PLAT RECORDING SHEET

PLAT NAME: Fun and Fitness Gymnastics

PLAT NO:

ACREAGE: 2.00

LEAGUE: Brooks and Burleson Survey

ABSTRACT NUMBER: 144

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Fun & Fitness Gymnastics, LLC

(DEPUTY CLERK)

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, Fun & Fitness Gymnastics, LLC., acting by and through Hidee Mizaguchi Manager, and Kellie L. Mizaguchi Manager, hereinafter referred to as Owners of the 2.00 acre tract described in the above and foregoing map of Fun and Fitness Gymnastics 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 ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, 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, 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, accessory, or any other obstructions to the operation 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.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten foot (10' 0") perimeter ground easements or seven foot, six inches (7' 6") for fourteen foot (14' 0") perimeter ground easements or five foot, six inches (5' 6") for sixteen foot (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above 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 each 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten foot (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen foot (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 each aerial easement totals thirty feet (30' 0") in width.

FURTHER, 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, and any subsequent amendments.

IN TESTIMONY WHEREOF, Fun & Fitness Gymnastics, LLC., has caused these presents to be signed by Hidee Mizaguchi Manager and Kellie L. Mizaguchi Manager, in the capacity above stated, thereunto authorized this _____ day of _____, 2013.

Fun & Fitness Gymnastics, LLC

By: _____
Hidee Mizaguchi,
Manager

Attest

By: _____
Kellie L. Mizaguchi,
Manager

STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared Hidee Mizaguchi and Kellie L. Mizaguchi, 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 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 _____ 2013.

_____
Notary Public in and for
The State of Texas

We, Allegiance Bank of Texas, owner and holder of against the property described in the plat known as Fun and Fitness Gymnastics said being evidenced by instrument of record in the Clerk's File Numbers 2013081298 and 2013081299 of the Fort Bend County Official Public Records of Real Property, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown hereon in said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Allegiance Bank of Texas

By: _____
Bank Representative

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this the _____ day of _____, 2013, by _____ of Allegiance Bank of Texas, for and on behalf of said banking association, and for the purpose and consideration herein stated.

_____
Notary Public in and for the State of Texas

This is to certify that the Houston Planning Commission for the City of Houston, Texas has approved this plat and subdivision of Fun and Fitness Gymnastics in conformance with laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorize the recording of this plat this _____ day of _____, 2013.

By: _____
Mark A. Kilkenny
Chair

OR

M. Sonny Garza
Vice Chair

By: _____
Marlene L. Gafrick,
Secretary

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2013.

Richard Morrison
County Commissioner, Precinct 1

Grady Prestage
County Commissioner, Precinct 2

Robert E. Hebert
County Judge

Andy Meyers
County Commissioner, Precinct 3

James Patterson
County Commissioner, Precinct 4

I, Clayton C. Chabannes, 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.

Clayton C. Chabannes
Professional Engineer No. 101988

STATE OF TEXAS
COUNTY OF FORT BEND

I, Dianne Wilson, 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 _____, 2013, at _____ o'clock ____ m. in Plat Number(s) _____ 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.

_____
Dr. Dianne Wilson
Fort Bend County, Texas

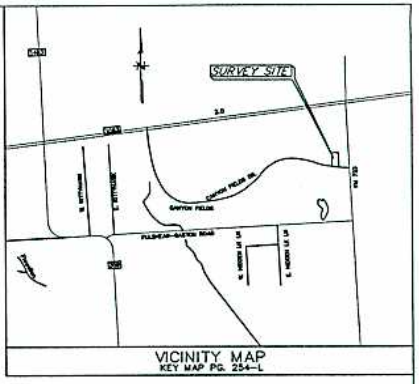
By: _____
Deputy

I, Richard W. Stolleis, P.E., 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.

Richard W. Stolleis, P.E. Date
Fort Bend County Engineer

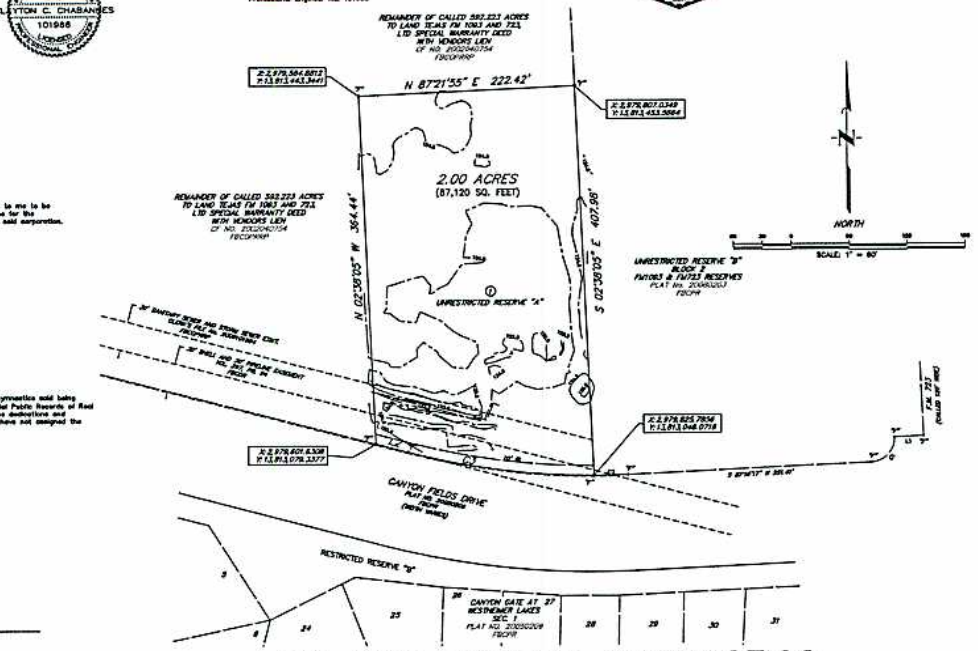
I, Ronald L. Hauck, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest public street intersection.

Ronald L. Hauck
Texas Registration No. 5343



VICINITY MAP
KEY MAP PG. 254-L

DISTRICT NAMES	
MUD	N/A
W/D	FORT BEND COUNTY M.U.D. No. 142
S/D	N/A
D/D	N/A
SCHOOL	LAMAR CISD
F/D	FORT BEND RURAL FIRE DISTRICT No. 1
IMPACT FEE AREA	N/A
CITY OR ETY EJ	HOUSTON E/J
OVERLAY D/D	SOUTHBROOK



General Notes

1) OF ..... "Clerk's File"
FC ..... "Film Code"
Vol ... Pg ..... "Volume and Page"
FBCDR. ..... "Fort Bend County Deed Records"
FBCPR. ..... "Fort Bend County Plat Records"
FBCOPRPF.... "Fort Bend County Official Public Records of Real Property"
No ..... "Number"
"•" ..... "Found 3/4-inch iron Rod (with cap Stamped "Cotton Surveying")

2) Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established to insure compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.

3) Minimum Slab Elevation
The top of all floor slabs shall be minimum of 136.00 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.

4) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated right-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.

5) Vertical Control is based on NGS Monument stamped F 1280 located approximately 0.8 miles east of the junction of Farm Road 1093 and 16 feet west of the centerline of a gravel road north from FM 1093 and 1.3 feet east of a power pole and 1 foot south of a bush wire fence.
Elevation = 127.37 NAVD 88

6) Texas State Plane Coordinates NAD83, South Central Zone (grid) were obtained with Real Time Kinetic Global Positioning Satellite Equipment and are based on National Geodetic Monument Designated HGCSD 68, PID No. AW5411 having published information as follows:
Latitude 29°47'56.13283" North
Longitude 95°59'45.96860" West

7) All bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone, NAD83.

8) According to Map No. 48157C0100J of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Fort Bend County, Texas, dated January 3, 1997, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain.

9) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99987648.

10) Subject to the terms and provisions of that certain Reciprocal Easement Agreement filed for record under Clerk's File Number 2010018212 of the Fort Bend County Official Public Records of Real Property.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	89°54'21"	39.23'	S 42°18'06" W	35.32'
C2	750.00'	02°40'54"	35.10'	S 86°36'43" W	35.10'
C3	750.00'	14°44'08"	192.86'	N 82°47'45" W	192.34'

LINE	BEARING	DISTANCE
L1	S 87°21'54" W	30.00'
L2	N 75°18'05" W	34.56'

FUN AND FITNESS GYMNASTICS

A SUBDIVISION OF 2.00 ACRES OF LAND
OUT OF THE
BROOKS AND BURLESON SURVEY, A-144
FORT BEND COUNTY, TEXAS
OCTOBER 2013
1 RESERVE 1 BLOCK

DEVELOPER/OWNER:
FUN & FITNESS GYMNASTICS, LLC
19603 PINEY PLACE COURT
HOUSTON, TEXAS 77094
(713) 392-4068

ENGINEER:
JONES & CARTER, Inc.
8701 New Trails Drive, Ste. 200
The Woodlands, Texas 77381
(281) 363-4039

COTTON SURVEYING COMPANY
A Jones & Carter Company