\_\_\_, 20\_\_ 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.

LAURA RICHARD, COUNTY CLERK  
 FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
 DEPUTY

**5TH & MOORE ESTATES SUBDIVISION**  
 A SUBDIVISION OF 12.11 ACRES  
 LOCATED IN THE  
 W.T. NEAL SURVEY A-64  
 FORT BEND COUNTY, TEXAS

10 UNRESTRICTED RESERVES, 1 BLOCK

JANUARY 19, 2026

**OWNER**

ALI FARASAT

4107 STILLWATER DR  
 MISSOURI CITY, TX 77459  
 PHONE: (713) 829-8121

**ENGINEER & SURVEYOR**



TBPE Firm Registration No. 274  
 TSPS Firm Registration No. 100467  
 4424 W Sam Houston Pkwy N, Suite 800, Houston, Texas 77041  
 Phone: 713.462.3242 | www.cobbendley.com

DRAWN BY: PT CHECKED BY: GH SHEET NO. 1 of 1 JOB NUMBER: 2402-068-01