

STATE OF TEXAS
COUNTY OF FORT BEND

THE UNDERSIGNED, RONALD THAI AND MELODY PHUNG OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE AND FOREGOING REPLAT OF ALCORN BEND, SECTION THREE REPLAT NO. 1, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS SHOWN THEREON AND DESIGNATE SAID SUBDIVISION AS ALCORN BEND, SECTION THREE REPLAT NO. 1, 0.2741 ACRES, LOCATED IN THE ELIJAH ALCORN LEAGUE, ABSTRACT 1 AND S.M. WILLIAMS LEAGUE, ABSTRACT 97, FORT BEND COUNTY TEXAS, AND HEREBY DEDICATES TO PUBLIC USE AS SUCH, THE STREETS AND EASEMENTS SHOWN THEREON FOREVER AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY POTION OF STREETS TO CONFORM TO SUCH GRADES, AND DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND FOREVER THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN THE CITY OF SUGAR LAND THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

BY: _____ BY: _____
RONALD THAI, OWNER MELODY PHUNG, OWNER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONALD THAI AND MELODY PHUNG, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME: _____

MY COMMISSION EXPIRES:_____

WE, CHEVRON FEDERAL CREDIT UNION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS REPLAT OF ALCORN BEND, SECTION THREE REPLAT NO. 1, AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN FORT BEND COUNTY CLERK FILE NO. 2022030366, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN WE HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE THE PRESENT OWNER OF SAID LIEN HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIS _____ DAY OF _____, 2023.

BY: _____
ROB VIGNATO, VP OF MORTGAGE LENDING

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROB VIGNATO, VP OF MORTGAGE LENDING KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME: _____

MY COMMISSION EXPIRES:_____

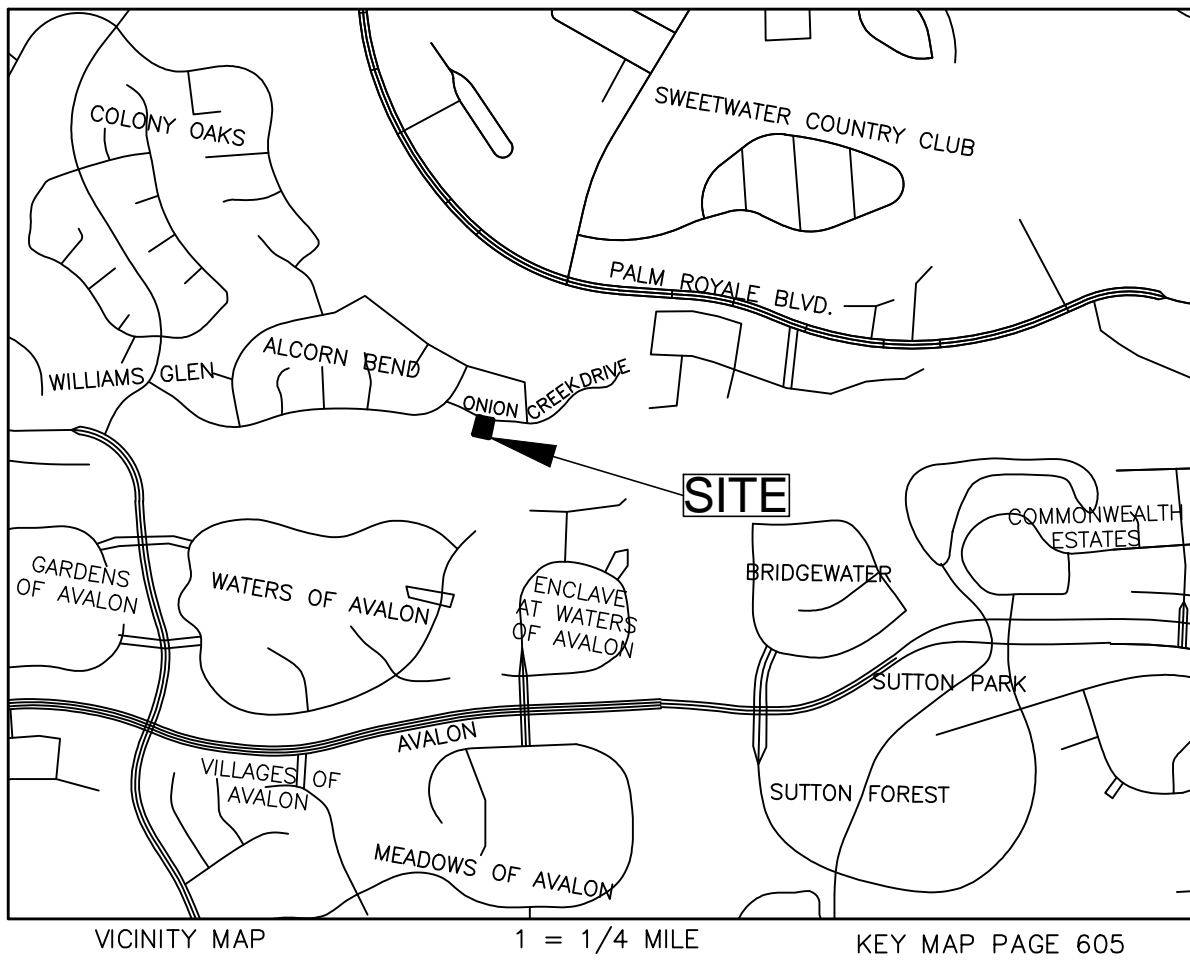
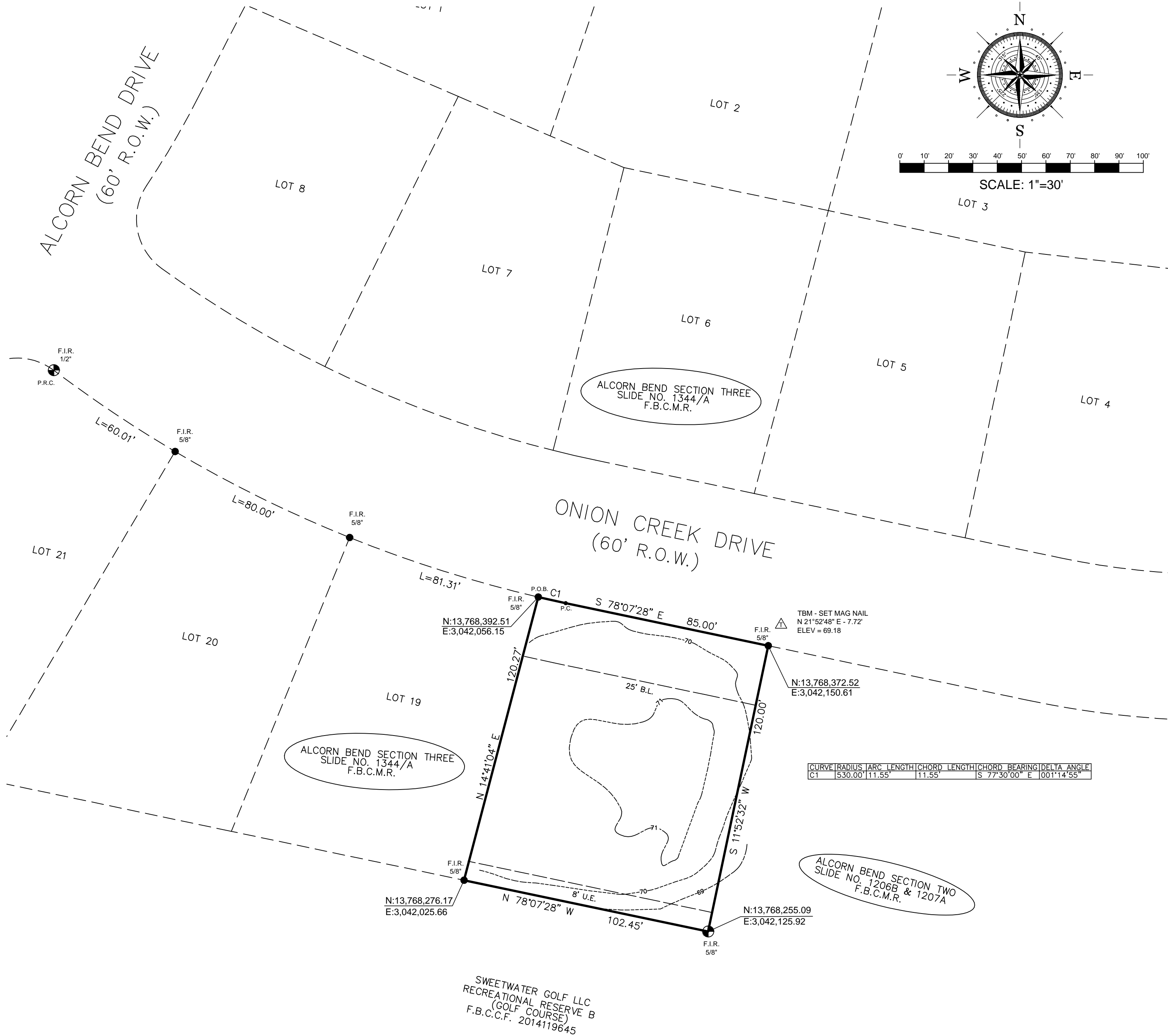
PLANNING AND ZONING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS REPLAT AND SUBDIVISION OF ALCORN BEND SECTION THREE REPLAT NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2023.

MATTHEW CALIGUR, CHAIR THOMAS HARRIS III, CITY SECRETARY

NOTES:

- 1.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 1988 DATUM, 2001 ADJUSTMENT.
- 2.) ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 3.) THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- 4.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, G.F. NO. 2791022-07510, EFFECTIVE DATE SEPTEMBER 13, 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5.) THIS PLAT LIES WHOLLY WITHIN LEVEE IMPROVEMENT DISTRICT NO. 2 , FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND INDEPENDENT SCHOOL DISTRICT AND THE CITY LIMITS OF SUGAR LAND, AND FORT BEND COUNTY.
- 6.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- 7.) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 8.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 9.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- 10.) WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- 11.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE, (DOES NOT APPLY TO US59 AND GRAND PARKWAY) HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED.
- 12.) ALCORN BEND, SECTION THREE REPLAT NO. 1 LIES WITHIN SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0280L, DATED APRIL 02, 2014.
- 13.) NEW CONSTRUCTION IS ELEVATED SUFFICIENTLY SO THAT THE MINIMUM FINISH FLOOR (SLAB) ELEVATION IS AT LEAST 2 FEET ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY ATLAS 14, VOL. 11, TEXAS, 1.5 FEET ABOVE ADJACENT NATURAL GROUND, OR 1 FOOT ABOVE TOP OF CURB, WHICHEVER IS THE HIGHER ELEVATION.
PROVIDED, HOWEVER:
B. FOR NEW CONSTRUCTION LOCATED INSIDE LEVEE PROTECTED AREAS (I.E., LEVEE IMPROVEMENT DISTRICTS), THE MINIMUM FINISHED FLOOR ELEVATION IS AT LEAST 2 FEET ABOVE MAXIMUM PONDING ELEVATIONS (ESTABLISHED USING ATLAS 14, VOL. 11, TEXAS), 1.5 FEET ABOVE ADJACENT NATURAL GROUND, OR 1 FOOT ABOVE TOP OF CURB, WHICHEVER IS THE HIGHER ELEVATION.
- 14.) MASTER NOTES N/A
- 15.) MASTER NOTES N/A
- 16.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 17.) MASTER NOTES N/A
- 18.) THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF SUGAR LAND ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
- 19.) ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR SETBACKS AS SPECIFIED IN CHAPTER TWO, ARTICLE II OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND, AS PRESCRIBED BY THE APPLICABLE ZONING DISTRICT REGULATIONS.
- 20.) AS REQUIRED BY CHAPTER FIVE, ARTICLE V, SECTION 5-35(F) OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.
- 21.) MASTER NOTES N/A
- 22.) MASTER NOTES N/A
- 23.) MASTER NOTES N/A
- 24.) MASTER NOTES N/A
- 25.) ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- 26.) DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE, ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- 27.) MASTER NOTES N/A
- 28.) MASTER NOTES N/A
- 28.) MASTER NOTES N/A
- 29.) MASTER NOTES N/A
- 30.) MASTER NOTES N/A
- 31.) MASTER NOTES N/A
- 32.) MASTER NOTES N/A
- 33.) MASTER NOTES N/A
- 34.) MASTER NOTES N/A
- 35.) MASTER NOTES N/A
- 36.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 37.) ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.



LEGEND

F.B.C.M.R. = FORT BEND COUNTY MAP RECORDS
F.B.C.C.F.# = FORT BEND COUNTY CLERK'S FILE #
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
P.C. = POINT OF CURVATURE
F.I.R. = FOUND IRON ROD
● = MONUMENT
⊕ = CONTROL MONUMENT
△ TBM = TEMPORARY PROJECT BENCHMARK

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 _____ AT _____ O'CLOCK ____M., IN PLAT NUMBER _____ OF THE MAP 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

ALCORN BEND SECTION THREE
REPLAT NO. 1

A SUBDIVISION OF A 0.2741 ACRE TRACT OF LAND BEING LOT EIGHTEEN (18), IN BLOCK ONE (1), AND RESTRICTED RESERVE "B", OF ALCORN BEND, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER SLIDE NO. 1344/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO COMBINE 1 LOT AND 1 RESERVE

1 LOT 1 BLOCK

JANUARY 20 2023

PRO-SURV

SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD, TX 77549
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EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNERS

RONALD THAI
MELODY PHUNG
3314 ONION CREEK
SUGAR LAND, TEXAS 77479
PHONE: 832-587-6182