

PLAT RECORDING SHEET

PLAT NAME: Vanguard Montessori

PLAT NO: _____

ACREAGE: 1.719

LEAGUE: William Hall Survey

ABSTRACT NUMBER: 31

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Ranolly, Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Ranolly, Inc., acting by and through Alexander Rana, its owner, and Anupreet Jolly, its owner, hereinafter referred to as owners of the 1.719 acre tract described in the above and foregoing plat of Vanguard Montessori, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public for public utility purposes, all streets, alleys, parks, watercourses, drains, easements and 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.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the city. 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 exactions made herein.

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') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') above 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 easements total 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') for ten feet (10') back-to-back ground easements or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') 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 easements total thirty feet (30') in width.

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.

IN TESTIMONY WHEREOF, Ranolly, Inc. has caused these presents to be signed by its owner Alexander Rana, its owner thereunto authorized, attested by its owner Anupreet Jolly and its common seal hereunto affixed this ___ day of ___, 2019.
Ranolly, Inc.

By: Alexander Rana
Owner

By: Anupreet Jolly
Owner

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Alexander Rana, Owner of Ranolly, Inc. known to me to be the person whose name is 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 and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2019.

Notary Public in and for the State of Texas
My Commission Expires:

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Anupreet Jolly, Owner of Ranolly, Inc. known to me to be the person whose name is 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 and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2019.

Notary Public in and for the State of Texas
My Commission Expires:

We, BBVA Compass Bank, owner and holder of a lien against the property described in the above and foregoing plat of Vanguard Montessori, do hereby acknowledge and confirm that the instrument of record in file number 2019004714 of the Official Records of Fort Bend County, Texas do hereby subordinate our interest in said property to the purposes and effects of said plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

BBVA Compass Bank
as Administrative Agent

By: Sheryl Haugen, Senior Vice President

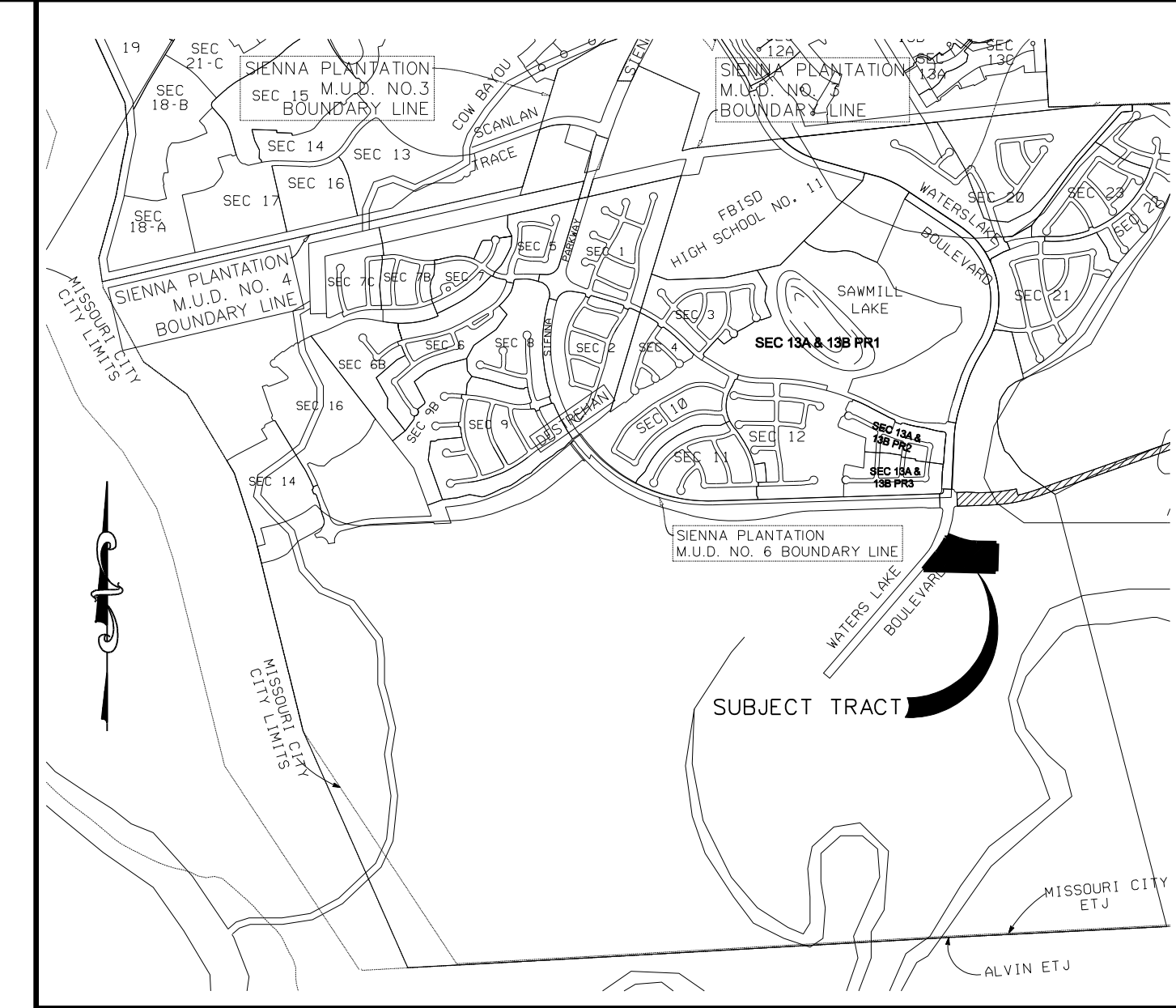
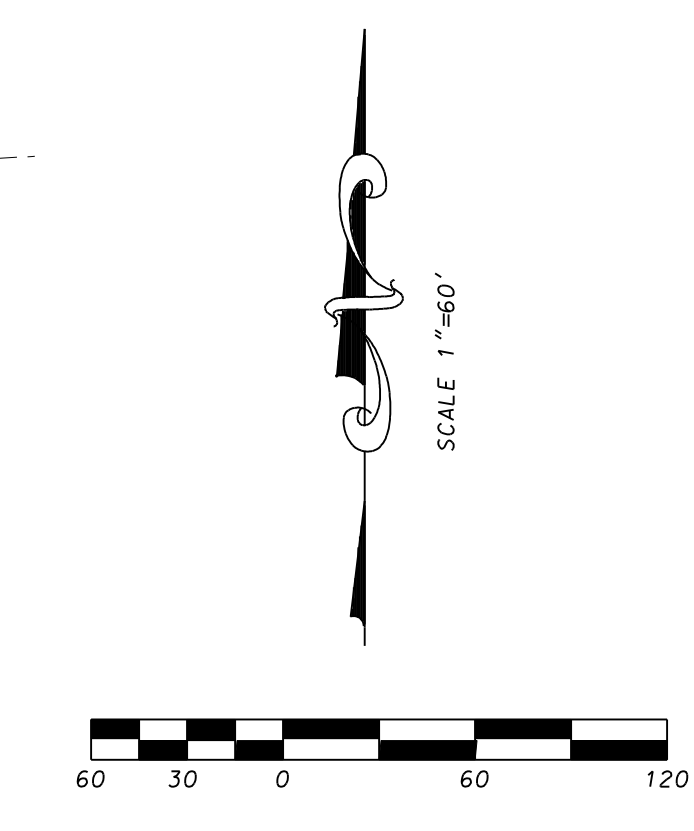
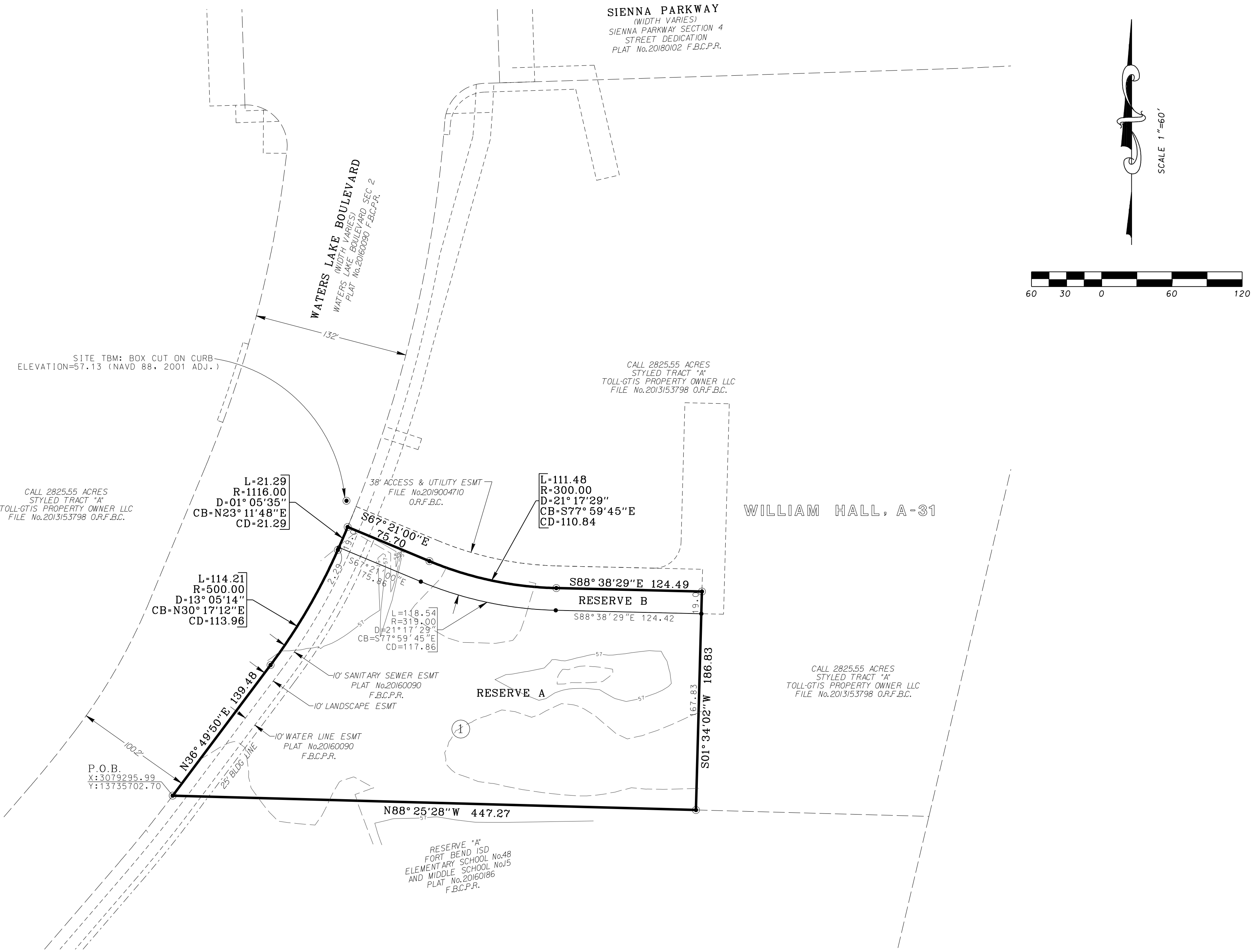
STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on ___, 2019, by Sheryl Haugen, senior vice president of BBVA Compass Bank, a national banking association, 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 for the purposes and consideration stated herein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2019.

Notary Public in and for the State of Texas
My Commission Expires:

GENERAL NOTES:
1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L. INDICATES WATER LINE EASEMENT; D.R.F.C. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENT; D.E. INDICATES DRAINAGE EASEMENT.
2. FIVE EIGHTHS (5/8) INCH IRON RODS THREE (3) FEET IN LENGTH WITH PLASTIC CAP MARKED (S) PARTNERS WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
3. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 267927, EFFECTIVE DATE AUGUST 20, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. BENCHMARK: CITY OF MISSOURI CITY MONUMENT NO. PCM-011; BRASS DISC IN CONCRETE LOCATED IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 ON WATERS LAKE BOULEVARD, ELEV. = 59.97 NAVD 88, 2001 ADJUSTMENT AS PER THE CITY OF MISSOURI CITY.
6. IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NO. 4815703451, MAP REVISED APRIL 2, 2014, PROPERTY LIES WITHIN SHADDED ZONE "X", AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. FAILURE OR OVERTOPPING OF LEVEES IS POSSIBLE.
7. SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42-54 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY. SLABS SHALL BE A MINIMUM OF 58.50 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.
8. THERE ARE NO APPARENT PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
9. THIS PLAT LIES WITHIN FORT BEND COUNTY SUBSIDENCE DISTRICT AND FORT BEND COUNTY DRAINAGE DISTRICT.
10. THIS PLAT LIES WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO.6 OF FORT BEND COUNTY TEXAS AND SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT.
11. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2.
12. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MISSOURI CITY, TEXAS.
13. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
14. NO BUILDING PERMIT, EXPERT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.



I, RICHARD W. STOLLEIS, 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. 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 ___, 2018.

Vincent M. Morales, Jr., Commissioner Precinct 1
Grady Prestage, Commissioner Precinct 2

KP George, County Judge

W.A. "Andy" Meyers, Commissioner Precinct 3
Ken 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 ___, 20___ at ___ o'clock ___ .m., in plat number ___ of the Plat Records of Fort Bend County

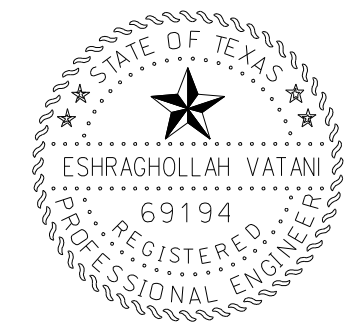
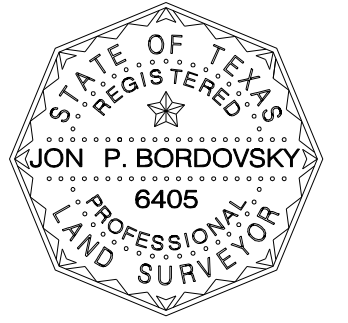
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

I, Jon P. Bordovsky, 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 five-eighths inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

I, Eshraghollah Vatan, a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County and the City of Missouri City, to the best of my knowledge.



Jon P. Bordovsky
Registered Professional Land Surveyor
Texas Registration No. 6405

Eshraghollah Vatan
Registered Professional Engineer
Texas Registration Number 69194

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Vanguard Montessori, in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this ___ day of ___, 20___

By: Sonya Brown-Marshall, Chair

By: Timothy R. Haney, Vice Chair

RESERVE TABLE

RESERVE No.	TYPE	ACREAGE	SQ.FT.
"A"	UNRESTRICTED	1.581	68,875
"B"	ACCESS & UTILITY	0.138	5,989

SERVICE TABLE

WATER	SI ENVIRONMENTAL
MUD	SIENNA PLANTATION MUD 6
LID	SIENNA PLANTATION
SCHOOL	FORT BEND I.S.D.
FIRE	FORT BEND COUNTY
ETJ	CITY OF MISSOURI CITY

SURVEYOR:

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
TBPLS FIRM No. 10130300
13340 S.Gessner Missouri City, TX 77489
Phone: 281-499-4539 • www.gbisurvey.com
JON P. BORDOVSKY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

FINAL PLAT VANGUARD MONTESSORI A SUBDIVISION OF 1.719 ACRES LOCATED IN THE WILLIAM HALL SURVEY, A-31 FORT BEND COUNTY, TEXAS

BEING A CALL 1.719 ACRE TRACT
RECORDED IN THE NAME OF RANOLLY, INC IN
FILE NUMBER 2019004711 OF THE D.R.F.B.C.

0 LOTS 2 RESERVES 1 BLOCK

FEBRUARY 21, 2019

OWNER:
RANOLLY, INC.

ALEXANDER RANA
PRESIDENT
1823 MISTY DAKS LANE
SUGAR LAND, TEXAS 77479
PHONE: (510) 660-7730