

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, DAVE FERGUSON AND (NAME OF SECRETARY), EXECUTIVE DIRECTOR AND SECRETARY RESPECTIVELY, OF BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT #3, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AND RESERVES PARTIAL REPLAT NO 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, LIENHOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOLS SITES AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET SAID FOR PUBLIC USE OR PURPOSE.

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 ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND 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 10 FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY HERETO, THE BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT #3 HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVE FERGUSON, ITS EXECUTIVE DIRECTOR, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, (NAME OF SECRETARY), AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 2019.

BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT #3

BY: DAVE FERGUSON, EXECUTIVE DIRECTOR

ATTEST: _____ (SIGNATURE OF SECRETARY)
PRINT NAME, TITLE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVE FERGUSON, ITS EXECUTIVE DIRECTOR, AND _____ ITS SECRETARY, BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT #3, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED (ADD FOR CORPORATIONS, *AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.)*

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINTED NAME OF NOTARY: _____

MY COMMISSION EXPIRES: _____

I, MARK JOSEPH PIRIANO, 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.

MARK JOSEPH PIRIANO
TEXAS REGISTRATION NO. 4819
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2019, HAS APPROVED THIS PLAT AND SUBDIVISION OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AND RESERVES PARTIAL REPLAT NO 1 AS SHOWN HEREON.

DAVID HURST
CHAIRMAN

STEVEN BYRUM-BRATSEN
MEMBER

LES HOSEY
MEMBER

VINCE PATTERSON
MEMBER

STEVEN BRADBERRY
MEMBER

APPROVED BY CITY ENGINEER

DINH V. HO, P.E. _____ DATE _____

CERTIFICATE OF CITY COUNCIL

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS THIS THE _____ DAY OF _____, 2019, HAS APPROVED THIS PLAT AND SUBDIVISION OF KARSTEN BOULEVARD PHASE I STREET DEDICATION AND RESERVES PARTIAL REPLAT NO 1 AS SHOWN HEREON.

MICHAEL BYRUM-BRATSEN
MAYOR

SUSAN COTTRELL
COUNCIL POSITION 1

ARNETTA HICKS-MURRAY
COUNCIL POSITION 2

ROBIN BRADBERRY
COUNCIL POSITION 3

KACY SMAJSTRLA
COUNCIL POSITION 4

CHAD WILSEY
COUNCIL POSITION 5

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED HOWEVER, ANY GOVERNMENTAL ENTITY HAVING JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENT TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER DATE HEREOF.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 72 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN 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.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES, OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.

- DEDICATED INGRESS/EGRESS ACCESSSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5'S LOCK.

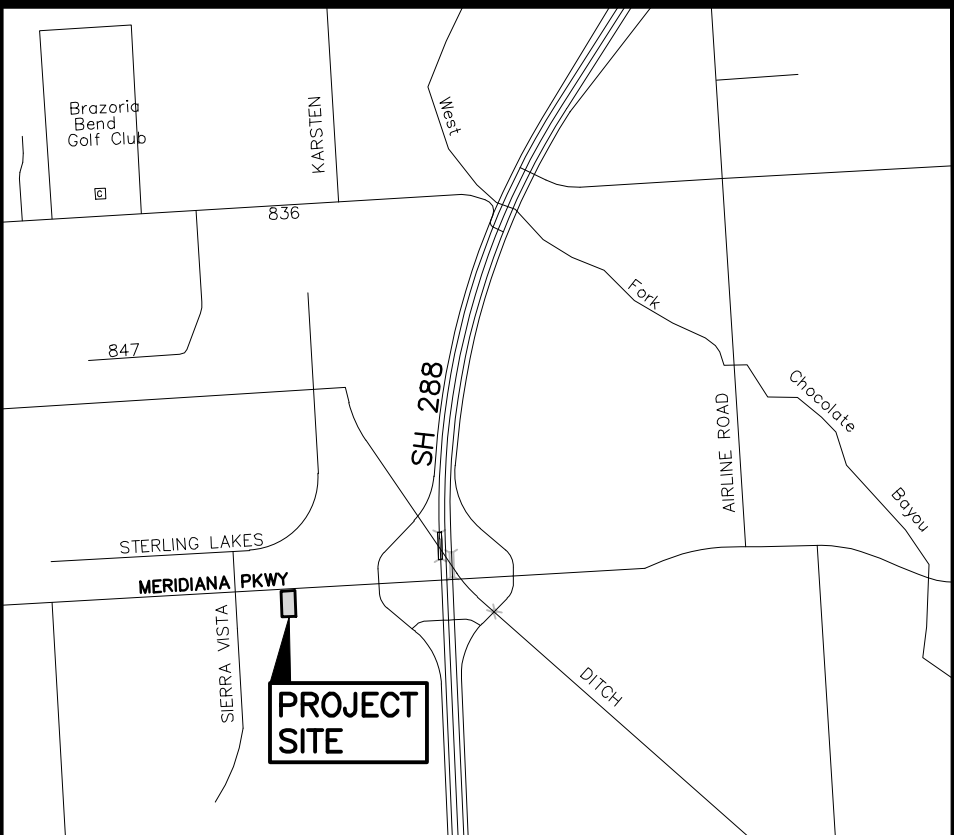
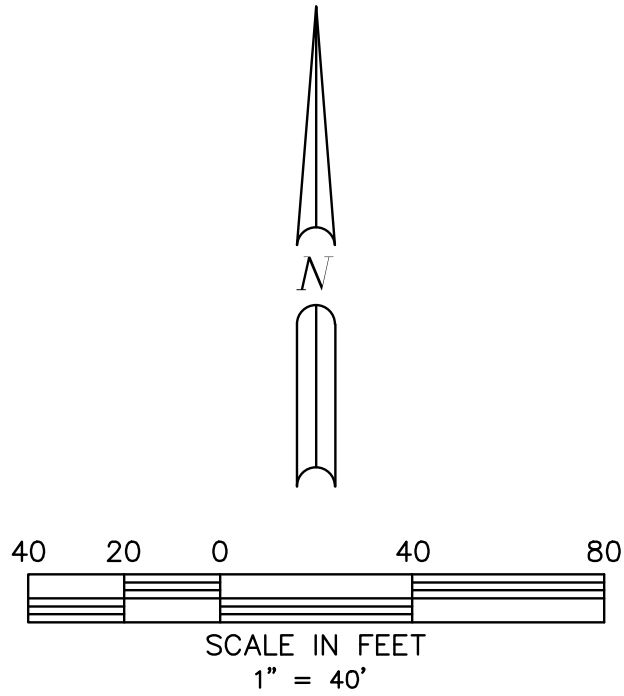
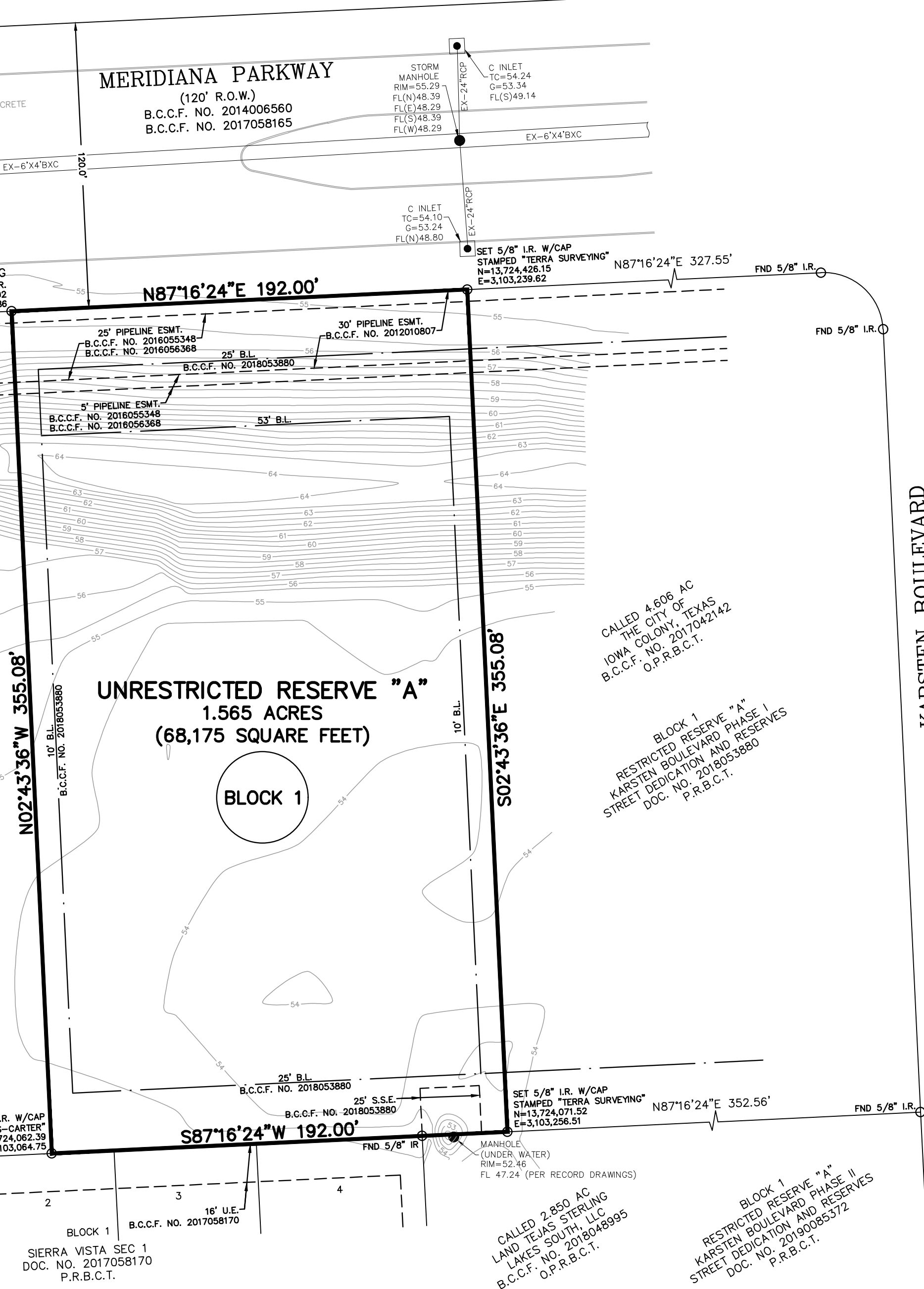
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).

- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).

- PIPELINES, UTILITY LINES AND OTHER CROSSINGS UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.

- ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED AT PROPERTY OWNERS EXPENSE IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 BOARD OF COMMISSIONERS.

- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB-SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT #5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.



Vicinity Map (1" = 2,640')
KEY MAP: 692 S

ABBREVIATIONS LEGEND

DOC.	DOCUMENT
ESMT.	EASEMENT
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE
FND	FOUND
I.R.	IRON ROD
NO.	NUMBER
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
P.R.B.C.T.	PLAT RECORDS BRAZORIA COUNTY TEXAS
R.O.W.	RIGHT OF WAY
S.S.E.	SANITARY SEWER EASEMENT

NOTES:

- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE CONVERTED TO SURFACE BY APPLYING SCALE FACTOR OF 0.999870017.
- THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110H, DATED JUNE 5, 1989.
- THIS TRACT OF LAND LIES WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF IOWA COLONY AND IS SUBJECT TO ITS CODE OF ORDINANCES.
- PUBLIC STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 32. PRIVATE STORM SEWERS WILL BE MAINTAINED BY THE OWNER.
- OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- ALL OFF-SITE UTILITY EASEMENTS ARE TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
- A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
- SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINAL GRADING OF RESERVES. RESERVE CORNERS WILL BE 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "TERRA SURVEYING".
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SUD WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THE CONTOUR LINES SHOWN HEREON ARE BASED ON TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINUM DISK LOCATED IN THE MEDIAN OF STATE HIGHWAY NO. 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD NO. 56 AS STATED ON THE PLAT OF SIERRA VISTA SEC 1 ACCORDING TO RECORD IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2017058170. ELEVATION = 49.31 FEET (NAVD 88, 1991 ADJUSTMENT)

KARSTEN BOULEVARD PHASE I STREET DEDICATION AND RESERVES PARTIAL REPLAT NO 1

A SUBDIVISION BEING 1.565 ACRES (68,175 SQUARE FEET) OF LAND SITUATED IN THE H.T.&B. RAILROAD COMPANY SURVEY, SECT. 51, ABSTRACT NUMBER 288, BRAZORIA COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "A", BLOCK 1, KARSTEN BOULEVARD PHASE I STREET DEDICATION AND RESERVES, A SUBDIVISION RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2018053880

NOVEMBER, 2019

1 BLOCK 1 RESERVE

TAI PROJECT NO. 2394-1902

SHEET 1 OF 1

OWNERS:

**BRAZORIA COUNTY
EMERGENCY SERVICES
DISTRICT #3**

6931 MASTERS ROAD
MANVEL, TEXAS 77578
PHONE: (281) 519-8779

ENGINEER:

**TERRA
ASSOCIATES, INC.**

1445 N. LOOP WEST - SUITE 450
HOUSTON, TEXAS 77008
TEL. (713) 993-0333
FAX (713) 993-0743

TBPE REGISTRATION NO.: F-003832

SURVEYOR:

**TERRA
SURVEYING CO, INC**

3000 WILCREST DRIVE - SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327 FAX: (713) 993-9231
TBPLS FIRM NO. 10043600