

# PLAT RECORDING SHEET

**PLAT NAME:** Summer Lakes Plaza

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

**ACREAGE:** 3.4519

**LEAGUE:** Wm. Lusk Survey

**ABSTRACT NUMBER:** 276

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

**OWNERS:** Fei Lung Chan

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

STATE OF TEXAS  
COUNTY OF FORT BEND

I, Fei Lung Chan, owner of the 3.4519 acre tract described in the above and foregoing map of SUMMER LAKES PLAZA, do hereby make and establish said subdivision and development plot 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), 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 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 five feet (5' 0"), for twenty feet (20' 0") ground easements or seven feet, (7' 0") for sixteen feet (16' 0") 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. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals thirty feet (30' 0") 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 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 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 the 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, We 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 tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

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 bayous, creeks, gullies, ditches, drains 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, 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.

We further acknowledge that the dedications and/or easements made herein are proportional to the impact of the subdivision upon the public services required in order that the development will conform with the present and future growth needs of the City and the County, we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or easements made herein.

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 and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004.

WITNESS my hand in the City of \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2018.

OWNER  
Fei Lung Chan

By: \_\_\_\_\_  
Fei Lung Chan, Individual

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Fei Lung Chan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the  
State of T E X A S

I, Robert L. Boelsche, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

Robert L. Boelsche, Registered Professional Land Surveyor  
Texas Registration No. 4446

I, Jared R. Bowlin, 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.

\_\_\_\_\_  
Registered Professional Engineer  
Texas Registration No. \_\_\_\_\_

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of SUMMER LAKES PLAZA in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_ James Urbish, Chairman  
By: \_\_\_\_\_ Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of SUMMER LAKES PLAZA in conformance with the laws of the State of Texas and the ordinance of the City of Rosenberg as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_ William Benton, Mayor  
By: \_\_\_\_\_ Danyel Swint, City Secretary

### GENERAL NOTES

- AC. indicates Acre.  
A.E. indicates Aerial Easement.  
B.L. indicates Building Line.  
ESMT. indicates Easement.  
F.B.C.C.F. indicates Fort Bend County Clerk's File.  
F.B.C.D.R. indicates Fort Bend County Deed Records.  
F.B.C.P.R. indicates Fort Bend County Plat Records.  
FND. indicates Found.  
H.L. & P. indicates Houston Lighting & Power.  
IP indicates Iron Pipe.  
IR indicates Iron Rod.  
L.S.E. indicates Landscape Easement.  
O.P.R.O.R.P. indicates Official Public Records of Real Property.  
R.O.W. indicates Right-Of-Way.  
Nos. indicates Numbers.  
N.T.S. indicates Not To Scale.  
VOL. indicates Volume.  
PG. indicates Page.  
POB indicates Point Of Beginning.  
S.F. indicates Square Feet.  
S.S.E. indicates Sanitary Sewer Easement.  
TBM indicates Temporary Benchmark.  
"5" indicates Set 5/8" Iron Rod with cap "E.H.R.&A. 713-784-4500"  
"F" or indicates Found 5/8" Iron Rod with cap "E.H.R.&A. 713-784-4500"
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.999869641.
- Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

- BENCHMARK:NGS W 865, disk 0.6 miles east of Crabb along the Gulf, Colorado and Santa Fe Railroad from the station at Crabb, Fort Bend County, near mile 58, opposite the railroad bridge 58 A, at a concrete bridge on paved road paralleling the track, in top of the south wall, 2.2 feet west of the east end, 22 feet south of the centerline of the road, 1.5 feet higher than the road.

ELEVATION = 81.66 Feet, NGVD 1929 (1992 Adjustment)  
PROJECT BENCHMARK: Square cut on top of the southeast corner of the E inlet at Reading Road and the centerline of Tori Road.  
ELEVATION = 89.99 Feet, NGVD 1929 (1992 Adjustment)

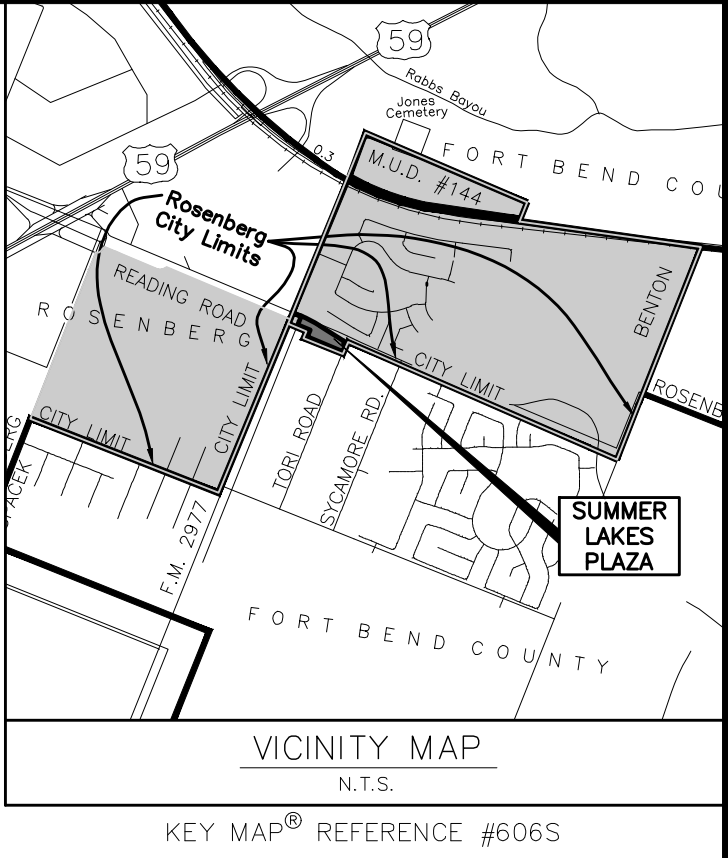
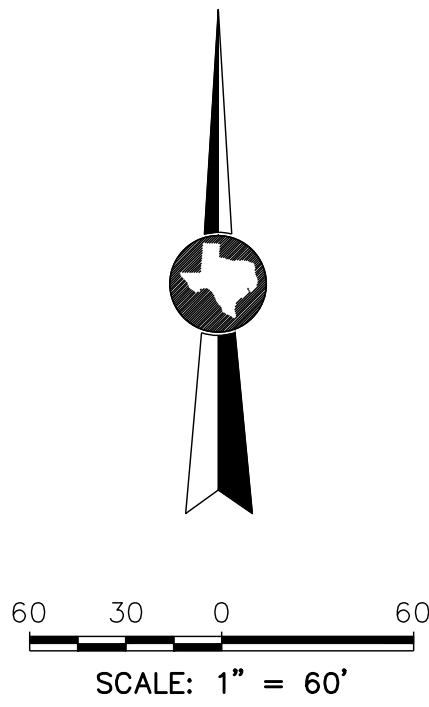
- Elevations used for delineating contour lines are based upon U.S.C. & G.S. Datum, NGVD-1929 (1992 Adj.)
- This plat was prepared to meet City of Rosenberg and Fort Bend County requirements.
- This plat was prepared from information furnished by Old Republic National Title Insurance Company, G.F. No. HT076165, effective date August 20, 2018. The surveyor has not abstracted the above property.
- This plat lies wholly within Fort Bend County Municipal Utility District No. 144, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D. and the City of Rosenberg, and Fort Bend County, Texas.

- Summer Lakes Plaza lies within Zone "X" (Unshaded), defined as an area determined to be outside the 0.2% annual chance floodplain as depicted on the Flood Insurance Rate Map No. 48157C0265L, revised April 2, 2014, issued by the Federal Emergency Management Agency, based on a scaled location of the subject property on the referenced map.
- Approval of this plat will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
- There are no pipelines nor pipeline easements within the limits of the subdivision.
- Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- The minimum slab elevation shall be eighteen inches (18") above natural ground or twelve inches (12") above the top of curb at the front of the property, whichever is higher.

- 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 during intense rainfall events.
- This plat lies within Fort Bend County Lighting Ordinance Zone No. LZ2.
- Sidewalks shall be built or caused to be built through restrictive covenants within all road rights-of-way dedicated to the public.
- Site plans shall be submitted to the City of Rosenberg for staff review and approval prior to construction. Driveway requirements for the locations, widths and offset from an intersection and any existing driveways or proposed driveways shall conform to the design standards of the City of Rosenberg.
- No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross over or cover the easement with a paved driveway/parking lot under the following conditions. The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
- Sidewalks shall be built or caused to be built not less than five (5) feet in width on both sides of all dedicated rights-of-way within this plat and on contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the American Disability Act.
- Construction plans shall be submitted to Fort Bend County Drainage District for staff review and approval prior to any construction on site. Construction plans shall include a drainage impact analysis with details to mitigate adverse drainage conditions of adjacent properties. Drainage easements shall be dedicated for any facilities designed to offset any drainage impacts. Construction plans shall be submitted to Fort Bend County MUD No. 144 engineer for review if offsite detention storage is being provided by a FBCMUD No. 144 facility.
- 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.

CURVE		CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1950.00'	9'40"57"	329.53'	S 62°17'29" E	329.14'
C2	25.00'	79°44'11"	34.79'	S 17°34'56" E	32.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°07'58" E	99.74'
L2	S 22°17'10" W	15.24'
L3	S 67°42'49" E	30.00'
L4	S 22°17'10" W	117.82'
L5	N 22°30'04" E	116.54'
L6	N 67°42'49" W	205.55'
L7	N 22°23'25" E	145.00'
L8	N 67°42'49" W	100.00'
L9	N 22°23'25" E	4.56'
L10	S 22°17'10" W	117.76'
L11	N 22°30'04" E	135.53'
L12	N 22°30'04" E	262.07'



I, D. Richard 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 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 Stolleis, P.E.  
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this day of \_\_\_\_\_, 2018.

Vincent M. Morales, Jr. Precinct 1, County Commissioner	Andy Meyers Precinct 3, County Commissioner
Robert E. Hebert County Judge	
Grady Prestage Precinct 2, County Commissioner	James Patterson Precinct 4, County Commissioner

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 recordation in my office on \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Plat Number(s) \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas.  
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

# SUMMER LAKES PLAZA

BEING A SUBDIVISION OF 3.4519 ACRES OUT OF THE  
WM. LUSK SURVEY, A-276, IN THE CITY OF ROSENBERG,  
FORT BEND COUNTY, TEXAS.  
(FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 144)  
1 BLOCK 2 RESERVES (3.3708 ACRES)

OWNER

FEI LUNG CHAN  
18526 CASCADE TIMBERS LANE  
TOMBALL, TEXAS 77377

PH: 832-980-8868  
FAX: 281-516-7898

APRIL 4, 2018



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