

**PLAT RECORDING SHEET**

**PLAT NAME:** Cinco Rose Commercial

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

**ACREAGE:** 8.130

**LEAGUE:** J. R. Foster Survey, Brooks and Burleson Survey

**ABSTRACT NUMBER:** 574, 144

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 4

**OWNERS:** 1093CR, LLC and Terrabrook Cinco Ranch Southwest, LP

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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, 1093CR, LLC., acting by and through Richard Rainer and Clay McDaniel, Managers, and Terrabrook Cinco Ranch Southwest, LLC, a Delaware limited liability company, acting by and through Alan F. Bauer, its Senior Vice President, hereinafter referred to as Owners of the 8.130 acre tract described in the above and foregoing map of CINCO ROSE COMMERCIAL, 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 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 total 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 plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for 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 shall hereby be 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 obutting 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 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 WHEREOF, 1093CR, LLC., has caused these presents to be signed by Richard Rainer and Clay McDaniel, Managers thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2017.

BY: 1093CR, LLC.

By: \_\_\_\_\_  
Richard Rainer  
Manager

By: \_\_\_\_\_  
Clay McDaniel  
Manager

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Richard Rainer, and Clay McDaniel, Managers of 1093CR, LLC., 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.

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

\_\_\_\_\_  
Notary Public in and for the  
State of Texas

My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, Terrabrook Cinco Ranch Southwest, LLC, a Delaware limited liability company, has caused these presents to be signed by Alan F. Bauer, its Senior Vice President thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2017.

Terrabrook Cinco Ranch Southwest, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Alan F. Bauer  
Senior Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Alan F. Bauer, Senior Vice President of Terrabrook Cinco Ranch Southwest, LLC, a Delaware limited liability company, known to me to be the persons 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 the \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas

My Commission Expires: \_\_\_\_\_

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CINCO ROSE COMMERCIAL in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this the

\_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Martha L. Stein or M. Sonny Garza  
Chair Vice Chairman

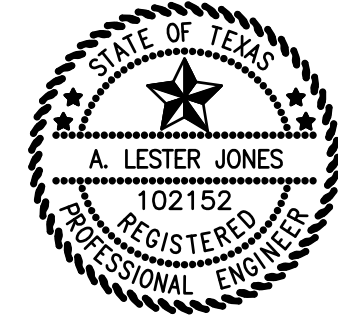
By: \_\_\_\_\_  
Patrick Walsh, P.E.  
Secretary

I, Ronald Patrick Kell, 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 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.

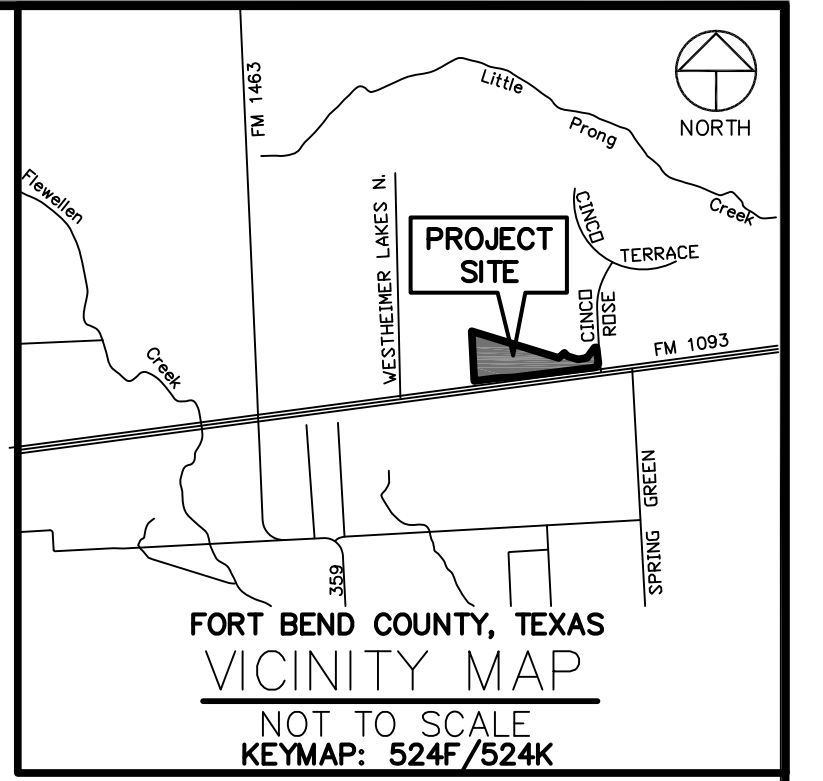


\_\_\_\_\_  
Ronald Patrick Kell  
Registered Professional Land Surveyor  
Texas Registration No. 6424

I, Lester Jones, a Professional Engineer registered the State of Texas to do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.



\_\_\_\_\_  
Name: Lester Jones  
Texas Registration No. 102152  
ALJ-Lindsey, LLC



I, Richard W. Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat 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 is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery, parent stream, or 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, 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 No. \_\_\_\_\_ 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

**CINCO ROSE COMMERCIAL**  
A SUBDIVISION OF 8.130 AC. / 354,129 SQ. FT. OF LAND  
SITUATED IN THE J.R. FOSTER SURVEY, A-574,  
AND THE BROOKS AND BURLESON SURVEY, A-144,  
FORT BEND COUNTY, TEXAS

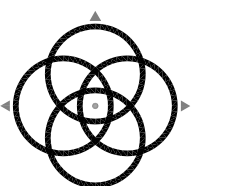
1 BLOCK 4 RESERVES

DECEMBER 2017

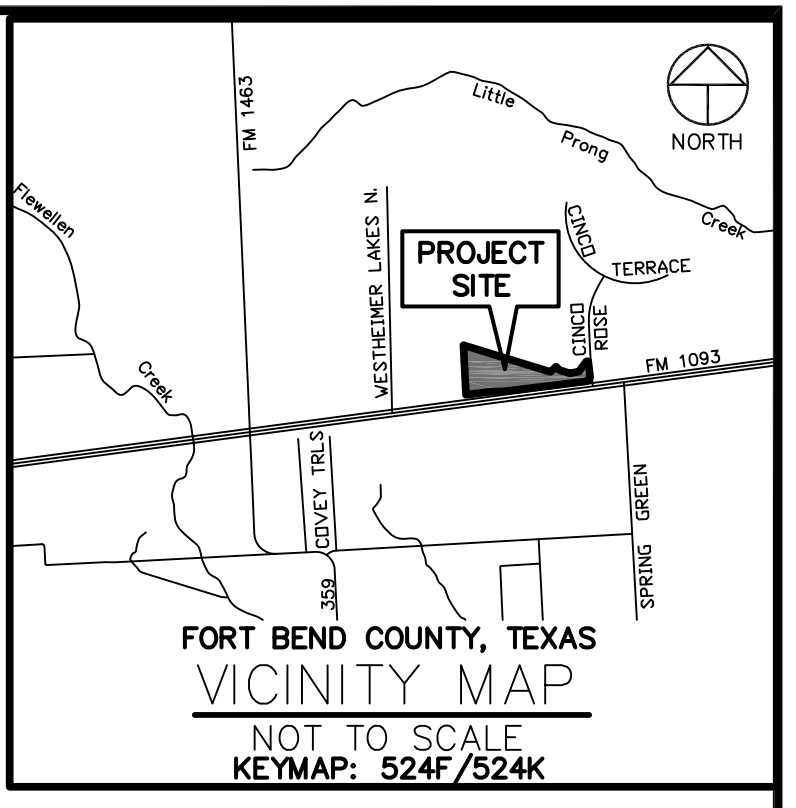
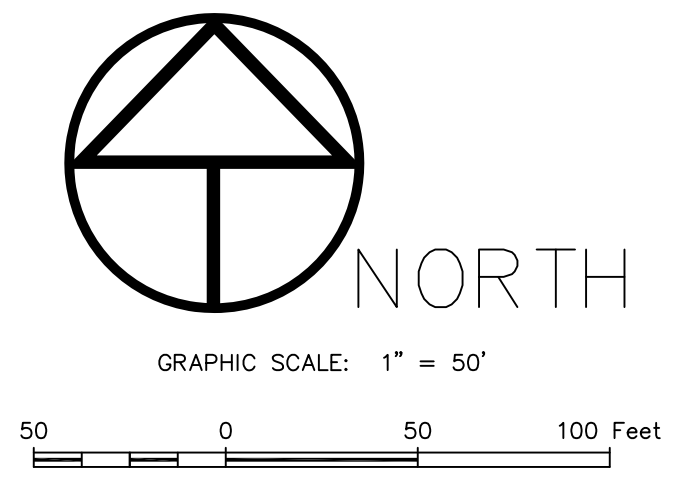
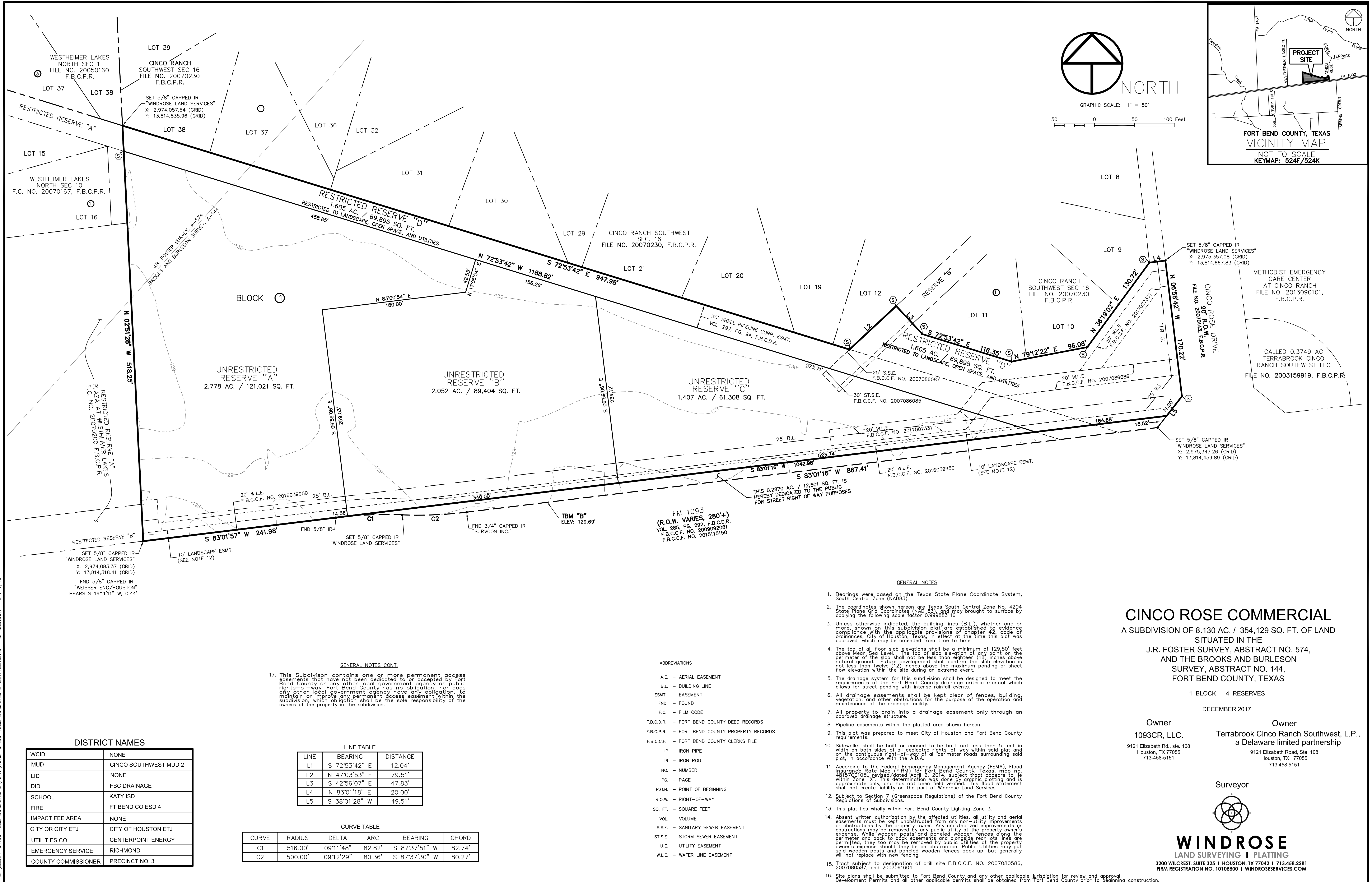
Owner  
1093CR, LLC.  
9121 Elizabeth Rd., ste. 108  
Houston, TX 77055  
713-458-5151

Owner  
Terrabrook Cinco Ranch Southwest, LLC,  
a Delaware limited liability company  
9121 Elizabeth Rd., ste. 108  
Houston, TX 77055  
713-458-5151

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATING  
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



UNRESTRICTED RESERVE "A"  
2.778 AC. / 121,021 SQ. FT.

UNRESTRICTED RESERVE "B"  
2.052 AC. / 89,404 SQ. FT.

UNRESTRICTED RESERVE "C"  
1.407 AC. / 61,308 SQ. FT.

RESTRICTED RESERVE "D"  
1.605 AC. / 69,895 SQ. FT.  
RESTRICTED TO LANDSCAPE, OPEN SPACE, AND UTILITIES

**GENERAL NOTES**

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- The 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: 0.99983116.
- 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, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- The top of all floor slab elevations shall be a minimum of 129.50' 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 natural ground. Future development shall confirm the slab elevation is not less than twelve (12) inches above the maximum ponding or sheet flow elevation within the site during an extreme event.
- The drainage system for this subdivision shall be designed to meet the requirements of the 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.
- Pipeline easements within the platted area shown hereon.
- This plat was prepared to meet City of Houston and Fort Bend County requirements.
- Sidewalks shall be built or caused to be built not less than 5 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.
- According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, map no. 48157C0105L, revised/dated April 2, 2014, subject tract appears to lie within Zone X. This determination was done by graphic plotting and is approximate only, and has not been field verified. This flood statement shall not create liability on the part of Windrose Land Services.
- Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
- This plat lies wholly within Fort Bend County Lighting Zone 3.
- 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.
- Tract subject to designation of drill site F.B.C.C.F. NO. 2007080586, 2007080587, and 2007091604.
- 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.

**GENERAL NOTES CONT.**

17. This Subdivision contains one or more permanent access easements that have not been dedicated to or accepted by Fort Bend County or any other local government agency as public rights-of-way. Fort Bend County has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of the property in the subdivision.

**ABBREVIATIONS**

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

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 72°53'42" E	12.04'
L2	N 47°03'53" E	79.51'
L3	S 42°56'07" E	47.83'
L4	N 83°01'18" E	20.00'
L5	S 38°01'28" W	49.51'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	516.00'	09°11'48"	82.82'	S 87°37'51" W	82.74'
C2	500.00'	09°12'29"	80.36'	S 87°37'30" W	80.27'

**DISTRICT NAMES**

WCID	NONE
MUD	CINCO SOUTHWEST MUD 2
LID	NONE
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE	FT BEND CO ESD 4
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	RICHMOND
COUNTY COMMISSIONER	PRECINCT NO. 3

**CINCO ROSE COMMERCIAL**

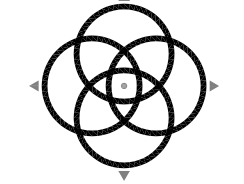
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1 BLOCK 4 RESERVES  
DECEMBER 2017

Owner  
**1093CR, LLC.**  
9121 Elizabeth Rd., Ste. 108  
Houston, TX 77055  
713-458-5151

Owner  
**Terrabrook Cinco Ranch Southwest, L.P.,**  
a Delaware limited partnership  
9121 Elizabeth Road, Ste. 108  
Houston, TX 77055  
713.458.5151

Surveyor



**WINDROSE**  
LAND SURVEYING & PLATTING  
3200 WILCREST, SUITE 325 I HOUSTON, TX 77042 I 713.458.2281  
FIRM REGISTRATION NO. 101088001 WINDROSESERVICES.COM

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