

**PLAT RECORDING SHEET**

**PLAT NAME:** Peek West

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 3.36

**LEAGUE:** George Fields Survey

**ABSTRACT NUMBER:** 591

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 3

**OWNERS:** Peek West Enterprises, Ltd.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(DEPUTY CLERK)

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, Peek West Enterprises, Ltd., a Texas limited partnership, by Peek West Enterprises GP, Inc., a Texas corporation, its general partner, acting by and through Arthur Fant, its President, owner hereinafter referred to as Owners of the 3.36 acre tract described in the above and foregoing map of PEEK WEST, 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), dikes, 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, 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 dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, creeks, gutters, ravines, ditches and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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 to comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Peek West Enterprises, Ltd., a Texas limited partnership, by its general partner, Peek West Enterprises GP, Inc., a Texas corporation, has caused these presents to be signed by Arthur Fant, its President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Peek West Enterprises, Ltd.  
a Texas limited partnership  
By: Peek West Enterprises GP, Inc.  
a Texas corporation  
its general partner

By: Arthur Fant  
President

I, Joseph E. York V, 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.

Joseph E. York V, P.E.  
Professional Engineer No. 124934

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Arthur Fant, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

Print Name \_\_\_\_\_

My commission expires: \_\_\_\_\_

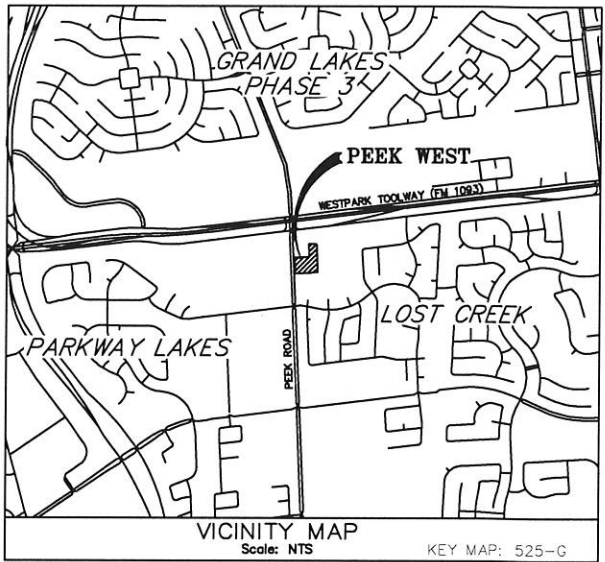
CERTIFICATE FOR SURVEYOR  
I, Chris D. Kalkomey, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, 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 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, South Central Zone (NAD83).

Chris D. Kalkomey  
Registered Professional Land Surveyor  
Texas Registration No. 5889

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PEEK WEST 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  
Title Chair Vice Chairman

By: Patrick Walsh, P.E.  
Secretary



I, Richard W. Stolle, 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 intersecting drainage artery or parent stream or any other area or subdivision within the watershed.

Richard W. Stolle, 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 Preegaze, Commissioner, Precinct 2

Robert E. Habert  
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 registration in my office on \_\_\_\_\_, 2017 at \_\_\_\_\_ o'clock \_\_\_\_\_ in Plot 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.

Laura Richard  
Fort Bend County, Texas

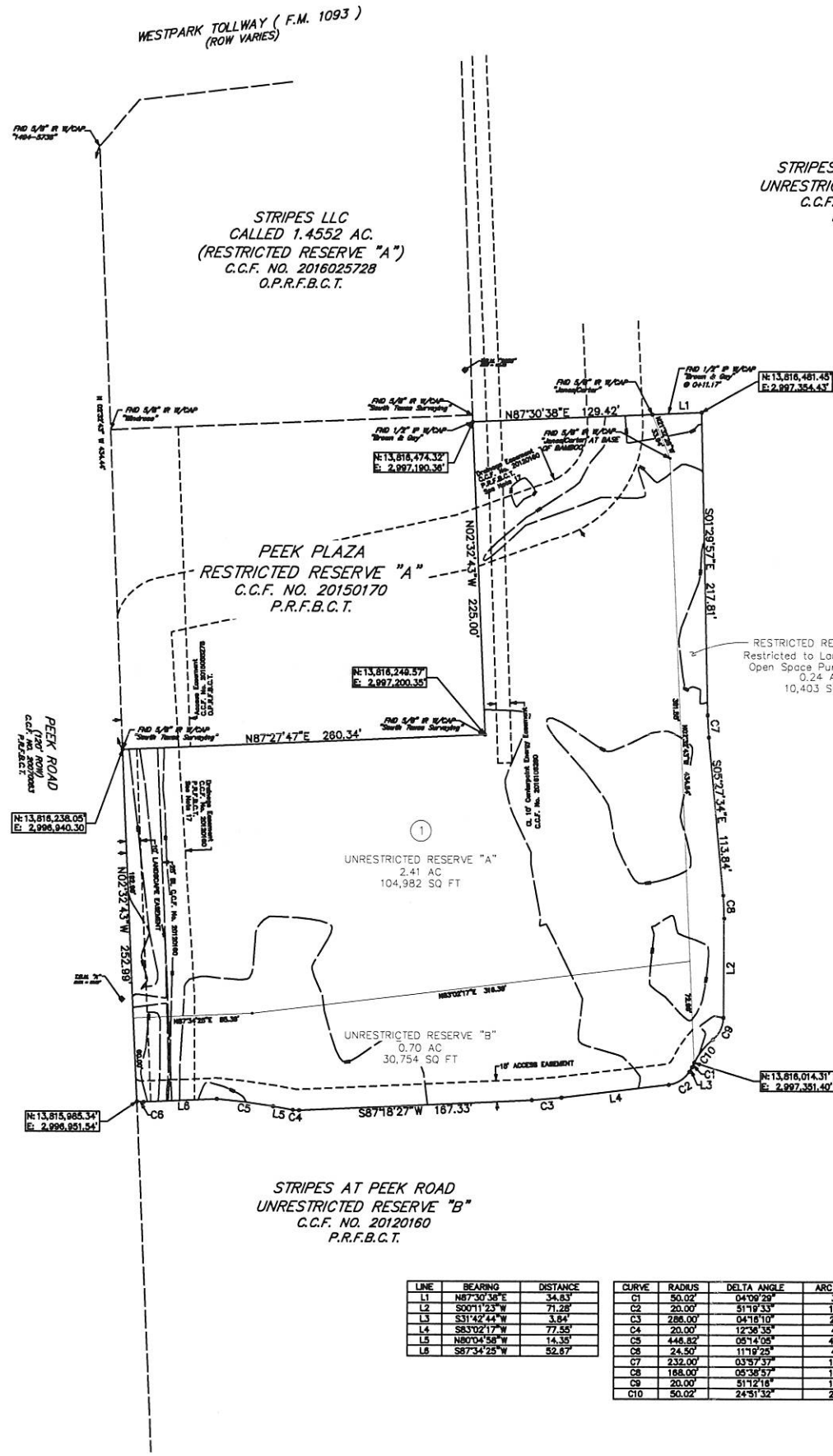
By: \_\_\_\_\_  
Deputy

PEEK WEST  
A SUBDIVISION OF 3.36 ACRES OF LAND  
BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "B" OF STRIPES AT PEEK ROAD  
AS RECORDED IN PLAT No 20120160  
FORT BEND COUNTY PLAT RECORDS  
OUT OF THE  
GEORGE FIELDS SURVEY, A-591  
FORT BEND COUNTY, TEXAS  
0 LOTS 3 RESERVES 1 BLOCK  
JUNE 2017  
REASON FOR REPLAT: TO CREATE 2 UNRESTRICTED RESERVES AND 1 RESTRICTED RESERVE

OWNER:  
PEEK WEST ENTERPRISES, LTD.  
a Texas limited partnership  
7941 KATY FREEWAY, SUITE 1000  
HOUSTON, TEXAS 77024  
713-588-1429

PLANNER/SURVEYOR:  
JONES CARTER  
Texas Board of Professional Engineers Registration No. 6438  
Texas Board of Professional Land Surveyors Registration No. 106654  
8300 West Loop South, Suite 100 • Houston, TX 77025 • 713.779.3333

DISTRICT NAMES	
WCD	N/A
MWD/MUD	FBC MUD No. 50
LD	FBC LD 12
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED ISD
FIRE	FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY E.T.	HOUSTON E.T.
UTILITIES CO.	CENTERPOINT ENERGY



DISTRICT WEST AT PARKWAY LAKES  
UNRESTRICTED RESERVE "A"  
C.C.F. NO. 20150050  
P.R.F.B.C.T.

STRIPES AT PEEK ROAD  
UNRESTRICTED RESERVE "B"  
C.C.F. NO. 20120160  
P.R.F.B.C.T.

STRIPES LLC  
CALLED 1.4552 AC.  
(RESTRICTED RESERVE "A")  
C.C.F. NO. 2016025728  
O.P.R.F.B.C.T.

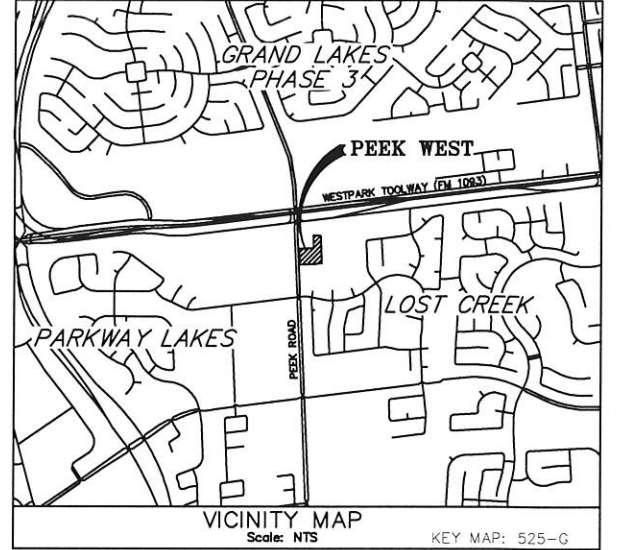
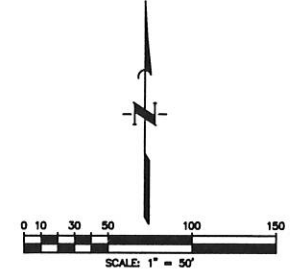
PEEK PLAZA  
RESTRICTED RESERVE "A"  
C.C.F. NO. 20150170  
P.R.F.B.C.T.

STRIPES AT PEEK ROAD  
UNRESTRICTED RESERVE "B"  
C.C.F. NO. 20120160  
P.R.F.B.C.T.

STRIPES AT PEEK ROAD  
UNRESTRICTED RESERVE "B"  
C.C.F. NO. 20120160  
P.R.F.B.C.T.

LINE	BEARING	DISTANCE
L1	N87°30'38"E	34.53'
L2	S00°11'23"W	71.28'
L3	S31°42'44"W	3.84'
L4	S83°02'17"W	77.55'
L5	N80°04'38"W	14.35'
L6	S87°34'25"W	52.87'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.02'	04°09'29"	3.63'	S24°27'22"W	3.63'	1.82'
C2	20.00'	51°19'33"	17.82'	N57°22'31"E	17.32'	8.61'
C3	286.00'	04°18'10"	21.31'	S85°10'22"W	21.31'	10.58'
C4	20.00'	12°38'35"	4.40'	N86°23'18"W	4.36'	2.21'
C5	448.82'	08°14'05"	40.82'	N82°42'01"W	40.81'	20.43'
C6	24.50'	11°19'25"	4.84'	N86°45'33"W	4.83'	2.43'
C7	232.00'	03°57'57"	18.04'	S03°28'46"E	18.03'	8.02'
C8	188.00'	05°38'57"	18.58'	S02°38'05"E	18.56'	8.29'
C9	20.00'	31°12'18"	17.87'	S25°47'31"W	17.28'	8.58'
C10	50.02'	24°51'32"	21.70'	S38°57'53"W	21.53'	11.02'



- General Notes
- BL ..... "Building Line"
  - ESMT ..... "Easement"
  - CCF ..... "County Clerk's File"
  - HL&S ..... "Houston Lighting and Power Company"
  - IP ..... "Iron Pipe"
  - IR ..... "Iron Road"
  - No ..... "Number"
  - P.R.F.B.C.T. .... "Plot Records Fort Bend County Texas"
  - O.P.R.F.B.C.T. .... "Official Public Records Fort Bend County Texas"
  - ROW ..... "Right-of-Way"
  - Sq Ft ..... "Square Feet"
  - ..... "Set 3/4-Inch Iron With Cap Stamped 'Jones/Carter' as Per Certification"
- All building lines along street rights-of-way as shown on the plat.
  - Unless otherwise indicated, the building lines (BL), 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.
  - There are no pipeline easements within the platted area.
  - Stakeouts shall be built or caused to be built not less than five feet 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.
  - PEEK WEST lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
  - The top of all floor slabs shall be a minimum of 102.85 feet (NAVD 85). Regardless of the minimum slab elevation shown, 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 coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to survey by applying the following combined scale factor: 0.99997284.
  - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Ordinance Manual which allows street ponding with intense rainfall events.
  - All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of drainage facility.
  - According to the Flood Insurance Rate Map (FIRM) No. 48157C0110L for Fort Bend County, Texas effective April 2, 2014 this section is located in Unshaded Zone "X". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
  - 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 painted wooden fences along the perimeter and back to back easements and alongside rac lot 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 painted wooden fences back up, but generally will not replace with new fencing.
  - Elevations shown hereon are based on HGCSD 87 monument, located from the intersections of FM 1003, FM 359 and FM 1483, approximately 8.0 miles south of Katy, east on FM 1093 for 3.75 miles to the station on the left. The station is a punch mark in the top of a stake driven into the ground and holds a 1" PVC pipe that is 20 feet long filled with grease that is encased in a 5" PVC pipe with a logo cap stamped "HGCSD 87 1988". The rod is recessed 0.1 meter below the ground, 54.5 feet west of the centerline of FM 1003, 54.3 feet west of the center of dirt drive, 14.8 feet south-southwest of the south leg of sign and 4.2 feet southeast of a wooden fence, with a published elevation of 98.10, (NAVD88). Temporary Benchmark "2258" being a chiseled "X" located in the concrete curb in the southeast corner of the Stripes convenient store parking lot, being ±17.5' North of a brick dumpster enclosure. Elevation = 101.67 (NAVD88). Temporary Benchmark "A" being a chiseled "X" located on the NW corner of a storm inlet, shown hereon. Elevation = 98.67
  - All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the combined adjustment factor: 0.99997284.
  - All property to drain into the drainage easement only through an approved drainage structure.
  - Contours shown hereon are based upon NAVD88 datum.
  - The existing drainage easement shown on the face of the plat is temporary and will be abandoned upon development of the site. The drainage easement will be modified by the property owner.
  - 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.

**PEEK WEST**  
A SUBDIVISION OF 3.36 ACRES OF LAND  
BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "B" OF  
STRIPES AT PEEK ROAD  
AS RECORDED IN PLAT No 20120160  
FORT BEND COUNTY PLAT RECORDS  
OUT OF THE  
GEORGE FIELDS SURVEY, A-591  
FORT BEND COUNTY, TEXAS  
0 LOTS 3 RESERVES 1 BLOCK  
JUNE 2017  
REASON FOR REPLAT: TO CREATE 2 UNRESTRICTED RESERVES  
AND 1 RESTRICTED RESERVE

OWNER:  
PEEK WEST ENTERPRISES, LTD.  
a Texas limited partnership  
7941 KATY FREEWAY, SUITE 1000  
HOUSTON, TEXAS 77024  
713-588-1429

PLANNER/SURVEYOR:  
**JONES CARTER**  
Texas Board of Professional Engineers Registration No. 4-423  
Surveying License No. 20042  
6300 West Loop South, Suite 100 - Houston, TX 77057 - 713.797.2317