

PLAT RECORDING SHEET

PLAT NAME: Cinco Ranch Northwest, Sec. 20

PLAT NO: _____

ACREAGE: 3.15

LEAGUE: Alex Phillips Survey

ABSTRACT NUMBER: 300

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 16

NUMBER OF RESERVES: 2

OWNERS: Nash Cinco NW, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, NASH CINCO NW, LLC, a Delaware limited liability company acting by and through Alan F. Bauer, Authorized Signatory of NASH CINCO NW, LLC, a Delaware limited liability company, owner hereinafter referred to as Owners of the 3.150 acre tract described in the above and foregoing map of CINCO RANCH NORTHWEST SEC 20 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 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 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. 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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, 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 easement 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, 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.

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, NASH CINCO NW, LLC, a Delaware limited liability company has caused these presents to be signed by Alan F. Bauer, its Authorized Signatory, thereunto authorized,

this _____ day of _____, 2017.

NASH CINCO NW, LLC, a Delaware limited liability company

By: _____
Alan F. Bauer
Authorized Signatory

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Alan F. Bauer, Authorized Signatory of NASH CINCO NW, LLC, a Delaware limited liability company, 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 _____ day of _____, 2017.

Printed Name: _____
Notary Public in and for the State of Texas
Commission Expires: _____

I, Alan C. Bentley, 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 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.

Alan C. Bentley, R.P.L.S.
Texas Registration No. 2055

I, Shawn L. Pachhofer, 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.

Shawn L. Pachhofer, P.E.
Texas Registration No. 96539

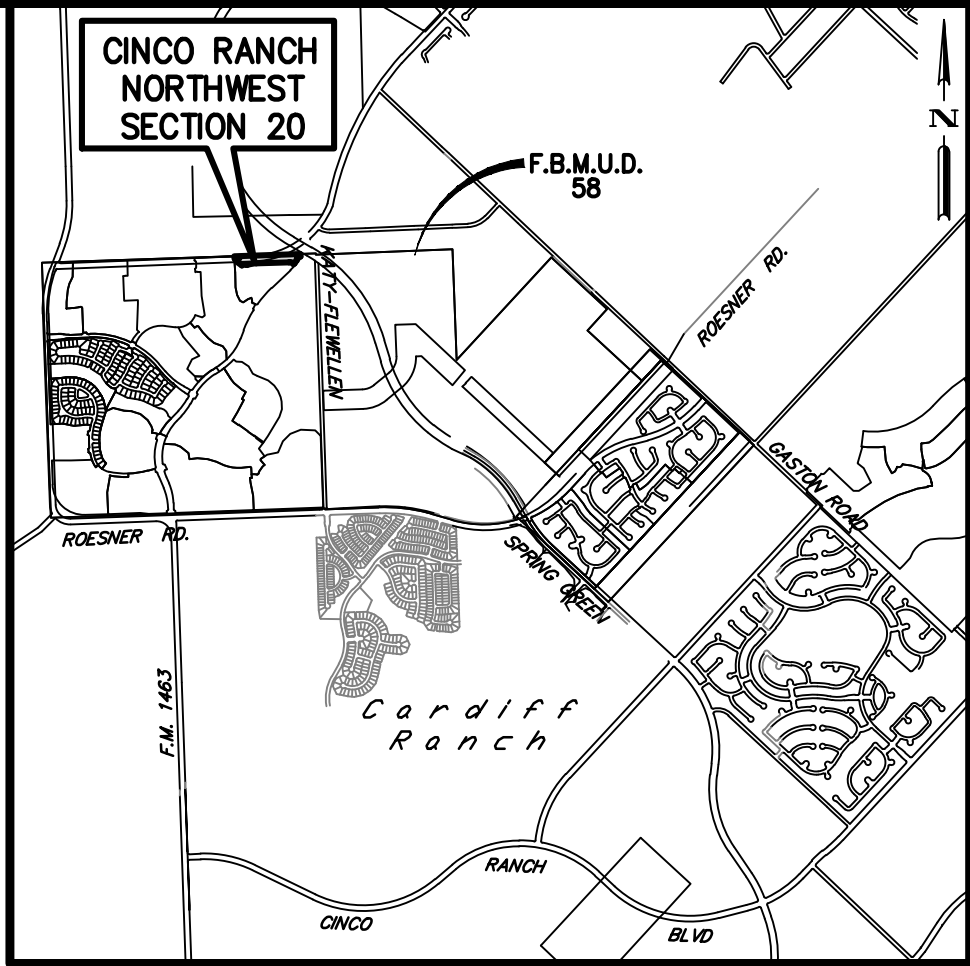
Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of CINCO RANCH NORTHWEST SEC 20, 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 _____, 2017.

By: _____
Martha L. Stein OR M. Sonny Garza
Chair Vice Chair

By: _____
Patrick Walsh, P.E.
Secretary



VICINITY MAP

N.T.S.

FBC KEY MAP: 484N

I, Richard W. Stolleis, 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 of 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.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

Robert E. Hebert
County Judge

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

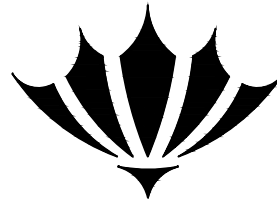
James Patterson
Precinct 4, County Commissioner

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 _____, 2017, 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.

Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy



CINCO RANCH NORTHWEST SEC 20

A SUBDIVISION OF 3.15 ACRES OF LAND
LOCATED IN THE
ALEX PHILLIPS SURVEY, A-300
FORT BEND COUNTY, TEXAS

LOTS: 16 RESERVES: 2 BLOCKS: 1
SCALE: 1"=60' DATE: OCTOBER, 2017

OWNER: NASH CINCO NW, LLC
10940 W. SAM HOUSTON PKWAY., NORTH, SUITE 300
HOUSTON, TEXAS 77040
713-575-9000

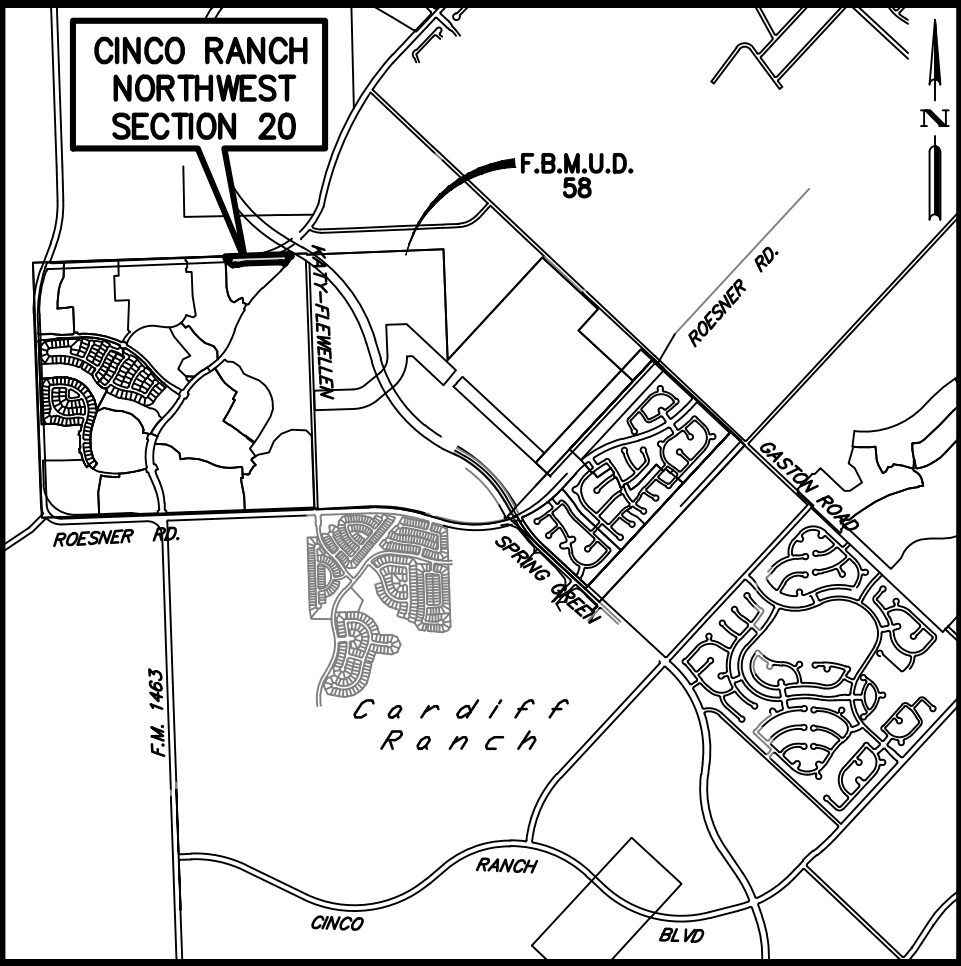
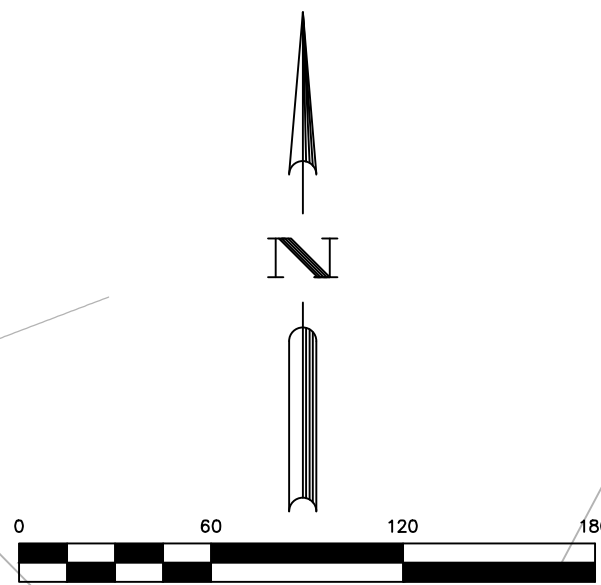
LAND PLANNER: BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., SUITE A-250
KATY, TEXAS 77454
281-579-0340



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

DAVOODY M&J, LLC.
F.B.C.C.F. NO. 2016126839

DAVOODY M&J, LLC.
F.B.C.C.F. NO. 2016126839



VICINITY MAP
N.T.S.
FBC KEY MAP: 484N

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S88°01'44"W	51.14'
L2	S67°07'06"E	4.33'
L3	S16°26'19"E	13.05'
L4	S72°26'52"W	20.00'
L5	N42°50'19"E	45.78'
L6	N7°00'35"E	32.42'
L7	S88°01'44"W	88.33'
L8	N1°51'35"W	30.29'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	215.00'	7°28'58"	28.08'	S 0°08'16" W	28.06'
C2	50.00'	95°20'49"	83.21'	N 65°13'33" W	73.93'
C3	25.00'	21°02'22"	9.18'	S 77°37'14" W	9.13'
C4	525.00'	18°00'35"	165.02'	S 79°31'32" W	164.34'
C5	25.00'	54°48'41"	23.92'	N 82°04'25" W	23.01'
C6	50.00'	88°31'18"	77.25'	S 81°04'17" W	69.79'
C7	1050.00'	5°59'57"	109.94'	N 73°23'13" E	109.89'

0.0365 ACRES/1,592 S.F.
IS HEREBY DEDICATED TO
THE PUBLIC FOR
RIGHT-OF-WAY PURPOSES



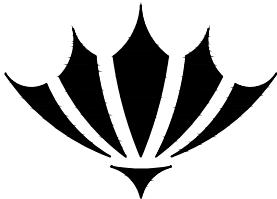
GENERAL NOTES

- "①" indicates block number.
- "U.E." indicates "Utility Easement".
- "B.L." indicates "Building Line".
- "SAN.S.E." indicates "Sanitary Sewer Easement".
- "F.B.C.C.F. No." indicates "Fort Bend County Clerk's File Number".
- "F.B.C.P.R." indicates "Plat Records of Fort Bend County".
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying by the following combined scale 1.0001495678.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500-year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L, April 2, 2014.
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-ways within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- All lots shall have adequate wastewater collection service.
- Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one more additional space shall be provided.
- 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, in effect at the time this plat was approved, which may be amended from time to time.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- This plot is within Lighting Zone LZ3.
- The top of all floor slabs shall be a minimum of 136.70 feet above 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.
- The drainage / detention basin will be owned and maintained by Fort Bend County Municipal Utility District No. 58.
- 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.
- A minimum distance of 10' shall be maintained between residential dwellings.

- There are no pipelines or pipeline easements within the limits of the subdivision.
- "S" indicates Set 1/2-inch Iron Pipe w/ cap stamped "Brown & Gay".
- "F" indicates Found 1/2-inch Iron Pipe w/ cap stamped "Brown & Gay".
- This plat is subject to restrictions recorded in/under Clerk's File No. 2012068759 of the Official Records of Fort Bend County, Texas
- Crossover Road was abandoned by Fort Bend County Commissioners Court dated October 3, 2017 and was recorded under Fort Bend County Clerk File No. 2017111454.

DISTRICT NAMES	
M. U. D.	FORT BEND M. U. D. No. 58
W. C. I. D.	NONE
D. D.	FORT BEND DRAINAGE DISTRICT
SCHOOL	KATY I. S. D.
CITY E. T. J.	HOUSTON E. T. J.
ELECTRICITY	CENTERPOINT ENERGY
GAS	CENTERPOINT ENERGY
TELEPHONE	TXU COMMUNICATIONS
CABLE	COMCAST

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.0931 AC. / 4,057 S.F.	LANDSCAPE / OPEN SPACE
B	0.0532 AC. / 2,318 S.F.	LANDSCAPE / OPEN SPACE



CINCO RANCH NORTHWEST SEC 20

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LOCATED IN THE
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FORT BEND COUNTY, TEXAS

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OWNER:
NASH CINCO NW, LLC
10940 W. SAM HOUSTON PKWAY., NORTH,
SUITE 300
HOUSTON, TEXAS 77040
713-575-9000

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., SUITE A-250
KATY, TEXAS 77454
281-579-0340



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00