

PLAT RECORDING SHEET

PLAT NAME: Commercial Reserves at FM1463

PLAT NO: _____

ACREAGE: 6.2138

LEAGUE: Alexander Phillips Survey

ABSTRACT NUMBER: 300

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: DLM Management LLC

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, DLM MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH DOUGLAS L. MULVANEY, PRESIDENT, BEING AN OFFICER OF DLM MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS, HEREINAFTER REFERRED TO AS OWNER OF THE 6.2138 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF COMMERCIAL RESERVES AT FM 1463, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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 OURSELF, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & 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 PURPOSES 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. & 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 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, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING FORT BEND 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 IS HEREBY 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, 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, DLM MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DOUGLAS L. MULVANEY, PRESIDENT, OF

DLM MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZE THIS 21st DAY OF September, 2017.

DLM MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

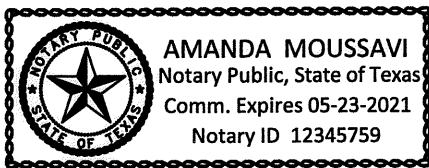
By: Douglas L. Mulvaney
DOUGLAS L. MULVANEY, PRESIDENT

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOUGLAS L. MULVANEY, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

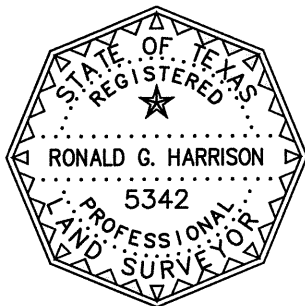
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF September, 2017.

Amanda Moussavi
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 05-23-2021



I, RONALD G. HARRISON, 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 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 HAVE 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 SURVEY CORNER AND THE STATE PLANE COORDINATES (NAD83).

Ronald G. Harrison
RONALD G. HARRISON, "R.P.L.S."
TEXAS REGISTRATION NO. 5342



I, SAIB Y. SAOUR, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF THE CITY OF FULSHEAR AND FORT BEND COUNTY, TEXAS.

Saib Y. Saour
SAIB Y. SAOUR, P.E.,
TEXAS REGISTRATION NO. 40094



I, GUY J. ROBERTSON, SR., INDIVIDUAL, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS COMMERCIAL RESERVES AT FM 1463. SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER 2014128474 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND WE HEREBY CONFIRM THAT WEE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

GUY J. ROBERTSON, SR.

Guy J. Robertson
GUY J. ROBERTSON, SR., INDIVIDUAL

THIS PLAT OF COMMERCIAL RESERVES AT FM 1463, IS APPROVED BY CITY PLANNING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, THIS 8th DAY OF September, 2017.

Amy Pearce
AMY PEARCE
CHAIRMAN

Austin Weant
AUSTIN WEANT
VICE CHAIRMAN

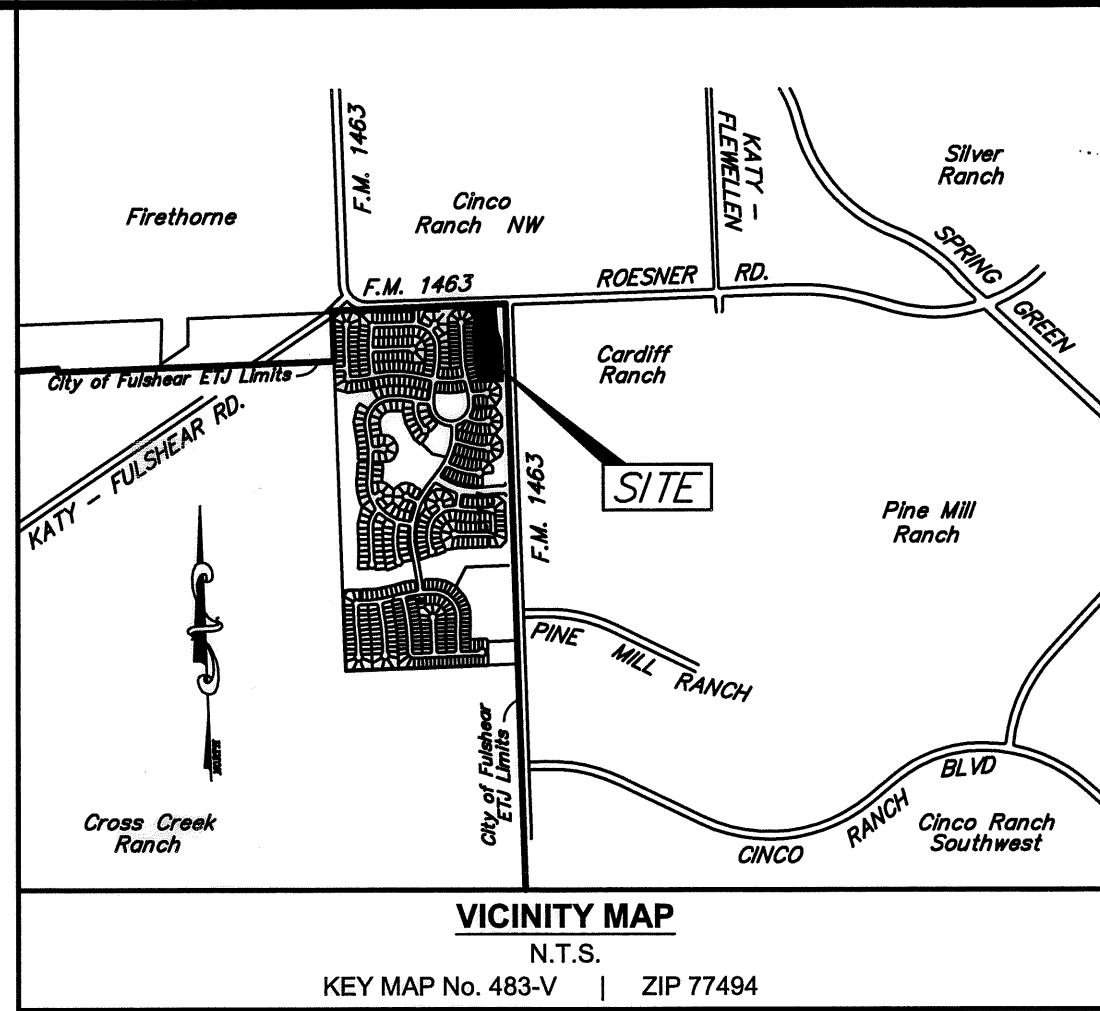
THIS PLAT OF COMMERCIAL RESERVES AT FM 1463, WAS APPROVED ON 9-19-2017, 2017 BY THE CITY OF FULSHEAR, CITY COUNCIL AND SIGNED ON THIS 5th DAY OF October, 2017; PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

Jeff W. Roberts
JEFF W. ROBERTS
MAYOR

Diana Gordon Offord
DIANA GORDON OFFORD
CITY SECRETARY

GENERAL NOTES

1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 138.50' FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NO BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. THE NATURAL GROUND ELEVATION WAS MEASURED AT ELEVATION 137.00'
2. THIS PLAT IS BEING SERVICED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 156, AND IS WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, AND FORT BEND COUNTY SUBSIDENCE DISTRICT.
3. BENCHMARK: NGS DISC IN THE TOP OF THE SOUTHEAST END OF THE SOUTHWEST ABUTMENT OF PIN OAK ROAD OVER WILLOW FORK BUFFALO BAYOU. RM 4 ON FEMA MAP 48157C0015 J. NGS DESIGNATOR: M1504; PID AW5413. NGVD DATUM OF 1929, 1987 ADJUSTMENT. ELEVATION = 126.92'
4. TEMPORARY BENCHMARK: "BOX" CUT SET ON THE BACK-OF-CURB NEAR THE INTERSECTION OF FM 1463 AND CARDIFF RANCH DRIVE IN FORT BEND COUNTY, TEXAS, LOCATED ON THE WEST NOSE OF THE MEDIAN AT THE ENTRANCE TO CANYON LAKES AT CARDIFF RANCH SUBDIVISION. ELEVATION 137.46' NGVD 1929, 1987 ADJUSTMENT.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0105-L FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, REVISED DATE APRIL 2, 2014, THE SUBJECT PROPERTIES LIE IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
6. LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "L23" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
7. SIDEWALK NOTE: SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') 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.
8. PIPELINE NOTE: IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
9. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
13. 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: 1.000115162.
14. 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 SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
15. THIS PROPERTY BOUNDARY IS LOCATED WITHIN THE E.T.J. OF THE CITY OF FULSHEAR.
16. IT IS HEREBY UNDERSTOOD AND AGREED THAT THIS 23' FOOT STORM SEWER EASEMENT(s) AND STORM SEWER IMPROVEMENTS WITHIN THIS 23' FOOT STORM SEWER EASEMENT(s) WILL BE OWNED, OPERATED, AND MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 156, UNTIL SUCH TIME THAT THE CITY OF FULSHEAR ANNEXES THE PROPERTY KNOWN AS "COMMERCIAL RESERVES AT FM 1463", THEN SAID 23' FOOT STORM SEWER EASEMENT(s), ALONG WITH THE STORM SEWER IMPROVEMENTS WITHIN THE 23' FOOT STORM SEWER EASEMENT(s), SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE "COMMERCIAL RESERVES AT FM 1463" PROPERTY OWNER'S ASSOCIATION.



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 on 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 _____, 2017.

Vincent M. Morales, Jr., Commissioner Precinct 1

Grady Prestage, Commissioner Precinct 2

Robert E. Hebert, County Judge

W. A. "Andy" Meyers, Commissioner Precinct 3

James Patterson, Commissioner Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, 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 _____ day of _____, 2017 at _____ o'clock, __M., in Plat No. _____ of the plat records of said county.

WITNESS MY HAND AND SEAL OF OFFICE at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

COMMERCIAL RESERVES AT FM 1463

A SUBDIVISION OF 6.2138 ACRES (270,674 SQ. Ft.) OF LAND
SITUATED IN THE ALEXANDER PHILLIPS SURVEY ABSTRACT No. 300
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

0 LOTS 1 BLOCK 3 RESERVES

SCALE: 1"=60'

DATE: SEPTEMBER, 2017

OWNER:
DLM MANAGEMENT LLC
A TEXAS LIMITED LIABILITY COMPANY
10575 West Office Drive,
Houston, Tx. 77042
(713) 706-4531

PREPARED BY:

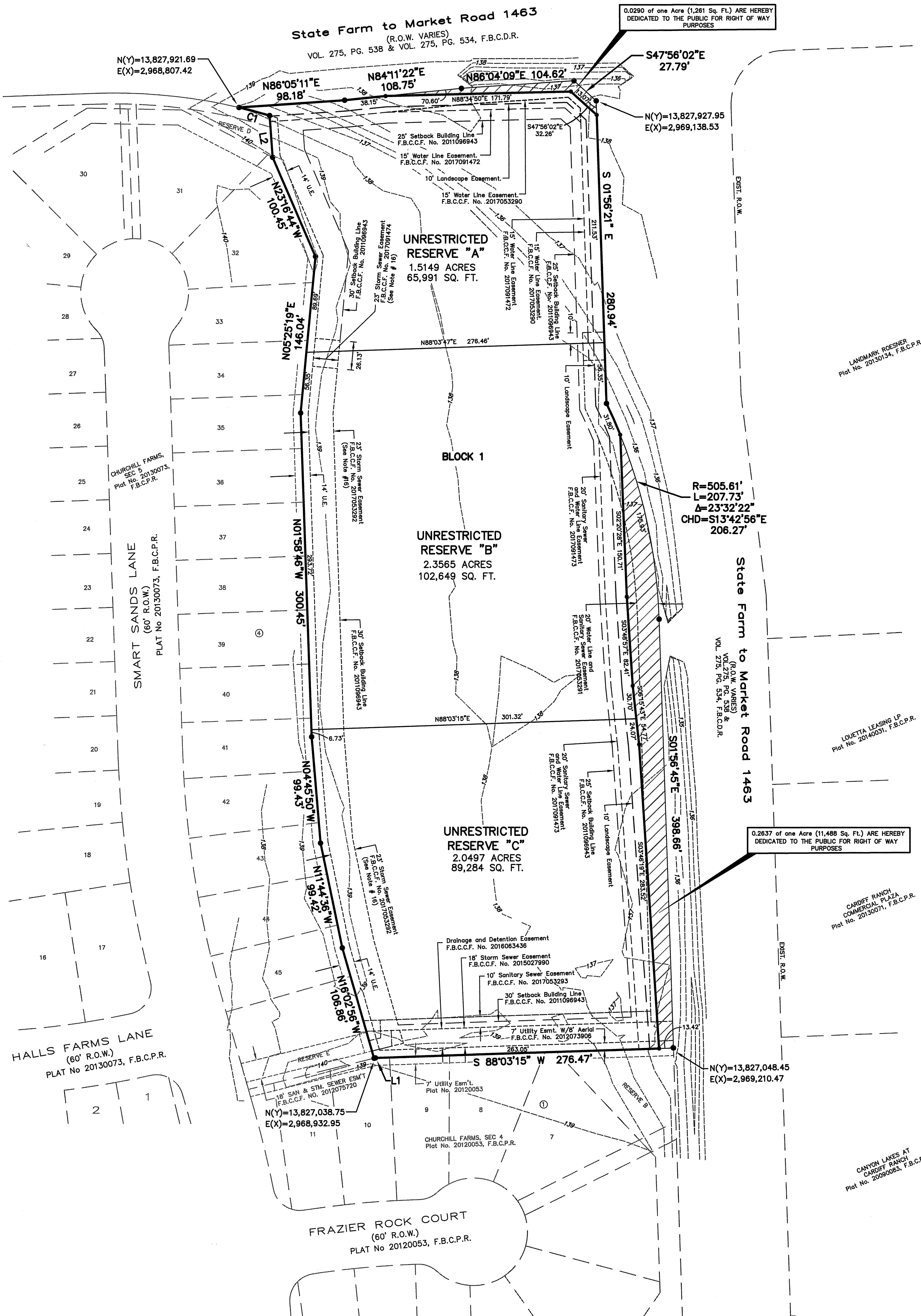
 **BENCHMARK ENGINEERING CORPORATION**

Consulting Engineers - Planners - Surveyors
2401 Fountainview Suite #500
Houston, Texas 77057 U.S.A.

Texas Board of Professional Engineers
Registration Number F-6788
(713)266-9930 Fax (713)266-3804

TBPLS Firm Registration Number 10009000

SHEET 2 of 2
B.E.C. JOB #1101-DLM



METES AND BOUNDS DESCRIPTION
6.2138 ACRES
(270,674 SQUARE FEET)
FORT BEND COUNTY, TEXAS
REVISED SEPTEMBER 13, 2017

ALL THAT 6.2138 ACRE (270,674 SQUARE FOOT) TRACT OF LAND BEING ALL OF A CALLED 5.410 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED DATED SEPTEMBER 28, 2011 TO DLM MANAGEMENT, LLC AS RECORDED UNDER CLERK'S FILE NO. 2011098944 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, FORT BEND COUNTY, TEXAS AND ALL OF A CALLED 0.8037 OF ONE ACRE TRACT OF LAND AS CONVEYED BY DEED DATED JANUARY 26, 2016 TO DLM MANAGEMENT, LLC AS RECORDED UNDER CLERK'S FILE NO. 2016012965 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, FORT BEND COUNTY, TEXAS AND BEING SITUATED IN THE ALEXANDER PHILLIPS SURVEY, ABSTRACT NUMBER 300 IN FORT BEND COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS AND COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204)

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND AT THE SOUTHEAST CORNER OF SAID 5.410 ACRE TRACT, THE NORTHEAST CORNER OF CHURCHILL FARMS, SEC 4 AS RECORDED IN PLAT NUMBER 20120053 OF THE F.B.C.P.R. AND BEING SITUATED IN THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF STATE FARM TO MARKET ROAD 1463 (WIDTH VARIES) AS RECORDED IN VOLUME 275, PAGE 538 AND VOLUME 275, PAGE 534 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

THENCE SOUTH 88°03'15" WEST, ALONG THE SOUTH LINE OF SAID 5.410 ACRE TRACT AND THE NORTH LINE OF SAID CHURCHILL FARMS SEC 4, FOR A DISTANCE OF 276.47 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE SOUTH 75°59'04" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 5.410 ACRE TRACT AND THE NORTH LINE OF SAID CHURCHILL FARMS SEC 4, FOR A DISTANCE OF 1.29 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER AT THE SOUTHEAST CORNER OF CHURCHILL FARMS SEC 5 AS RECORDED IN PLAT NUMBER 20130073 OF THE F.B.C.P.R. AND THE SOUTHWEST CORNER OF SAID 5.410 ACRE TRACT;

THENCE NORTH 16°02'56" WEST, ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 106.86 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 11°44'38" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 99.42 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 04°45'50" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 99.43 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 01°58'46" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 300.45 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 05°25'19" EAST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 146.04 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 23°16'44" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 100.45 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER;

THENCE NORTH 04°11'50" WEST, CONTINUING ALONG THE WEST LINE OF SAID 5.410 ACRE TRACT AND THE EAST LINE OF SAID CHURCHILL FARMS SEC 5, FOR A DISTANCE OF 38.53 FEET TO A 3/4-INCH IRON ROD WITH CAP STAMPED "BENCHMARK ENGR" FOUND FOR CORNER IN THE SOUTHWESTERLY LINE OF SAID 0.8037 OF ONE ACRE TRACT AND BEING ON THE ARC OF A CURVE TO THE LEFT;

THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE SOUTHWESTERLY LINE OF SAID 0.8037 OF ONE ACRE TRACT AND ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 505.41 FEET, A CENTRAL ANGLE OF 03°19'58", AN ARC LENGTH OF 29.40 FEET AND A CHORD BEARING NORTH 75°07'00" WEST, A CHORD DISTANCE 29.39 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER IN THE SOUTH R.O.W. LINE OF SAID STATE FARM TO MARKET ROAD 1463 AS RECORDED IN VOLUME 275, PAGE 534 AND VOLUME 275, PAGE 538 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS AND BEING THE WESTERNMOST CORNER OF SAID 0.8037 OF ONE ACRE TRACT;

THENCE NORTH 86°05'11" EAST, ALONG SAID SOUTH R.O.W. LINE AND THE NORTH LINE OF SAID 0.8037 OF ONE ACRE TRACT, FOR A DISTANCE OF 98.18 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER;

THENCE NORTH 84°11'22" EAST, CONTINUING ALONG SAID SOUTH R.O.W. LINE AND THE NORTH LINE OF SAID 0.8037 OF ONE ACRE TRACT, FOR A DISTANCE OF 108.75 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER;

THENCE NORTH 86°04'09" EAST, CONTINUING ALONG SAID SOUTH R.O.W. LINE AND THE NORTH LINE OF SAID 0.8037 OF ONE ACRE TRACT, FOR A DISTANCE OF 104.62 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER;

THENCE SOUTH 47°56'02" EAST, ALONG A CUT-BACK LINE, 27.79 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER IN THE WEST R.O.W. LINE OF SAID STATE FARM TO MARKET ROAD 1463;

THENCE SOUTH 01°56'21" EAST, ALONG SAID WEST R.O.W. LINE AND THE EAST LINE OF SAID 0.8037 OF ONE ACRE TRACT, FOR A DISTANCE OF 280.94 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR CORNER IN THE NORTHEASTERLY LINE OF SAID 5.410 ACRE TRACT AND BEING ON THE ARC OF A CURVE TO THE RIGHT;

THENCE IN A SOUTHEASTERLY DIRECTION, CONTINUING ALONG SAID WEST R.O.W. LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 505.61 FEET, A CENTRAL ANGLE OF 23°32'22", AN ARC LENGTH OF 207.73 FEET AND A CHORD BEARING OF SOUTH 13°42'56" EAST, A CHORD DISTANCE OF 206.27 FEET TO A 5/8-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND FOR THE POINT OF TANGENCY OF SAID CURVE;

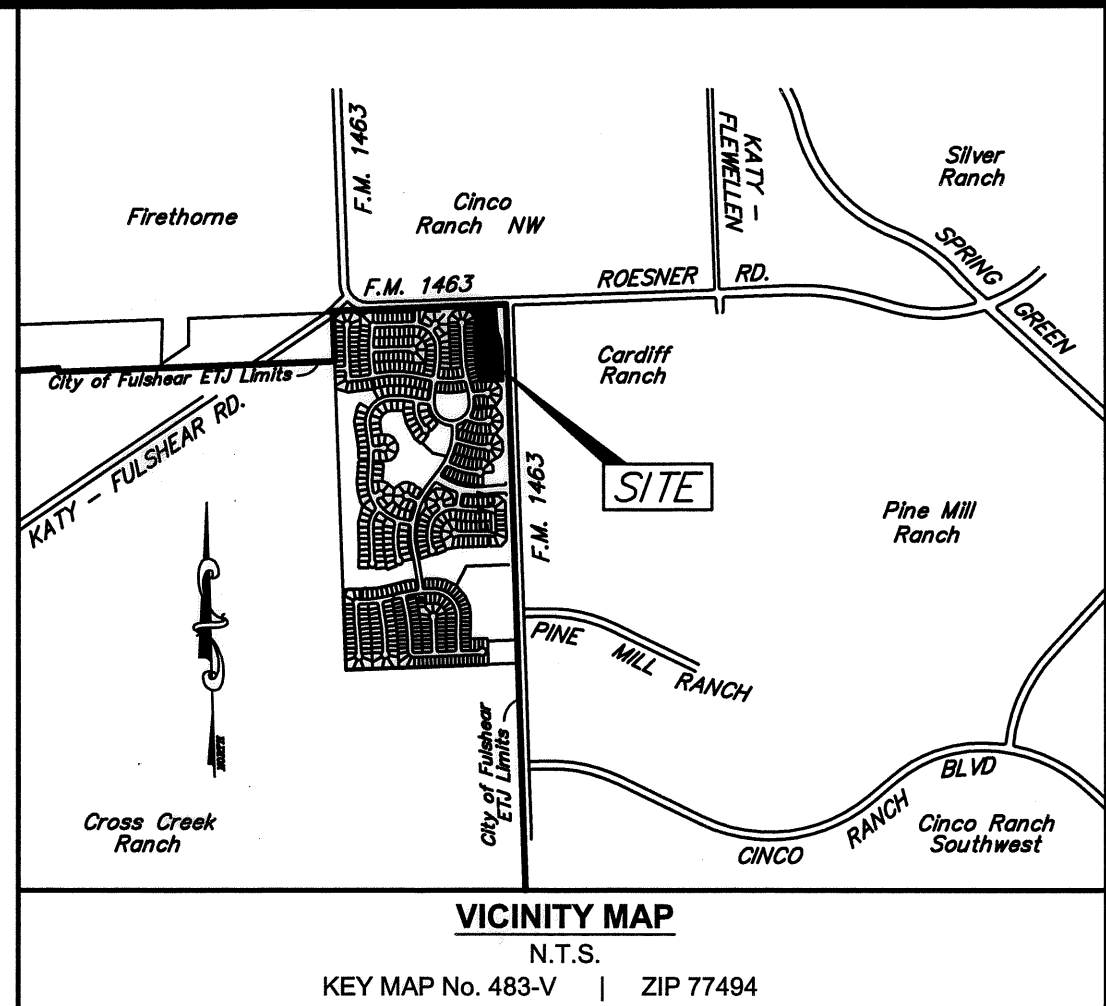
THENCE SOUTH 01°56'45" EAST, CONTINUING ALONG SAID WEST R.O.W. LINE, FOR A DISTANCE OF 398.66 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT AND CONTAINING 6.2138 ACRES (270,674 SQUARE FEET) OF LAND.

LEGEND

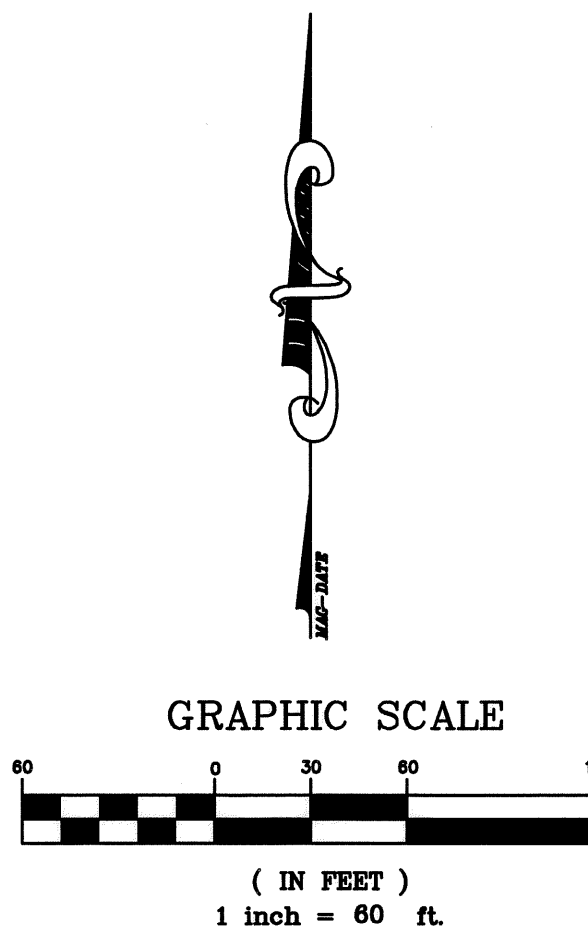
- R.O.W. RIGHT OF WAY
- B.L. BUILDING LINE
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- A.E. AERIAL EASEMENT
- W.L.E. WATER LINE EASEMENT
- ST.M.E. STORM SEWER EASEMENT
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- Sq. Ft. SQUARE FEET
- F.B.C.C.F. No. FORT BEND COUNTY CLERK'S FILE NUMBER
- F.B.C.P.R. FORT BEND COUNTY PUBLIC RECORDS
- F.C. FILM CODE
- 128.00 EXISTING CONTOURS
- RESERVE IDENTIFICATION LETTER
- RADIUS
- REST. RES. RESTRICTED RESERVE
- Eas't. E. EASEMENT
- 1 BLOCK BLOCK DESIGNATION
- Maint. E. MAINTENANCE EASEMENT
- WITH
- San. Sw. SANITARY SEWER
- Stm. Sw. STORM SEWER

LINE TABLE				
LINE	BEARING	LENGTH		
L1	S 75°59'04" W	1.29		
L2	N 04°11'50" W	38.53		

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	505.41	29.40	29.39	N75°07'00"W



VICINITY MAP
N.T.S.
KEY MAP No. 483-V | ZIP 77494



COMMERCIAL RESERVES AT FM 1463

A SUBDIVISION OF 6.2138 ACRES (270,674 SQ. Ft.) OF LAND
SITUATED IN THE ALEXANDER PHILLIPS SURVEY ABSTRACT No. 300
CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS.

0 LOTS 1 BLOCK 3 RESERVES

SCALE: 1"=60'

DATE: SEPTEMBER, 2017

OWNER:
DLM MANAGEMENT LLC
A TEXAS LIMITED LIABILITY COMPANY
10575 West Office Drive,
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PREPARED BY:

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