

**PLAT RECORDING SHEET**

**PLAT NAME:** Dewberry Holmes Commercial Corner

\_\_\_\_\_

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

**ACREAGE:** 4.0030

\_\_\_\_\_

**LEAGUE:** Samuel Isaacs League

\_\_\_\_\_

**ABSTRACT NUMBER:** 35

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** Clay Shock, individually, and dba Shock Storage

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

STATE OF TEXAS:  
COUNTY OF FORT BEND:

I, Clay Shock, individually, and d/b/a Shock Storage, Owner, hereinafter referred to as Owner of the 4.0030 acre tract described in the above and foregoing map of DEWBERRY HOLMES COMMERCIAL CORNER, do hereby make and establish said subdivision and development plan 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 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 line 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 bays, 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 time 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 operation 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 to comply with this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

WITNESS MY HAND IN THE COUNTY OF \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

By: \_\_\_\_\_  
Clay Shock, individually, and d/b/a Shock Storage

STATE OF TEXAS:

COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared Clay Shock, individually, and d/b/a Shock Storage, 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 \_\_\_\_\_, 2018.

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

My Commission Expires \_\_\_\_\_ Notary Public

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



#### NOTES:

- 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 0.99987678226.
- 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-0120 L, EFFECTIVELY DATED APRIL 2, 2014, REVISED BY LETTER OF MAP REVISION DATED OCTOBER 18, 2016, THIS PROPERTY LIES PARTIALLY IN SHADDED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AND PARTIALLY IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED. THE BASE FLOOD ELEVATION FOR THIS SITE IS 88.0.
- 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) SHALL BE A MINIMUM OF 60.50 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.
- CONTOURS SHOWN HEREON ARE FROM A SURVEY ON THIS TRACT PERFORMED IN THE FIELD ON JULY 23, 2017. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, LAMAR C.L.S.D., AND FORT BEND COUNTY, TEXAS.
- 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.
- 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.
- THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L23.
- INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
- THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.
- SEWERAGE 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.U.L.A.
- 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.
- 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 ROAD 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.
- 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.
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN VOL. 468, PG. 781 OF THE DEED RECORDS OF FORT BEND COUNTY.

We, The First State Bank, Louise, owner and holder of a lien against the property described in the plot known as DEWBERRY HOLMES COMMERCIAL CORNER, in instruments of record in Fort Bend County Clerk's File Nos. 2017073072, 2017073071, 2017104521, and 2018076220, do hereby in all things subordinate to said plot lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

This \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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

Attest: \_\_\_\_\_

By: \_\_\_\_\_  
(Print Name and Title)

(Print Name and Title)

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_

and \_\_\_\_\_ of The First State Bank, Louise, 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 stated, and on 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 \_\_\_\_\_ Notary

ACREAGE  
BETTY KRENEK SCHEURICH  
14.00 ACRES  
(VOL. 2151, PG. 1287; F.B.C.D.R.)

UNRESTRICTED  
RESERVE "A"  
3.7968 ACRES  
(165,388 SQ. FT.)

ACREAGE  
THOMAS C. MAYO AND WIFE,  
RITA MAYO  
10.0173 ACRES  
(VOL. 2216, PG. 1052; F.B.C.D.R.)

SAMUEL ISAACS LEAGUE  
ABSTRACT NO. 35

I, Brian Nesvada, 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 Nesvada, R.P.L.S.  
Texas Registration No. 5778



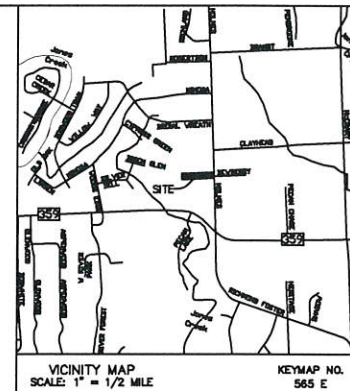
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of DEWBERRY HOLMES COMMERCIAL CORNER, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_ OR By: \_\_\_\_\_  
Martha L. Stain, Chair M. Sonny Garza, Vice-Chairman

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

#### LEGEND

- B.L. - BUILDING LINE
- 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
- SAN - SANITARY
- ST. S. E. - STORM SEWER EASEMENT
- S.O. FT. - RIGHT OF WAY
- V/ - SQUARE FEET
- WITH



#### GRAPHIC SCALE



I, RICHARD W. STOLLER, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES 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. STOLLER, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS 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

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 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

## DEWBERRY HOLMES COMMERCIAL CORNER

A SUBDIVISION OF A  
4.0030 ACRE TRACT OF LAND  
IN THE SAMUEL ISAACS LEAGUE,  
ABSTRACT NO. 35,  
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE 0 LOTS

~ OWNER ~

CLAY SHOCK, INDIVIDUALLY, AND d/b/a SHOCK STORAGE

2715 Holmes Road  
Richmond, Texas 77406  
PHONE: 281.841.0000

~ ENGINEER / SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY

12718 Century Drive  
Stafford, Texas 77477

PHONE: 281.481.8585 FAX: 281.481.8585  
SURVEYING FIRM NO. 10110000 / ENGINEERING FIRM NO. F-8906

www.team-civil.com

JOB NO. 1068-4

JUNE 29, 2018