

**PLAT RECORDING SHEET**

**PLAT NAME:** Cinco at FM 1093 Apartments

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

**ACREAGE:** 20.66

**LEAGUE:** George Fields Survey

**ABSTRACT NUMBER:** 591

**NUMBER OF BLOCKS:** 1

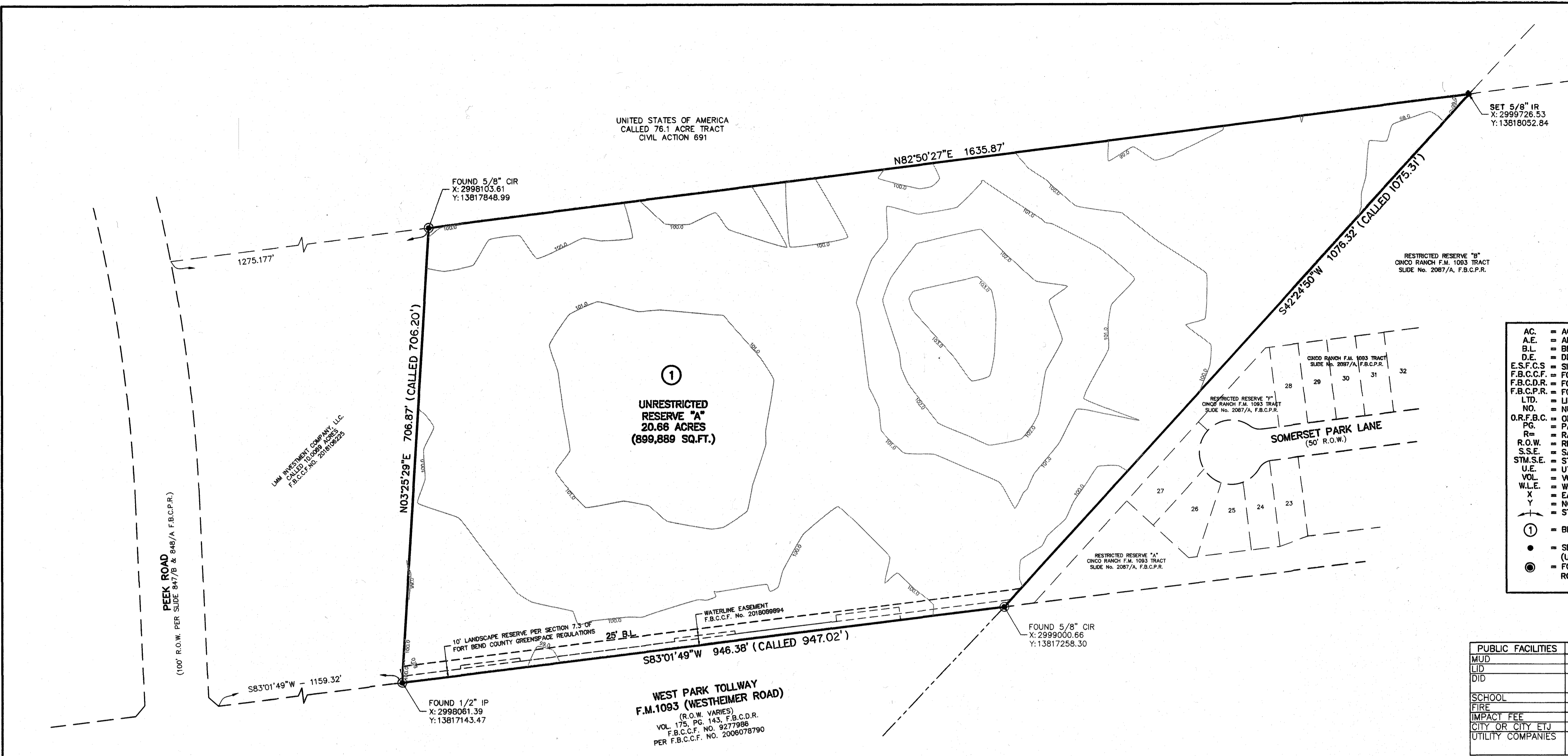
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** DD Cinco IV, LLC, a Georgia Limited Liability Co.

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

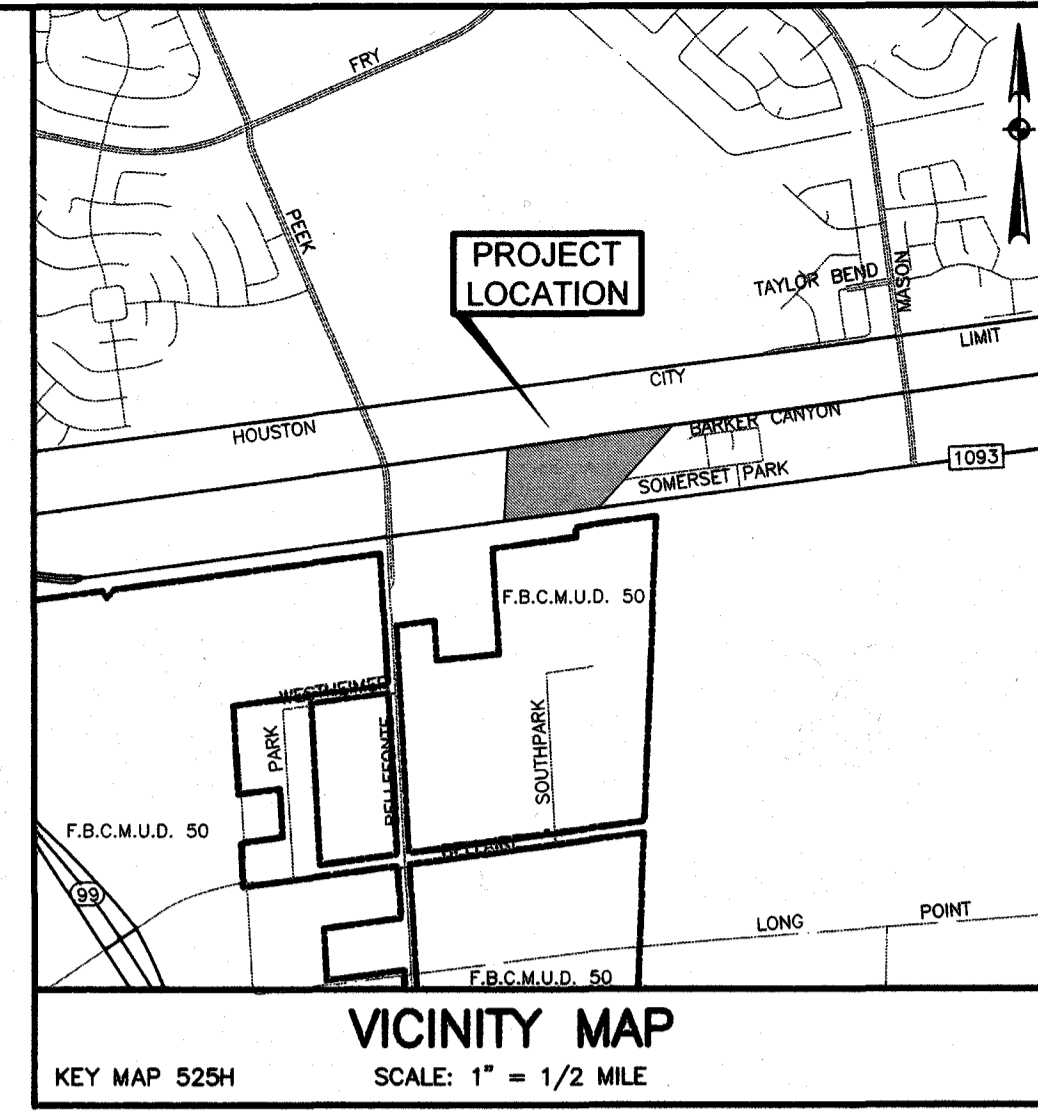
S:\04409.000 South Peak Road Apts\CAD\Survey\Plots\4409\_Plat.dwg Jan 23, 2019 - 9:41am Ymoran



**LEGEND**

- AC = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BLDG. LINE
- D.E. = DRAINAGE EASEMENT
- E.S.F.C.S. = SINGLE FAMILY RESIDENTIAL CONN.
- 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
- LTD. = LIMITED
- NO. = NUMBER
- O.R.F.B.C. = OFFICIAL RECORDS FORT BEND COUNTY
- PG. = PAGE
- R = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- W.L.E. = WATER LINE EASEMENT
- X = EASTING COORDINATE
- Y = NORTHING COORDINATE
- STREET NAME CHANGE
- ① = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = FOUND 5/8-INCH CAPPED IRON ROD (UNLESS OTHERWISE NOTED)

PUBLIC FACILITIES	DISTRICT NAMES
MUD	FORT BEND COUNTY MUD NO.50
LID	N/A
DID	FORT BEND Co. DRAINAGE DISTRICT
SCHOOL	KATY CISD
FIRE	HARRIS-FORT BEND EMS
IMPACT FEE	UNKNOWN
CITY OR CITY ETJ	HOUSTON ETJ
UTILITY COMPANIES	CENTERPOINT ENERGY CONSOLIDATED COMMUNICATIONS



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 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 COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

VINCENT M. MORALES, JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE  
COUNTY JUDGE

W.A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN PLAT NUMBER \_\_\_\_\_ 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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, DO CINCO IV, LLC, A GEORGIA LIMITED LIABILITY COMPANY ACTING BY AND THROUGH FRED HAZEL, VICE PRESIDENT, BEING OFFICER OF MORROW INVESTORS, INC., OWNER HEREINAFTER REFERRED TO AS OWNER OF THE 20.7015 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CINCO AT FM 1093 APARTMENTS, 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 UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'06") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'06") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'06") 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 (21'06") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNRESTRICTED 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 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 FIFTEEN (15'0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, OR 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 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 ADJUTING 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 AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, DO CINCO IV, LLC, A GEORGIA LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRED HAZEL, VICE PRESIDENT OF MORROW INVESTORS, INC., HEREUNTO AUTHORIZED THIS 25th DAY OF January 2019.

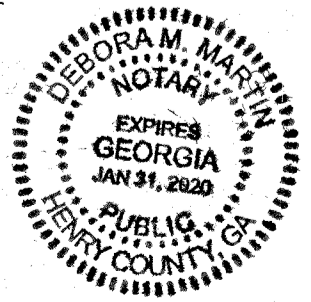
DO CINCO IV, LLC, A GEORGIA LIMITED LIABILITY COMPANY  
BY: MORROW INVESTORS, INC.  
BY: FRED HAZEL, VICE PRESIDENT

STATE OF Georgia  
COUNTY OF Henry

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED HAZEL, VICE 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF January 2019.

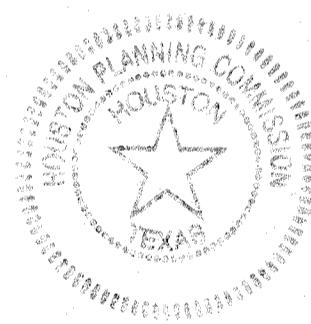
NOTARY PUBLIC IN AND FOR THE STATE OF Georgia  
MY COMMISSION EXPIRES: 1/31/2020



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CINCO AT FM 1093 APARTMENTS 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 12th DAY OF February 2019.

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

BY: Michael Morand  
MARGARET WALLACE BROWN, SECRETARY



I, CAROLYN J. QUINN, 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 EIGHTS (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.

Carolyn J. Quinn  
CAROLYN J. QUINN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6033



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

Bilal Alizai  
BILAL A. ALIZAI  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 92792

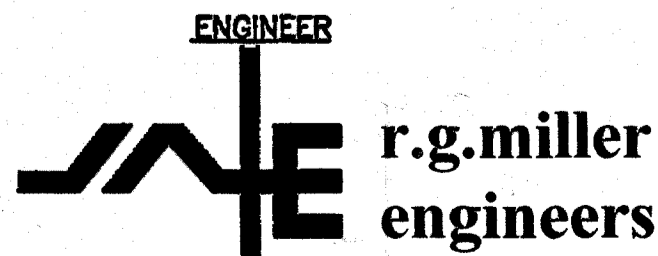
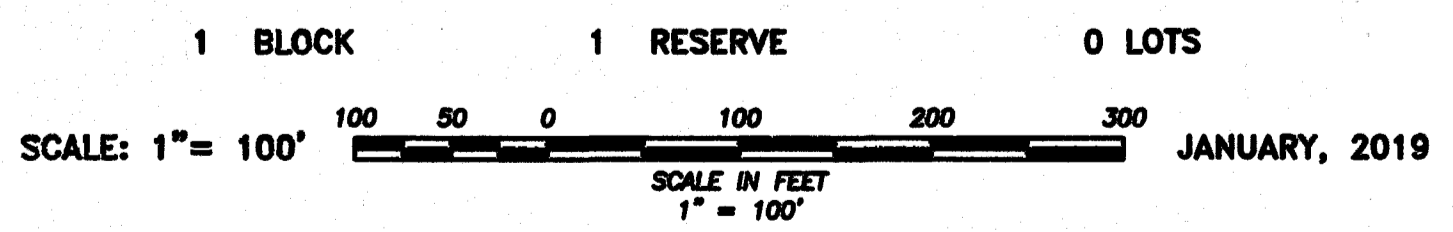


- GENERAL NOTES:
- ALL KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.
  - UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
  - 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 0.999878.
  - THE DRAINAGE SYSTEM FOR THIS DEVELOPMENT IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
  - THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ZONE "X" (UNSHADED) AREAS OUTSIDE THE 500 YEAR FLOODPLAIN, AS PER THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0110, EFFECTIVE APRIL 2, 2014.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - SIDEWALKS 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 RIGHTS-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
  - THIS PLAT LIES IN LIGHTING ZONE X (L23) FORT BEND COUNTY ONLY.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 102.40 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.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - ALL ELEVATIONS PLOTTED HEREON ARE BASED ON NAVD86 (6E01D 99)
  - PROJECT BENCHMARK: HGCS2 67 (AW5408) BEING A STAINLESS STEEL ROD WITH PUNCH MARK ENCASED IN A 5-INCH PVC SLEEVE STAMPED "HGCS2 67 1986" LOCATED ON THE NORTH SIDE OF THE NORTH FEEDER OF WESTPARK TOLLWAY, APPROXIMATELY 2100 FEET EAST OF THE INTERSECTION OF WESTPARK TOLLWAY AND PEAK ROAD. ELEVATION = 99.10 FEET NAVD 86 (6E01D 99)
  - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNRESTRICTED 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. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT 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.
  - THIS SUBDIVISION IS ADJACENT TO THE BARKER RESERVOIR EMERGENCY OVERFLOW SPILLWAY AND IS SUBJECT TO INUNDATION UNDER THE MANAGEMENT OF THE U.S. ARMY CORPS OF ENGINEERS.
  - PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE ONSITE DRAINAGE AND DETENTION FACILITIES.
  - FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12" ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE.
  - PROPERTY OWNER TO RECORD DETENTION EASEMENT DOCUMENTS BY SEPARATE INSTRUMENT, FOR PRIVATE ONSITE DETENTION FACILITIES PRIOR TO APPROVAL OF THE SITE DEVELOPMENT PLANS.

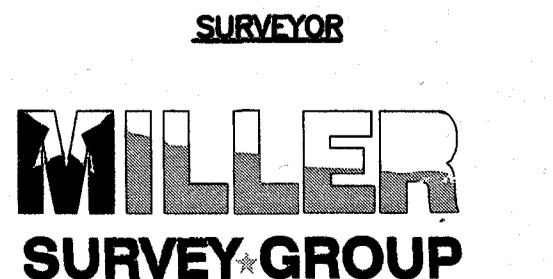
# CINCO AT FM 1093 APARTMENTS

A SUBDIVISION OF 20.66 ACRES OF LAND LOCATED IN THE GEORGE FIELDS SURVEY, ABSTRACT NO. 591 FORT BEND COUNTY, TEXAS

OWNERS: DD CINCO IV, LLC,  
A GEORGIA LIMITED LIABILITY COMPANY  
403 CORPORATE CENTER DRIVE SUITE 201  
STOCKBRIDGE, GA 30281  
(770)-474-4345



16340 Park Ten Place - Suite 350  
Houston, Texas 77064 (713) 461-9600  
BRIAN E. MILLER, P.E.  
TEXAS FIRM REGISTRATION NO. F-487



1760 WEST SAM HOUSTON PARKWAY 11TH  
HOUSTON, TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944  
BRIAN E. MILLER, R.P.L.S.  
TEXAS FIRM REGISTRATION NO. 10047100