

**PLAT RECORDING SHEET**

**PLAT NAME:** Cinco Ranch Gaston Reserves Replat No. 1

\_\_\_\_\_

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

**ACREAGE:** 1.6985

\_\_\_\_\_

**LEAGUE:** S. M. Williams Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 347

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 2

\_\_\_\_\_

**OWNERS:** KDP Ventures, LP, a Texas Limited Partnership

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

STATE OF TEXAS

COUNTY OF FORT BEND COUNTY

WE, KDP VENTURES, LP, A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH KEVIN PISHKAR, PRESIDENT OF KDP MANAGEMENT, INC. IT'S GENERAL PARTNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 1.6985 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CINCO RANCH-GASTON RESERVES REPLAT NO. 1, 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 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, DRAWS 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 AND ALL TIMES FOR THE PURPOSES 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 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 ANY BUILDINGS, STRUCTURES, 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, 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 OR AMENDING PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FUTHER CERTIFY THAT NO PORTION OF THE AREA COVERED BY THE PREVIOUS PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, KDP VENTURES, LP, A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEVIN PISHKAR, PRESIDENT OF KDP MANAGEMENT, INC., IT'S

GENERAL PARTNER, HEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

KDP VENTURES, LP, A TEXAS LIMITED PARTNERSHIP

BY: KDP MANAGEMENT, INC., IT'S GENERAL PARTNER

BY: \_\_\_\_\_

KEVIN PISHKAR, PRESIDENT

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEVIN PISHKAR, PRESIDENT, 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 SET OUT, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

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

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

WE, COMPASS BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CINCO RANCH-GASTON RESERVES REPLAT NO. 1, AGAINST THE PROPERTY DESCRIBED INSTRUMENT OF RECORD IN THE CLERKS FILE NO. 2012113500 AND 2012113501, OF THE O.P.R.O.R.P. OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

APPEARED \_\_\_\_\_ 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 SET OUT.

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

PRINTED NAME: \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, CHAD J. ZORN, 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.

CHAD J. ZORN, P.E.  
TEXAS REGISTRATION NO. 100200

I, RANDY S. MCCLENDON, 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 (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.

RANDY S. MCCLENDON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4079

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CINCO RANCH-GASTON RESERVES 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

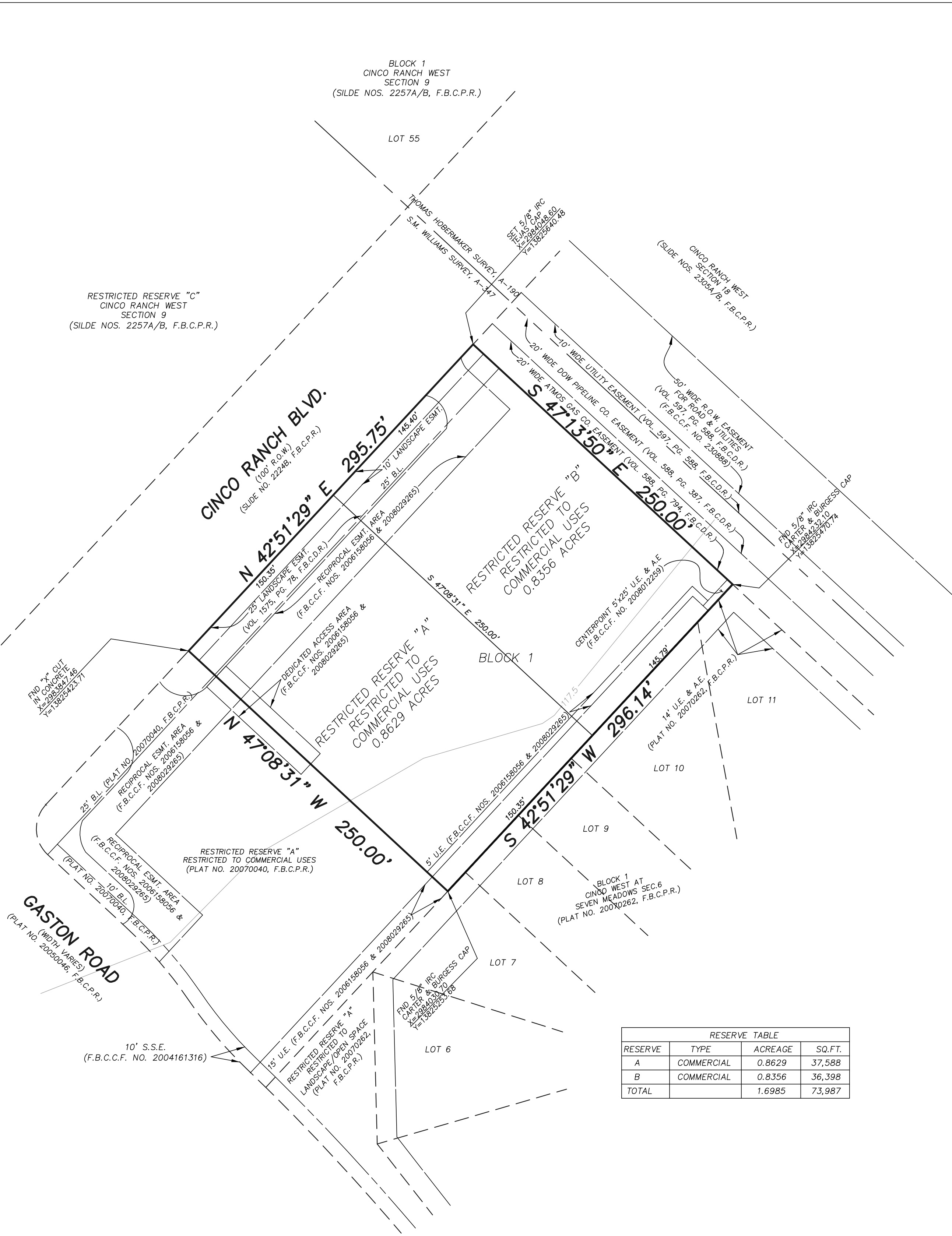
THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_ OR BY: \_\_\_\_\_  
MARTHA L. STEIN, CHAIR M. SONNY GARZA, VICE CHAIRMAN

BY: \_\_\_\_\_  
PATRICK WALSH, P.E.  
SECRETARY

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD'83.
2. 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 COMBINED SCALE FACTOR 1.00013.
3. THIS PROPERTY LIES IN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48157C0110L, EFFECTIVE DATE APRIL 2, 2014.
4. 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.
5. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
6. ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
7. EXISTING SHEET FLOW DRAINAGE PATTERNS WITHIN THIS SUBDIVISION SHALL NOT BE IMPEDED BY BUILDERS.
8. THE 100 YEAR FLOOD PLAIN ELEVATION IS 113.00 FEET ABOVE MEAN SEA LEVEL. THE MINIMUM BUILDING SLAB ELEVATIONS SHALL BE 1.5 FEET ABOVE THE 100 YEAR FLOOD ELEVATION OR 1 FOOT ABOVE MAXIMUM ONSITE PONDING OR 1.5 FEET ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. THE TOP OF ALL FLOOR SLAB ELEVATIONS SHALL BE MINIMUM OF 119.00 FEET ABOVE MEAN SEA LEVEL.
9. LOCAL BENCHMARK: BOX CUT ON A "C" INLET ON THE SOUTHEAST SIDE OF CINCO RANCH BLVD. APPROXIMATELY 300 FEET NORTH OF GASTON RD. ELEVATION = 120.79 (NAVD'88, 2001 ADJUSTMENT)
10. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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.
11. 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.
12. ALL PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.



RESERVE TABLE			
RESERVE	TYPE	ACREAGE	SQ.FT.
A	COMMERCIAL	0.8629	37,588
B	COMMERCIAL	0.8356	36,398
TOTAL		1.6985	73,987

#### LEGEND

B.L.  
U.E.  
S.S.E.  
STM. S.E.  
W.L.E.  
A.E.  
D.E.  
L.E.  
ESMT.  
I.R.C.  
R.O.W.  
V.C.  
NO.  
F.B.C.D.R.  
F.B.C.C.F.  
F.B.C.P.R.  
O.P.R.O.R.P.

BUILDING LINE  
UTILITY EASEMENT  
SANITARY SEWER EASEMENT  
STORM SEWER EASEMENT  
WATER LINE EASEMENT  
AERIAL EASEMENT  
DRAINAGE EASEMENT  
LANDSCAPE EASEMENT  
EASEMENT  
CAPPED IRON ROD  
RIGHT OF WAY  
VOLUME  
PAGE  
NUMBER  
FORT BEND COUNTY DEED RECORDS  
FORT BEND COUNTY CLERKS' FILE  
FORT BEND COUNTY PLAT RECORDS  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY



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 COMMISSIONER'S 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
VINCENT M. MORALES, JR. GRADY PRESTAGE  
COMMISSIONER, PRECINCT 1 COMMISSIONER, PRECINCT 2

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
ROBERT E. HEBERT JAMES PATTERSON  
COUNTY JUDGE COMMISSIONER, PRECINCT 4

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
W.A. "ANDY" MEYERS JAMES PATTERSON  
COMMISSIONER, PRECINCT 3 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 \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN PLAT NO. \_\_\_\_\_ 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: \_\_\_\_\_ BY: \_\_\_\_\_  
LAURA RICHARD, COUNTY CLERK JAMES PATTERSON  
FORT BEND COUNTY, TEXAS COMMISSIONER, PRECINCT 4

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY DEPUTY

## CINCO RANCH GASTON RESERVES REPLAT NO 1

A SUBDIVISION OF 1.6985 ACRES  
BEING A REPLAT OF  
RESTRICTED RESERVE "B"  
CINCO RANCH-GASTON RESERVES  
(PLAT NO. 20070040, F.B.C.P.R.)  
IN THE S.M. WILLIAMS SURVEY  
ABSTRACT NO. 347  
FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:  
TO CREATE TWO RESERVES

1 BLOCK 0 LOTS 2 RESERVES  
MAY 18, 2018 TF/44/44-1803P  
OWNER:

KDP VENTURES, LP  
A TEXAS LIMITED PARTNERSHIP  
KEVIN PISHKAR, PRESIDENT  
25827 CINCO RANCH BLVD  
KATY, TX 77494-3268

ENGINEER: (832) 656-1817 SURVEYOR:

CITYLYNX, INC  
FIRM NO. F-19525  
CHAD J. ZORN, PE  
14041 WEST RD, SUITE 200  
HOUSTON, TX 77041  
(832) 395-2245

TEJAS SURVEYING, INC.  
FIRM NO. 10031300  
RANDY S. MCCLENDON, RPLS  
1810 FIRST OAKS STREET, SUITE 220  
RICHMOND, TEXAS 77406  
(281) 240-9099