

OWNER'S DEDICATION BLOCK

EXAMPLE FORM

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF ROSENBERG

I (or we), {name(s) of owner(s) if individual(s)} or (name of president and secretary or authorized trust officer of a company or corporation) being officers of (name of company or corporation), owner (or owners) of the (number of acres) tract described in the above and foregoing map of (name of subdivision or development), 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 myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I (or we) 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 (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.
(USE ONLY FOR RESIDENTIAL PLATS)

FURTHER, I (or 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.

ADDITIONAL PARAGRAPHS TO BE ADDED AS NEEDED:

(When streets within the plat are to be developed with open ditches).

FURTHER, I (or we) do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without (When subdivision contains natural drainage ways such as bayous, creeks, gullies, ravines, draws or drainage ditches).

FURTHER, I (or 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, I (or 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.

(When the plat indicates building setback lines and public utility easements are to be established in adjacent acreage owned by the subdivider).

FURTHER, I (or we) do hereby certify that I am (or we are) the owner(s) of all property immediately adjacent to the boundaries of the above and foregoing subdivision of (Name of subdivision) where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, I (or we) 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.

EXAMPLE FORM

(When owner is an individual or individuals)

WITNESS my (or our) hand in the City of _____, Texas, this (number) day of (month), (year).

(signature of owner or owners)

(name(s) to be printed)

(When owner is a company or corporation)

IN TESTIMONY WHEREOF, the (name of company) has caused these presents to be signed by (name of president or vice-president), its (president or vice-president), hereunto authorized, attested by its Secretary (or authorized trust officer), (name of secretary or authorized trust officer), and its common seal hereunto affixed this (number) day of (month), (year).

(Name of company)

By:

(signature of president or vice president)

(name to be printed)

Attest:

(signature of secretary or authorized trust officer)

Title

(affix corporate seal)

Note: All owners' signatures shall be acknowledged by a Notary Public

Note: Holders of all liens against the property being platted must be a part of the final plat or prepare separate instruments which shall be filed for record with the plat.

EXAMPLE FORM

I, (or we), (name of mortgagee or names of mortgagees), owner and holder (or owners and holders) of a lien (or liens) against the property described in the plat known as (name of plat), against the property described instrument of record in Volume _____, Page _____, of the Official Records (or Deed of Trust Records) of Fort Bend County, Texas, do hereby in all things subordinate to said plat said lien(s) and I (or we) hereby in all things subordinate to said plat said lien(s) and I (or we) hereby confirm that I am (or we are) the present owner (or owners) of said lien(s) and have not assigned the same nor any part thereof.

(signature of lienholder)
By: (name to be printed)

Note: All lienholder signatures shall be acknowledged by a Notary Public.

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared (names of persons signing the plat, owners, corporation officers and lienholder), (corporation titles if appropriate), 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 purposes and considerations therein expressed (add for corporations "and in the capacity therein and herein set out, and as the act and deed of said corporation. ")

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS (number) day of (month), (year).

(signature of notary public)

Notary Public in and for
(name of County) County, Texas

(affix Notary Seal)

SURVEYOR’S CERTIFICATE

I, _____, 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, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles 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.

(signature of surveyor)
(Print name)

Texas Registration No. _____

(Affix Seal)

PLANNING COMMISSION APPROVAL

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of _____ in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this _____ day of _____, 20__.

Pete Pavlovsky, Chairman

Wayne Poldrack, Secretary

CITY COUNCIL APPROVAL

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of _____ in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this _____ day of _____, 20__.

Kevin Raines, Mayor

Danyel Swint, City Secretary

COUNTY CLERK'S FILING ACKNOWLEDGMENT STATEMENT

I, _____, 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 plat records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, Texas. The day and date last above written.

County Clerk Fort Bend County, Texas

By: _____ Deputy

TAX ENTITY LETTER

(When filing a plat with the Fort Bend County Clerks office it will be necessary to submit a letter listing all the taxing entities involved in the platted land. The letter must be from the plat filer or the responsible party).

EXAMPLE

LETTER Date

Honorable Laura Richard
Fort Bend County Clerk
Fort Bend County Clerks Office
301 Jackson
Richmond, Texas 77469

RE: Taxing Entities for *(Name of Subdivision)*

Dear Ms. Richard:

Below is a listing of the Taxing Entities for *(Name of Subdivision)* .

1. Fort Bend County Municipal Utilities District No. _____
2. Lamar Consolidated Independent School District
3. City of Rosenberg
4. Fort Bend County

Please let me know if you have any questions.

Sincerely,

Name of plat filer or responsible party Title