## STATE OF TEXAS COUNTY OF FORT BEND

THE UNDERSIGNED, RONALD THAI AND MELODY PHUNG OWNERS OF THE 1.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON 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	0
		, 20	23.								
NOTARY P	UBLIC	O IN AND	FOF	R THE :	STATE	OF TI	EXAS				
МҮ СОММІ	ISSIOI	N EXPIR	ES:_								

MELODY PHUNG, OWNER

## STATE OF TEXAS COUNTY OF FORT BEND

RONALD THAI, OWNER

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 M	IORTGAGE 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 \_

MATTHEW CALIGUR, CHAIR THOMAS HARRIS III, CITY SECRETARY

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

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

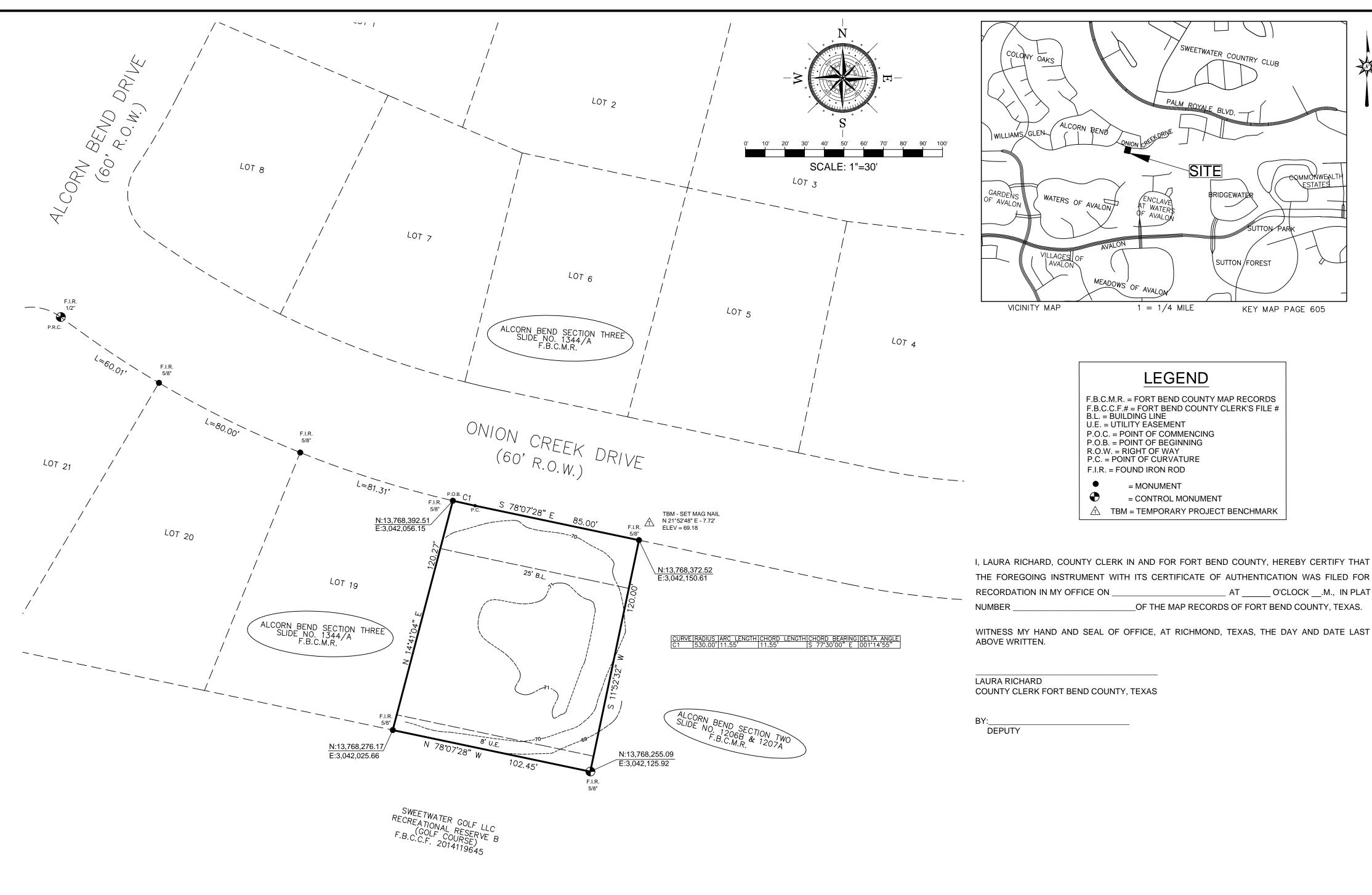
25.) ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.

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.



"I, TOBY PAUL COUCHMAN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP.'

TOBY PAUL COUCHMAN, RPLS **TEXAS REGISTRATION NO.5565** 

## LEGAL DESCRIPTION:

BEING A 0.2741 ACRE TRACT OF LAND, BEING ALL OF LOT EIGHTEEN (18), IN BLOCK ONE (1), AND RESTRICTED RESERVE "B", OF THE ALCORN BEND, SECTION THREE (3), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT AS RECORDED UNDER SLIDE NUMBER 1344/A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND 1/2 INCH IRON ROD, BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF ONION CREEK DRIVE (60' WIDE RIGHT OF WAY) AND BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, PASSING A 5/8 INCH IRON ROD AT A DISTANCE OF 60.01 FEET, MARKING THE COMMON CORNERS OF LOTS 20 AND 21, IN SAID BLOCK ONE (1), AND PASSING A 5/8 INCH IRON ROD AT 140.01 FEET, MARKING THE COMMON CORNERS OF LOTS 19 AND 20 IN SAID BLOCK ONE (1), AND CONTINUING FOR A TOTAL ARC DISTANCE OF 221.32 FEET TO A 5/8 INCH IRON ROD MARKING THE COMMON CORNER OF LOT 18 AND LOT 19 IN SAID BLOCK ONE (1) AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID ARC HAVING A CENTRAL ANGLE OF 23°55'38" AND A CHORD BEARING AND DISTANCE OF SOUTH 64°54'48" EAST - 219.71 FEET;

THENCE CONTINUING ALONG AND COINCIDENT WITH SAID CURVE TO THE LEFT AND SOUTHERLY RIGHT-OF-WAY LINE OF ONION CREEK DRIVE, AN ARC LENGTH OF 11.55 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 01°14'55" AND A CHORD BEARING AND DISTANCE OF SOUTH 77 30 30 EAST - 11.55 FEET, TO A SET 5/8 INCH IRON ROD;

THENCE SOUTH 78°07'28" EAST, CONTINUING ALONG AND COINCIDENT WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF ONION CREEK DRIVE, A DISTANCE OF 85.00 FEET, TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF LANDSCAPE RESERVE "F" OF ALCORN BEND, SECTION TWO (2), ACCORDING TO THE MAP AND OR PLAT THEREOF RECORDED IN SLIDE NUMBER(s) 1206B AND 1207A AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED

THENCE SOUTH 11°52'32" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE WITH SAID ALCORN BEND, SECTION TWO (2) A DISTANCE OF 120.00 FEET. TO A 5/8 INCH IRON ROD, MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING AN INTERIOR CORNER OF A TRACT, AS CONVEYED TO SWEETWATER GOLF LLC. RECREATIONAL RESERVE B, BY DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2014119645;

THENCE NORTH 78°07'28" WEST, ALONG AND COINCIDENT WITH THE COMMON LINE WITH SAID SWEETWATER GOLF TRACT, A DISTANCE OF 102.45 FEET, TO A 5/8 INCH IRON ROD FOUND, AT THE COMMON CORNER OF SAID LOTS 18 AND 19

THENCE NORTH 14°41'04" EAST, ALONG AND COINCIDENT WITH THE COMMON LINE OF SAID LOTS 18 AND 19, A DISTANCE OF 120.27 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

CONTAINING WITHIN THESE CALLS 0.2741 ACRES OF LAND.

## ALCORN BEND SECTION THREE REPLAT NO. 1

, SWEETWATER COUNTRY CLUP

KEY MAP PAGE 605

AT \_\_\_\_\_O'CLOCK \_\_.M., IN PLAT

\_OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.

1 = 1/4 MILE

LEGEND

B.L. = BUILDING LINE

U.E. = UTILITY EASEMENT

P.O.C. = POINT OF COMMENCING

= MONUMENT

= CONTROL MONUMENT

★ TBM = TEMPORARY PROJECT BENCHMARK

P.O.B. = POINT OF BEGINNING R.O.W. = RIGHT OF WAY

P.C. = POINT OF CURVATURE

F.I.R. = FOUND IRON ROD

F.B.C.M.R. = FORT BEND COUNTY MAP RECORDS

F.B.C.C.F.# = FORT BEND COUNTY CLERK'S FILE #

ALCORN BEND

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 PHONE: 281-996-1113 EMAIL: orders@prosurv.net

T.B.P.E.L.S. FIRM #10119300

**RONALD THAI** MELODY PHUNG 3314 ONION CREEK SUGAR LAND, TEXAS 77479 PHONE: 832-387-6182

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