PLAT RECORDING SHEET

PLAT NAME: Dinh Warehouse

PLAT NO:

ACREAGE: 0.7502

LEAGUE: Brown & Belknap League Survey

ABSTRACT NUMBER: 15

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Francis Dinh and Tina M. Dinh

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF HARRIS

WE, acting by and through FRANCES DINH AND TINA M. DINH, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.7502 tract described in the above and foregoing map of DINH WAREHOUSE, 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, or permanent access easements), 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, successors, and assigns to warrant and forever defend the title on the land so dedicated.

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 ten 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 do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat 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, planting, 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.

FURTHER, Owners does hereby acknowledge the receipt for the "Order 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.

WITNESS [illegible]

FRANCES DINH, OWNER

TINA M. DINH, OWNER

BEFORE ME, the undersigned authority, on this day personally appeared Francis Dinh and Tina M. Dinh, 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 September, 2014

Notary Public in and for the State of Texas

My Commission expires:

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of DINH WAREHOUSE is in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this ____________ day of ____________ 2014.

By: ____________________ By: ____________________
Mark A. Kilkenny, Title Chair — Patrick Walsh, PE, Secretary

OR

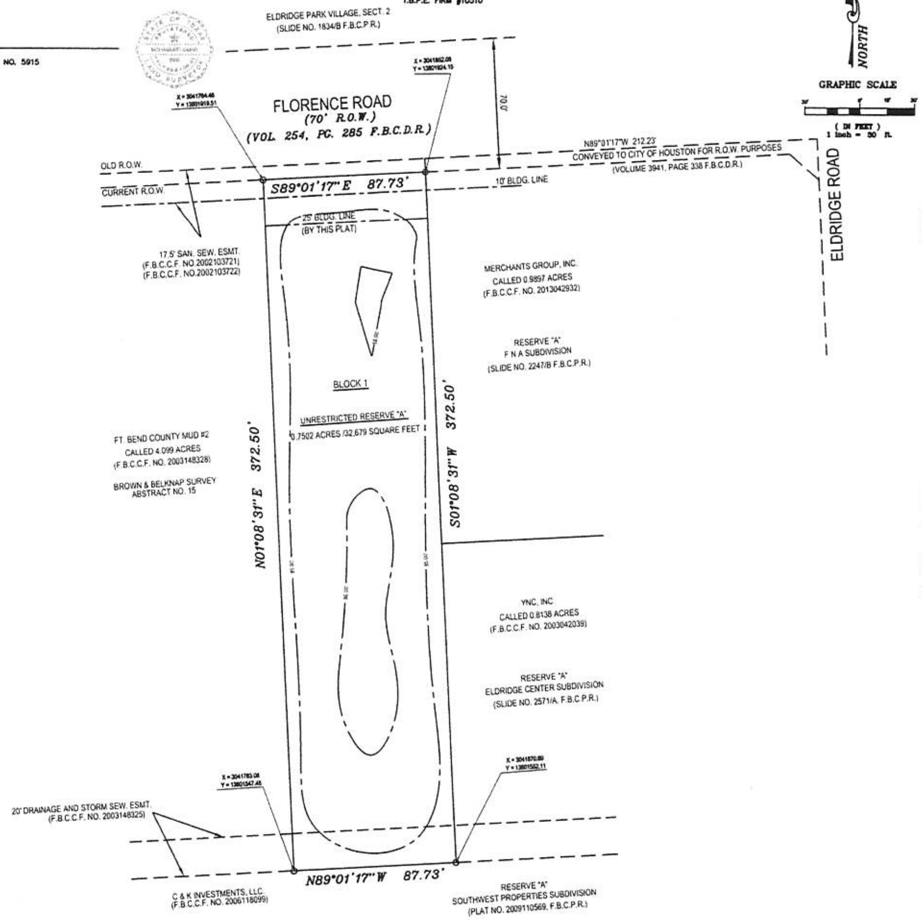
By: ____________________
M. Sonny Garza, Vice Chairman

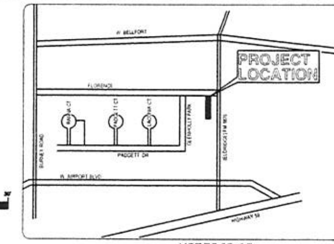
I, Mohammed Omar, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared froman actual survey of the property made under my supervision on the ground; that, except as shown 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.

MOHAMMED OMAR
TEXAS REGISTRATION NO. 5915

I, Jorge Trevino, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County, Texas.

Jorge Trevino
T.B.P.E. FIRM #10510





NOT TO SCALE
VICINITY MAP
KEY MAP: 568 B

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.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ________ DAY OF ____________ 2014.

RICHARD MORRISON
Precint 1, County Commissioner

W.A. "ANDY" MEYERS
Precinct 3, County Commissioner

ROBERT E. HEBERT
County Judge

GRADY PRESTAGE
Precint 2, County Commissioner

JAMES PATTERSON
Precinct 4, County Commissioner

I, Diane Wilson, County Clerk in and for Fort Bend County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on ____________ 2014, at ______ o'clock ___m., and duly recorded on ____________ 2014, at ______ o'clock ___m., and at Film Code No. ____________ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Diane Wilson
Clerk of the County of Fort Bend County
Harris County, Texas

BY: ____________________
Deputy

LEGEND	
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.C.F.#	HARRIS COUNTY CLERK'S FILE NUMBER
H.C.D.R.	HARRIS COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
BLDG. LINE	BUILDING LINE

NOTES:

1.) COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 AND WERE DERIVED BY THE POST-PROCESSING OF STATIC GPS OBSERVATIONS USING THE NATIONAL GEODETIC SURVEY (NGS) OPUS UTILITY (ONLINE POSITIONING USER SERVICE).

2.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE 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.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99999857895.

4.) ALL BEARINGS ARE BASED ON FNA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER SLIDE NO 2247/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

5.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

6.) THE TOP OF ALL FLOOR SLABS CONSTRUCTED HEREAFTER SHALL BE A MINIMUM OF 90.26 FEET ABOVE MEAN SEA LEVEL. IN ADDITION, NO FLOOR SLAB SHALL BE LESS THAN 18 INCHES ABOVE NATURAL GROUND.

7.) THE DRAINAGE SYSTEM FOR THE SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

8.) THIS PROPERTY LIES WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 2.

9.) THIS PROPERTY LIES WITHIN HOUSTON EXTRATERRITOIAL JURISDICTION.

10.) TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO EXISTING PIPELINES OR PIPELINE EASEMENTS EXIST WITHIN THE SUBDIVISION.

11.) VERTICAL CONTROL - CITY OF HOUSTON SURVEY MARKER NO. 4753/1505 LOCATED SOUTH OF BELKNAP ROAD APPROXIMATELY 0.6 MILES SOUTH OF RICHMOND ROAD. ELEV.= 86.74 FEET, 1978 ADJUSTMENT.

12.) THE PLATTED AREA IS LOCATED WITHIN ZONE "X", OUTSIDE THE 500-YEAR FLOOD PLAIN, BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48157C0165L, EFFECTIVE APRIL 2, 2014.

13.) ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THESE OPERATION AND MAINTENANCE BY THE DRAINAGE DACILITY.

14.) THE LIGHTING ZONE CODE IS LZ3.

15.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ROAD RIGHTS-OF-WAYS DEDICATED TO THE PUBLIC.

16.) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.

PREPARED BY:
HAWKLAND
SURVEYING
527 BELWIN DRIVE
KATY, TEXAS 77095
PHONE: (281) 855-8495 FAX: (832) 262-4563

DINH WAREHOUSE

A SUBDIVISION OF 0.7502 ACRES (32,679 SQUARE FEET) OF LAND SITUATED IN THE BROWN & BELKNAP LEAGUE SURVEY, ABST. 15, FORT BEND COUNTY, TEXAS.

ONE (1) UNRESTRICTED RESERVE AND (1) ONE BLOCK
SCALE: 1"= 30' DATE 08/30/2014
OWNER:
FRANCIS DINH AND TINA M. DINH
10622 HILLSDALE BRIDGE LN
SUGAR LAND, TEXAS 77498