PLAT RECORDING SHEET

PLAT NAME: **Crossing at Cinco Ranch Partial Replat No. 2**

PLAT NO:

ACREAGE: **8.397**

LEAGUE: **I. & G.N. R.R. Co. Survey**

ABSTRACT NUMBER: **365**

NUMBER OF BLOCKS: **1**

NUMBER OF LOTS: **0**

NUMBER OF RESERVES: **2**

OWNERS: **Thor Ranch, LLC**

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Thor Ranch, LLC, a Delaware limited liability company, acting by and through its sole member Thor Ranch Holdings, LLC, a Delaware limited liability company, acting by and through its sole member Thor Urban Operating Fund, LP, a Delaware limited partnership, acting by and through its general partner Thor Operating Fund, LLC, a Delaware limited liability company, acting by and through Morris Missry, Vice President, hereinafter referred to as the Owners of the 8.397 acre tract described in the above and foregoing map of CROSSING AT CINCO RANCH PARTIAL REPLAT NO 2, 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 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, 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, 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 and all times for 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 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.

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.

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, Thor Ranch, LLC a Delaware limited liability company, acting by and through its sole member Thor Ranch Holdings, LLC, a Delaware limited liability company, acting by and through its sole member Thor Urban Operating Fund, LP, a Delaware limited partnership, acting by and through its general partner Thor Operating Fund, L.L.C., a Delaware limited liability company has caused these presents to be signed by Morris Missry, its Vice President, thereunto authorized this _____ day of _____, 2018.

By: Thor Ranch, LLC
By: Thor Ranch Holdings, LLC, its Sole Member
By: Thor Urban Operating Fund, L.P., its Sole Member
By: Thor Operating Fund, L.L.C., its General Partner

_____
By: Morris Missry
Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me, the undersigned authority, on this day personally appeared Morris Missry, Vice President of Thor Operating Fund, L.L.C., the General Partner of Thor Urban Operating Fund, L.P., the Sole Member of Thor Ranch Holdings, LLC, the Sole Member of Thor Ranch, LLC, 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 corporation.

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

_____
Notary Public in and for the
State of New York

_____
My Commission Expires:

I, Robert Kness, am registered 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; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
PROFESSIONAL
LAND SURVEYOR

_____
Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

I, Patrick L. Carrigan, a Professional Engineer registered the State of Texas to do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

STATE OF TEXAS
PATRICK L. CARRIGAN
95617
LICENSED
PROFESSIONAL ENGINEER

_____
Name: Patrick L. Carrigan
Texas Registration No. 95617
ALJ-Lindsey, LLC

GENERAL NOTES

1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
2. All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following scale factor 0.99983441.
3. Unless otherwise indicated, the building lines (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.
4. Primary Benchmark is FEMA Floodplain Reference Mark Number 190045, brass disk stamped 190045 on bridge at Cinco Ranch Boulevard and upper Buffalo Bayou located on downstream concrete walk, on northeast corner of bridge in Key Map 485S in the Barker watershed near stream 1100-00-00. Elevation=115.26 feet, NAVD 1988, 2001 adjusted.
   Temporary Benchmark is a brass disk on curb inlet located on the easterly side of Spring Green Boulevard, 400' +/- north of F.M. 1093. Elevation=120.41 feet, NAVD 1988, 2001 adjusted.
5. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48157C0105L revised/dated April 2, 2014, the subject tract appears to lie within unshaded zone "X".
6. The top of all floor slab elevations shall be a minimum of 123.5 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. Future development should verify that the slab elevation is at least 12" above the maximum extreme event ponding elevation within the site.
7. 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.
8. All drainage easements shall be kept clear of fences, building, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility.
9. All property to drain into a drainage easement only through an approved drainage structure.
10. Pipeline easements within the platted area shown hereon.
11. This plat was prepared to meet City of Houston and Fort Bend County requirements.
12. 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 right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
13. This plat lies wholly within Fort Bend County Lighting Zone LZ3
14. This plat is subject to the terms, conditions and provisions as set out by the "Regulations of Fort Bend County for the Placement of Signs Visible from the Main-Traveled Way of a Toll Road", as adopted by Commissioners Court on January 24, 2006, and as amended on August 27, 2013.
15. 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 rear lots 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.
16. Subject to Section 7 (Green space regulations) of the Fort Bend County Regulations of subdivisions.
17. 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 obtain from Fort Bend County prior to beginning construction.

DISTRICT NAMES

WCID	N/A
MUD	C.S.M.U.D. 2
LID	N/A
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE	F.B.E.S.D. NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

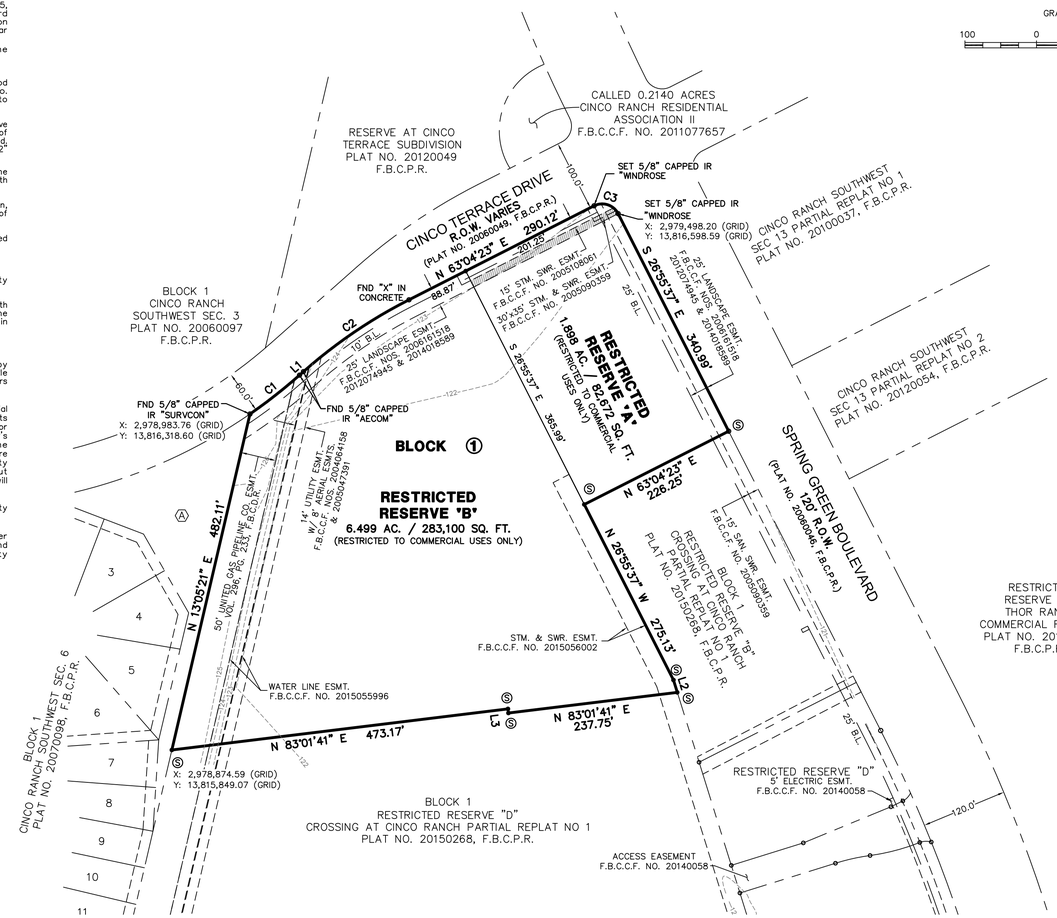
ABBREVIATIONS

FND – FOUND
F.C. – FILM CODE
F.B.C.C.F. – FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. – FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. – FORT BEND COUNTY PLAT RECORDS
IP – IRON PIPE
IR – IRON ROD
NO. – NUMBER
PG. – PAGE
R.O.W. – RIGHT-OF-WAY
SQ. FT. – SQUARE FEET
VOL. – VOLUME
A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
S.S.E. – SANITARY SEWER EASEMENT
ST.S.E. – STORM SEWER EASEMENT
U.E. – UTILITY EASEMENT
W.L.E. – WATER LINE EASEMENT
(S) – SET 5/8" CAPPED IR "WINDROSE"

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CROSSING AT CINCO RANCH PARTIAL REPLAT NO 2 in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this _____ day of _____, 2018.

By: _____
Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: _____
Margaret Wallace Brown
Secretary

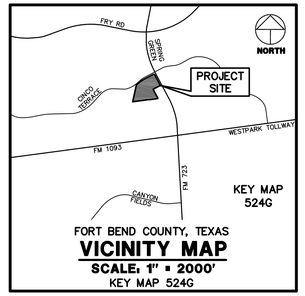


LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°25'48" E	7.37'
L2	S 17°19'35" E	18.11'
L3	N 06°58'19" W	5.81'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	730.00'	06°54'38"	88.05'	N 51°53'07" E	87.99'
C2	700.00'	14°38'35"	178.90'	N 55°45'06" E	178.41'
C3	25.00'	90°00'00"	39.27'	S 71°55'37" E	35.36'



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 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. Stolleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this, the _____ day of _____, 2019.

_____
Vincent M. Morales, Jr.
Commissioner, Precinct 1

_____
Grady Prestage
Commissioner, Precinct 2

_____
KP George
County Judge

_____
W. A. "Andy" Meyers
Commissioner, Precinct 3

_____
Ken R. DeMerchant
Commissioner, Precinct 4

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 _____, 2019, at _____ o'clock___M. , in Plat No. _____ 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

CROSSING AT CINCO RANCH PARTIAL REPLAT NO 2

A SUBDIVISION OF 8.397 AC. / 365,772 SQ. FT.
BEING A REPLAT OF RESTRICTED RESERVE "A",
CROSSING AT CINCO RANCH PARTIAL REPLAT NO. 1,
SITUATED IN THE I. & G.N. R.R. CO. SURVEY, A-365
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES 0 LOTS

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

SEPTEMBER, 2018

Owner
Thor Ranch, LLC
25 West 39th Street, 10th Floor
New York, NY 10018
212-529-7418

Surveyor
WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Z:\50050-CINCO RANCH WEST - WALGREENS\PLAT\REPLAT NO 2\CROSSING AT CINCO RANCH PARTIAL REPLAT NO 2 - 50050 - 20190225.DWG - JBOUTT