

PLAT RECORDING SHEET

PLAT NAME: Twin Oaks Village Sec. 15 Partial Replat No. 1

PLAT NO: _____

ACREAGE: 1.9406

LEAGUE: Benjamin Orsburn Survey

ABSTRACT NUMBER: 390

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Hiren Investment, Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF HARRIS

WE, HIRN INVESTMENTS, INC., ACTING BY AND THROUGH HIRN PATEL, PRESIDENT, OWNERS HERETOFORE REFERRED TO AS OWNERS OF THE 1.9406 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TWIN OAKS VILLAGE, SEC 15 PARTIAL REPLAT NO. 1, MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP 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") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS, OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER 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, HEREOF, 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 DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED, HEREOF, 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, 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, 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 AND ALL 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 WAYS IS 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 ADJUTING 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 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, HIRN INVESTMENT, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY HIRN PATEL, PRESIDENT, THIS _____ DAY OF _____ 2018.

HIRN INVESTMENT, INC.

BY: _____
HIRN PATEL, PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

ON THIS THE _____ DAY OF _____ 2018, BEFORE ME APPEARED HIRN PATEL, PRESIDENT OF HIRN INVESTMENT, INC. 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, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WE, GREEN BANK, N.A., OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS TWIN OAKS VILLAGE, SEC 15 PARTIAL REPLAT NO. 1, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2017056730 AND 2017056731, RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

GREEN BANK, N.A.

BY: _____

STATE OF TEXAS

COUNTY OF HARRIS

ON THIS THE _____ DAY OF _____ 2018, BEFORE ME APPEARED _____, PRESIDENT OF GREEN BANK, N.A., 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, AND AS THE ACT AND DEED OF SAID BANKING ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2018.

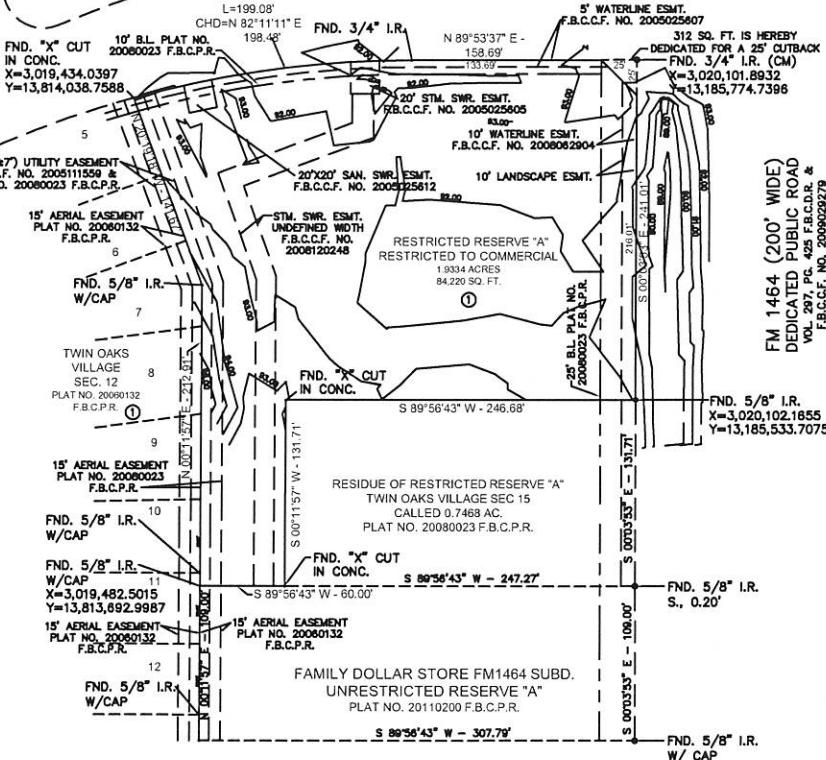
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

TWIN OAKS VILLAGE
SEC. 10
PLAT NO. 20060078
F.B.C.P.R.

TWIN OAKS VILLAGE
COMMERCIAL RESERVE NO. 3
RESTRICTED RESERVE "A"
RESTRICTED TO COMMERCIAL

ORCHID RIDGE LANE (90' R.O.W.)
DEDICATED PUBLIC ROAD
PLAT NO. 20050078 F.B.C.P.R.

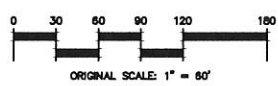


FM 1464 (200' WIDE)
DEDICATED PUBLIC ROAD
VOL. 297, PG. 425 F.B.C.D.R. &
F.B.C.C.F. NO. 2006029279

NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD 83, AND MAY BE CONVERTED TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR OF 0.999870017.
- 2.) ALL BEARINGS ARE BASED ON THE EAST LINE OF TWIN OAKS VILLAGE, SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED UNDER FILE NO. 20050078, IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 3.) THIS TRACT IS SHOWN TO BE WITHIN ZONE "X" (UNSHADED) AS PER FLOOD RATE MAP NUMBER 4815700130 L, DATED APRIL 02, 2014.
- 4.) THIS PROPERTY LIES WITHIN BIG OAKS MUNICIPAL UTILITY DISTRICT.
- 5.) THIS PROPERTY LIES WITHIN HOUSTON EXTRATERRITORIAL JURISDICTION.
- 6.) 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.
- 7.) ALL KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLAT BOUNDARY ARE SHOWN HEREON.
- 8.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.50 FEET ABOVE MEAN SEA LEVEL. THE TOP OF ALL SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- 9.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 10.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INTERGITY TITLE COMPANY, LLC, JOB NO. 1728313A, DATED SEPTEMBER 19, 2017, EFFECTIVE DATE SEPTEMBER 4, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 11.) THIS SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE NO. L23.
- 12.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') 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.
- 13.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 14.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 15.) NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THERE ARE NO NEW EASEMENTS CREATED BY THIS REPLAT.
- 16.) THIS SUBDIVISION IS SUBJECT TO RESTRICTED COVENANTS FILED AS SET OUT UNDER PLAT NO. 20060023 F.B.C.P.R. AND CLERK'S FILE NO. 2006118068, 2006101113, 2006101977, 2012003384, 2012003385, AND 2012068872 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- 17.) THIS PLAT IS SUBJECT TO NON-EXCLUSIVE EASEMENTS AS SHOWN IN MEMORANDUM OF LEASE, RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2006101113 AND CORRECTED IN 2006120246.

| DISTRICT NAMES: | |
|---------------------|------------------|
| W.C.D. | N/A |
| M.U.D. | BIG OAKS MUD |
| L.I.D. | N/A |
| F.B.C.D. | N/A |
| SCHOOL | FORT BEND I.S.D. |
| IND. FEE AREA | F.B.E.S.D. NO. 4 |
| CITY OR CITY E.T.U. | HOUSTON E.T.U. |
| UTILITIES CO. | CENTERPOINT |

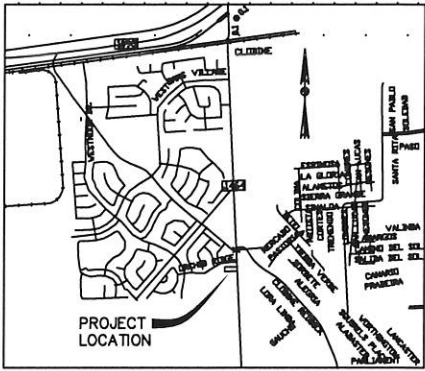


GENERAL NOTES:
"BL" ——— INDICATES BUILDING LINE.
"U.E." ——— INDICATES UTILITY EASEMENT.
"W.L.E." ——— INDICATES WATER LINE EASEMENT.
"STM. SWR. ESMT." ——— INDICATES STORM SEWER EASEMENT.
"A.E." ——— INDICATES AERIAL EASEMENT.
"S.S.E." ——— INDICATES SANITARY SEWER EASEMENT.
"F.B.C.P.R." ——— INDICATES FORT BEND COUNTY PLAT RECORDS
"F.B.C.C.F." ——— INDICATES FORT BEND COUNTY OFFICIAL RECORDS

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF TWIN OAKS VILLAGE, SEC 15 PARTIAL REPLAT NO. 1, 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 _____ 2018.

BY: _____ OR _____
MARTHA L. STEIN SONNY GARZA
CHAIR VICE CHAIRMAN

BY: _____
PATRICK WALSH, P.E.
SECRETARY



VICINITY MAP N.T.S. KEY MAP 527J

I, RICHARD W. STOLLES, THE 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. STOLLES, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE FORT BEND COUNTY COMMISSIONERS' COURT THIS _____ DAY OF _____ 2018.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HERBERT
COUNTY JUDGE

W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

STATE OF TEXAS

COUNTY OF FORT BEND

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 _____ 2018 AT _____ O'CLOCK _____ M. IN PLAT NO. _____ OF THE PLAT 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, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

**TWIN OAKS VILLAGE
SEC 15 PARTIAL
REPLAT NO 1**
BEING A SUBDIVISION OF 1.9406 ACRES, AND A
PARTIAL REPLAT OF RESTRICTED RESERVE "A", TWIN
OAKS SEC. 15, AS RECORDED IN PLAT NO. 20080023
F.B.C.P.R., LOCATED IN FORT BEND COUNTY, TEXAS.
(REASON FOR REPLAT IS TO SUBDIVIDE RESERVE "A")

1 RESERVE 1 BLOCK 0 LOTS
SCALE: 1" = 60' DATE: JANUARY 2018

OWNER: HIRN INVESTMENT, INC.
13574 BELLAIRE BLVD., HOUSTON, TX. 77083
PHONE 281-235-4523

CENTURY ENGINEERING, INC.
3030 S. GESSNER BLVD. SUITE 100 HOUSTON, TEXAS 77058 (713) 780-0671

CEI Job No. 17012-00 SHEET 1 OF 1

BERNARD F. JOHNSON R.P.L.S.
TEXAS REGISTRATION NO. 4314



I, BERNARD F. JOHNSON, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

BERNARD F. JOHNSON
TEXAS REGISTERED PROFESSIONAL ENGINEER
NO. 28430

