

PLAT RECORDING SHEET

PLAT NAME: Swingby Fresno

PLAT NO: _____

ACREAGE: 1.772

LEAGUE: M. Escalero Survey

ABSTRACT NUMBER: 169

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Friendship Business, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Friendship Business, LLC, a Texas limited liability company, acting by and through Riyazali R. Momin, Manager, and Mahmood Momin, Secretary, being officers of Friendship Business, LLC, a Texas limited liability company, owners of the property subdivided in this plot of SWINGBY FRESNO, do hereby make subdivision of said property for and on behalf of said Friendship Business, LLC, a Texas limited liability company, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and 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 on 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 purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally on 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 all 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, we do hereby acknowledge the receipt of the "Orders for Regulation to Outdoor Lighting in the Unincorporated areas of Fort Bend County, Texas", and do hereby covenant and agree that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on march 23, 2004, and any subsequent amendments.

In testimony hereto, Friendship Business, LLC, a Texas limited liability company, has caused these presents to be signed by Riyazali R. Momin, its Manager, thereunto authorized, attested by its Secretary, Mahmood Momin, this 27 day of September, 2017.

Owner: Friendship Business, LLC,
a Texas limited liability company

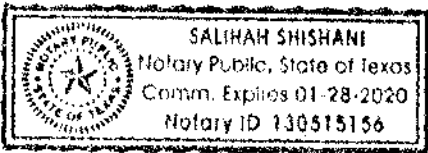
By: Riyazali R. Momin, Manager

Attest:
Mahmood Momin, Secretary

STATE OF TEXAS
COUNTY OF Fort Bend

Before me, the undersigned authority, on this day personally appeared Riyazali R. Momin and Mahmood Momin, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged 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 27 day of September, 2017.



Salihah Shishani
Notary Public in and for the
State of Texas
I - 28-2020
My Commission Expires:

I, Ronald Patrick Kell, Registered Professional Land Surveyor No. 6424, do hereby certify that this plot correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points, and points of curvature are properly marked with 5/8 inch diameter iron rods three feet long or as shown on the plot. Block corners or street right-of-ways have not been monumented.



Ronald Patrick Kell
Registered Professional Land Surveyor
Texas Registration No. 6424

DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.772 ACRES OR 77,194 SQUARE FEET OF LAND BEING ALL OF A CALLED 1.7722 ACRE TRACT CONVEYED TO FRIENDSHIP BUSINESS, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2016021083 SITUATED IN THE M. ESCALERO SURVEY, ABSTRACT NO. 169, FORT BEND COUNTY, TEXAS, WITH SAID 1.772 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT, A 1/2 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF THIRD STREET (60 FEET R.O.W. VOL. 1016, PG. 588, AND VOL. 232, PG. 346, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.)) AND THE SOUTHEASTERLY R.O.W. LINE OF F.M. 521 (120' R.O.W.) MARKING THE SOUTHWEST CORNER OF SAID CALLED 1.7722 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 17 DEG. 29 MIN. 31 SEC. EAST, ALONG THE SOUTHEASTERLY R.O.W. LINE OF SAID F.M. 521, A DISTANCE OF 278.35 FEET, TO A CAPED 1/2 INCH IRON ROD STAMPED "RPLS 4966" FOUND MARKING THE NORTHWEST CORNER OF SAID CALLED 1.7722 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 08 MIN. 11 SEC. EAST, DEPARTING THE SOUTHEASTERLY R.O.W. LINE OF SAID F.M. 521 AND ALONG THE NORTH LINE OF SAID CALLED 1.7722 ACRE TRACT, A DISTANCE OF 247.35 FEET, TO A 1/2 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID CALLED 1.7722 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 51 MIN. 49 SEC. EAST, A DISTANCE OF 261.00 FEET, TO A 1/2 INCH IRON PIPE FOUND ON THE NORTH R.O.W. LINE OF SAID THIRD STREET MARKING THE SOUTHEAST CORNER OF SAID CALLED 1.7722 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 08 MIN. 11 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID THIRD STREET, A DISTANCE OF 344.18 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.772 ACRES OR 77,194 SQUARE FEET OF LAND.

GENERAL NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY, AND THE CITY OF PEARLAND. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID
- COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999971252.
- IN ACCORDANCE WITH THE DEVELOPER AGREEMENT BETWEEN THE CITY AND THE DEVELOPER, ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
- PRIMARY BENCHMARK IS CITY OF PEARLAND GPS MONUMENT NO. 7, A BRASS CAP SET FLUSH IN CONCRETE LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 521 AND THIRD STREET, BEING 8.3 FEET EASTERLY OF THE EAST BACK OF CURB THIRD STREET, AND 7.2 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF CONCRETE DRAIN R/P-RAP, STAMPED "CITY OF PEARLAND GPS MON. #7, 1995".
X = 3138909.36 (GRID) Y = 13769334.19 (GRID) ELEVATION = 52.55 FEET, NGVD 1929, 1987 ADJUSTMENT.
- TEMPORARY BENCHMARK IS A RAILROAD SPIKE IN A POWER POLE LOCATED ON THE EAST SIDE OF CULLEN ROAD, APPROXIMATELY 1180 FEET NORTH OF THE INTERSECTION OF CULLEN ROAD AND BROCKSIDE ROAD. ELEVATION = 52.55 FEET, NGVD 1929, 1987 ADJUSTMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48157C0315L, WITH THE EFFECTIVE DATE OF APRIL 2, 2014, THE PROPERTY IS LOCATED IN ZONE UNSHADED "X". AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN, ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS, NOT INDIVIDUAL PARKING SPACES, ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE, CITY PLANNING SEARCH REPORT, EFFECTIVE DATE JUNE 6, 2017.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND FORT BEND COUNTY.
- THIS PROPERTY IS NOT LOCATED WITHIN A MUNICIPAL UTILITY DISTRICT.

I, Rana F. Mahmood, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.



Rana F. Mahmood
Texas Registration No.1011163
Heighta Engineering
12603 Southwest Freeway, Suite 285
Stafford, Texas 77477
Texas Firm Registration No. 12333

This is to certify that the City Planner of the City of Pearland, Texas, has approved this plot of SWINGBY FRESNO, and is in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorizes the recording of this plot
this 8th day of August, 2017.

Signature: Jimontanae McBride
Jimontanae McBride, City Planner

Approved for the City of Pearland, Texas this 8th day of August, 2017.

Signature: Darrah Coker Signature: Robert Upton, PE
Darrah Coker
City Attorney
Printed Name: Robert Upton, PE
City Engineer

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	20.00'	110°21'20"	38.52'	N 37°41'09" W	32.84'

CURVE TABLE		
L1	BEARING	DISTANCE
L1	N 17°29'31" E	28.75'
L2	S 87°08'11" W	28.75'

DISTRICT NAMES

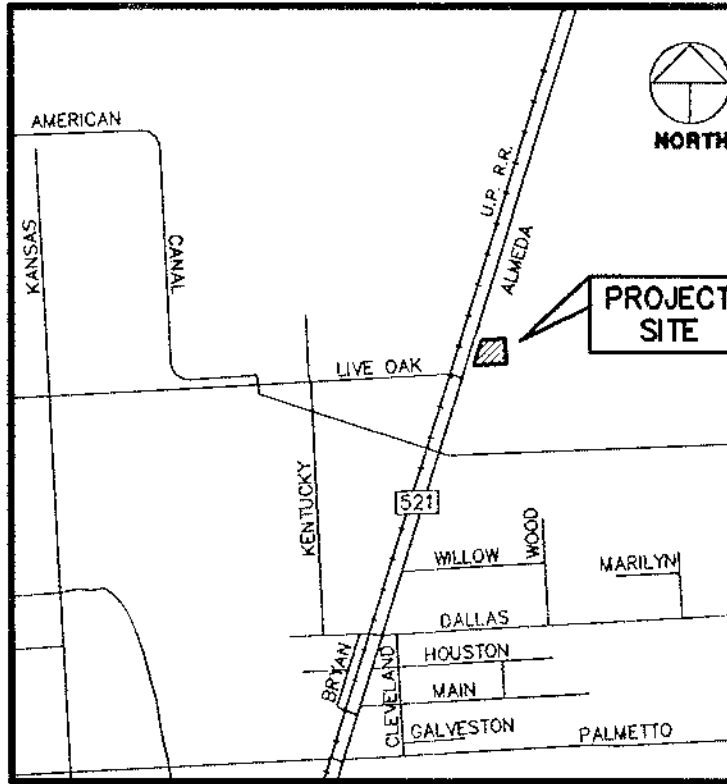
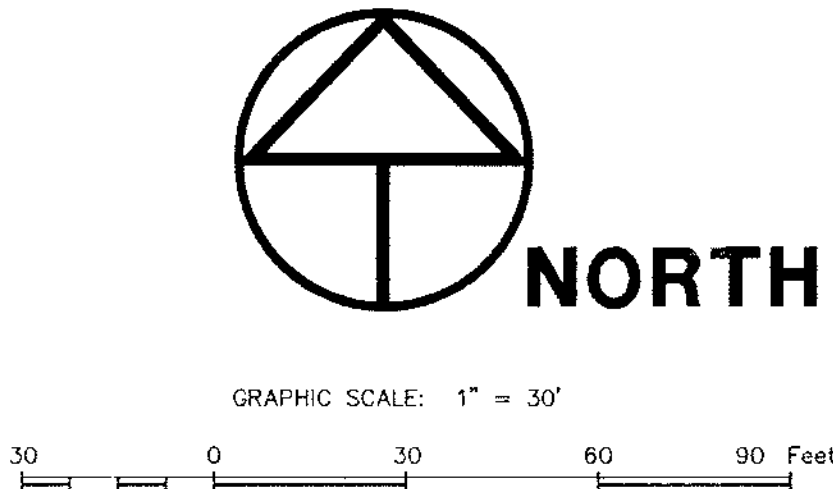
WCID	FORT BEND FWSD 1
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	FORT BEND ISD
FIRE	EMSD NO. 2
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF PEARLAND ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	FBC ESD NO. 2
COUNTY COMMISSIONER	PRECINCT NO. 3

GENERAL NOTES

- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS, AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.
- ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
- VOID
- DRY UTILITY SERVICE HAS BEEN COORDINATED WITH APPLICABLE UTILITY COMPANIES AND ANY EASEMENTS NECESSARY TO FACILITATE THE INSTALLATION OF DRY UTILITIES SHALL BE FILED BY SEPARATE INSTRUMENT IN THE COUNTY DEED RECORDS.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR FORT BEND COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND COUNTY.
- THE MINIMUM FINISH FLOOR (SLAB) ELEVATION SHALL BE 68.25', ONE FOOT ABOVE TOP OF CURB, 18" FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THIS TRACT.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO A DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE L22.
- 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 TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 12-INCHES ABOVE THE MAXIMUM PONDING/SHEET FLOW ELEVATIONS CALCULATED DURING FUTURE SITE DESIGNS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-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.
- SUBJECT TO DECLARATION OF MAINTENANCE COVENANT AND EASEMENT FOR STORM WATER CONTROL FACILITIES, AS RECORDED UNDER FILE NO. 201705844, F.B.C.O.P.R.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

ABBREVIATIONS

FND - FOUND
F.C. - FILM CODE
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
S.S.E. - SANITARY SEWER EASEMENT
S.T.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT



FORT BEND COUNTY, TEXAS VICINITY MAP SCALE: 1" = 2000' KEY MAP 611V

I, Richard Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the pl of this subdivision complies with all the existing rules and regulations of this Office as adopted by the Fort Bend County Commissioners' Court. However, no certification hereby given as to the effect of drainage from this subdivision on the intercept drainage artery, parent stream, or any other area or subdivision within the watershed.

Richard Stolleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this, the _____ day of _____, 2017.

Vincent M. Morales, Jr., Commissioner, Precinct 1
Grady Prestage, Commissioner, Precinct 2

Robert E. Hebert, Ph.D.
County Judge

W. A. "Andy" Meyers, Commissioner, Precinct 3
James Patterson, Commissioner, Precinct 4

I, Laura Richard, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2017, at _____ o'clock _____ m., and duly recorded on _____, 2017, in Plat N _____ of the Map Records of Fort Bend County, for said county.

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

Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

By: _____
Deputy

SWINGBY FRESNO

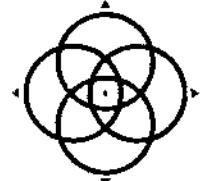
A SUBDIVISION OF 1.772 AC. / 77,194 SQ. FT. OF LAND
SITUATED IN THE
M. ESCALERO SURVEY, ABSTRACT NO. 169
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE 0 LOTS

JUNE, 2017

Owner
Friendship Business, LLC
119 Chatham Avenue
Sugar Land, TX 77479
281.793-2093

Surveyor



WINDROSE LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM