

PLAT RECORDING SHEET

PLAT NAME: Settegast Ranch Commercial Corner

PLAT NO: _____

ACREAGE: 16.8002

LEAGUE: John Foster 2-1/2 League Grant

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Katy Cinco RV Storage, LLC and Brehm Family, LLC

(DEPUTY CLERK)

STATE OF TEXAS:
COUNTY OF FORT BEND:

We, Katy Cinco RV Storage, LLC, a Texas limited liability company, acting by and through Terry Crockett, Manager; and Brehm Family, LLC, a Texas limited liability company, acting by and through Don Brehm, Manager; Owners, hereinafter referred to as Owners of the 16.8002 acre tract described in the above and foregoing map of SETTEGAST RANCH COMMERCIAL CORNER, do hereby make and establish said subdivision and development of said property according to all lines, dedications, restrictions, and notations on said map or plat; do hereby dedicate to the use of the public forever, all 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, 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 designed 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 designed 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 shall be restricted to prevent the drainage of any septic tank into any public or private street, 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' 0") 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 plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any 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, Owners 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 Commissioner's Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, We, Katy Cinco RV Storage, LLC, a Texas limited liability company, acting by and through Terry

Crockett, Manager, thereunto authorized, this ____ day of _____, 201____.

BY: _____
Terry Crockett, Manager

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared Terry Crockett, Manager of Katy Cinco RV Storage, LLC, a Texas 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 stated and on behalf of such entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 201____.

Notary Public in and for the State of _____

My Commission Expires _____ Notary Public

IN TESTIMONY WHEREOF, We, Brehm Family, LLC, a Texas limited liability company, acting by and through Don Brehm, Manager,

thereunto authorized, this ____ day of _____, 201____.

BY: _____
Don Brehm, Manager

STATE OF TEXAS:

COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared Don Brehm, Manager of Brehm Family, LLC, a Texas 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 stated and on behalf of such entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 201____.

Notary Public in and for the State of _____

My Commission Expires _____ Notary Public

NOTES:

1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD 83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987790108.

2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0115I, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

5.) THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) FOR RESERVE "A" SHALL BE A MINIMUM OF 110.5 FEET ABOVE MEAN SEA LEVEL. THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) FOR RESERVE "B" SHALL BE A MINIMUM OF 112.0 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 THE LOWEST SIGNIFICANT CONTOUR SHOWN ON THE PLAT. THE MAXIMUM PONDING EVENT HAS NOT BEEN ACCOUNTED FOR. FUTURE DEVELOPMENT OF THIS SITE WILL NEED TO ADHERE TO THE FORT BEND COUNTY ENGINEERING MAXIMUM PONDING EVENT TO VERIFY THAT THE FINISHED FLOOR IS AT LEAST 12 INCHES ABOVE THE MAXIMUM PONDING EVENT.

6.) CONTOURS SHOWN HEREON ARE DERIVED FROM A SURVEY PERFORMED IN THE FIELD ON OCTOBER 19, 2016. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.

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

8.) ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, LAMAR C.I.S.D., AND FORT BEND COUNTY, TEXAS.

9.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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.

10.) SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THESE RESERVES MUST BE APPROVED BY THE FORT BEND COUNTY ENGINEERING DEPARTMENT AND FORT BEND COUNTY DRAINAGE DISTRICT.

11.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3.

12.) * - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.

13.) THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.

14.) 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..

15.) ALL DETENTION FACILITIES/STRUCTURES SHALL BE OWNED, MAINTAINED AND OPERATED BY THE OWNER OR HIS REPRESENTATIVE FOR THE ENTIRE DURATION OF THE FACILITY/STRUCTURE, IF APPLICABLE.

16.) 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.

17.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS AS SET FORTH IN F.B.C.C.F. NOS. 9857285 AND 9839799; VOLUME 538, PAGE 727 AND VOLUME 292, PAGE 258 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AS AFFECTED BY INSTRUMENT RECORDED UNDER F.B.C.C. FILE NO. 8634889.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SETTEGAST RANCH COMMERCIAL CORNER, 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 _____, 201____.

BY: _____
Martha L. Stein, Chair

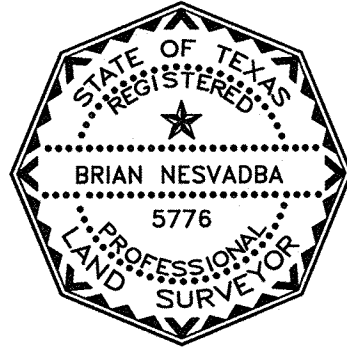
OR BY: _____
M. Sonny Garza, Vice-Chairman

BY: _____
Patrick Walsh, P.E., Secretary

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	74°23'53"	30.00'	38.95'	N 55°43'02" W - 36.28'

I, Brian Nesvadba, 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 rods having an outside diameter of 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.

Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



LEGEND

- B. L. - BUILDING LINE
- C/L - CENTERLINE
- ESMT - EASEMENT
- F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE
- F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS
- F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- S. W. C. F. - STORM WATER CONTROL FACILITIES
- R. D. V. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

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 _____

201____.

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

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

_____, 201____, AT _____ O'CLOCK _____M, IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

SETTEGAST RANCH COMMERCIAL CORNER

A SUBDIVISION OF A
16.8002 ACRE TRACT OF LAND
IN THE JOHN FOSTER 2-1/2
LEAGUE GRANT, ABSTRACT NO. 26,
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES 0 LOTS

~ OWNERS ~

KATY CINCO RV STORAGE, LLC

2911 Forest View
Richmond, Texas 77406
PHONE: 832.344.2036

BREHM FAMILY, LLC

211 Settegast Ranch Road
Richmond, Texas 77406
PHONE: 281.924.8891

~ SURVEYOR / ENGINEER ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive

Stafford, Texas 77477

Brian Nesvadba, R.P.L.S.

PHONE: 281.491.2525 FAX: 281.491.2535

SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906

www.team-civil.com

JOB NO. 1088-3

OCTOBER 18, 2017

I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Gregory A. Schmidt, P.E.
Texas Registration No. 67293

