

PLAT RECORDING SHEET

PLAT NAME: Pine Mill Ranch Retail

PLAT NO: _____

ACREAGE: 2.9459

LEAGUE: Alexander Phillips Survey

ABSTRACT NUMBER: 300

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: KM Pine Mill Ranch, LP and RROC, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

KM Pine Mill Ranch, LP, a Texas limited partnership acting by and through KM REALTY ADVISORS, LLC, its General Partner acting by and through Randall D. Keith, Managing Member of KM REALTY ADVISORS, LLC, and RROC, LLC, a Texas limited liability company acting by and through Robert C. Dangerfield, Manager, owners hereinafter referred to as Owners of the 2.9459 acre tract described in the above and foregoing plat of PINE MILL RANCH RETAIL, 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 forever, all streets, alleys, parks, watercourses, 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 11 feet six inches for ten feet perimeter ground easements; five feet six inches for 15 feet perimeter ground easements; or seven feet six inches for 14 feet perimeter ground easements, from a plane 16 feet 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 easement totals 21 feet six inches 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 for ten feet back-to-back ground easements; seven feet for 15 feet back-to-back ground easements; or nine feet for 14 feet back-to-back ground easements, from a plane 16 feet 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 easement totals 30 feet 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 bays, creeks, gulches, 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 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 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 that this site has complied with or has exceeded all lighting regulations as defined within 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, KM PINE MILL RANCH, LP, a Texas limited partnership, has caused these presents to be signed by Randall D. Keith, Managing Member, being an Officer of KM REALTY ADVISORS, LLC, ITS GENERAL PARTNER hereunto authorized, this the ____ day of ____, 20__.

KM PINE MILL RANCH, LP, a Texas limited partnership
BY: KM REALTY ADVISORS, LLC, ITS GENERAL PARTNER

Randall D. Keith, Managing Member

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Randall D. Keith, Managing Member, of KM REALTY ADVISORS, LLC, GENERAL PARTNER, on behalf of KM PINE MILL RANCH, LP, a Texas limited partnership, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of ____, 20__.

Notary Public in and for the State of Texas

My Commission Expires: _____

IN TESTIMONY WHEREOF, RROC, LLC, a Texas limited liability company has caused these presents to be signed by Robert C. Dangerfield, Manager hereunto authorized, this the ____ day of ____, 20__.

BY: RROC, LLC, a Texas limited liability company

Robert C. Dangerfield, Manager

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Robert C. Dangerfield, Manager, of RROC, LLC, a Texas limited liability company 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of ____, 20__.

Notary Public in and for the State of Texas

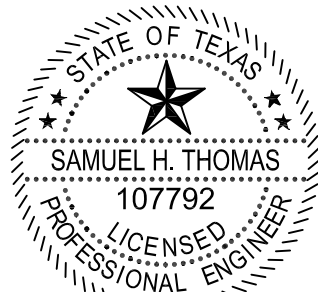
My Commission Expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PINE MILL RANCH RETAIL 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

the ____ day of ____, 20__.

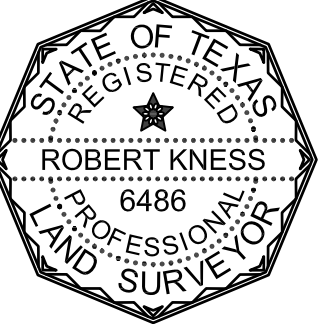
By: Martha L. Stein or M. Sonny Garza
Chair Vice Chairman
By: Patrick Walsh, P.E.
Secretary

I, Samuel H. Thomas, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.



Samuel H. Thomas
Texas Registration No. 107792

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.



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

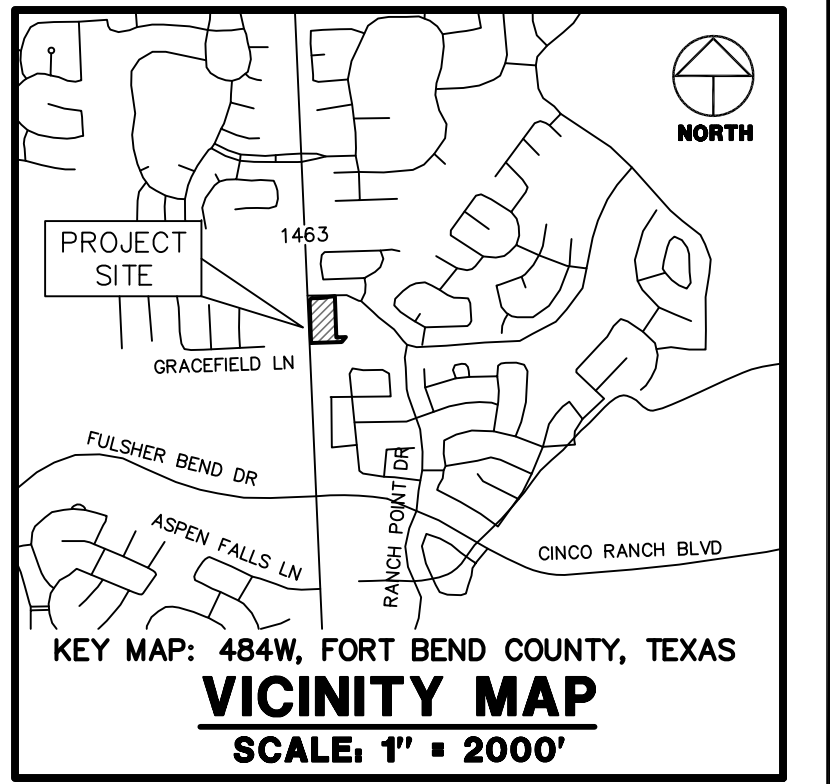
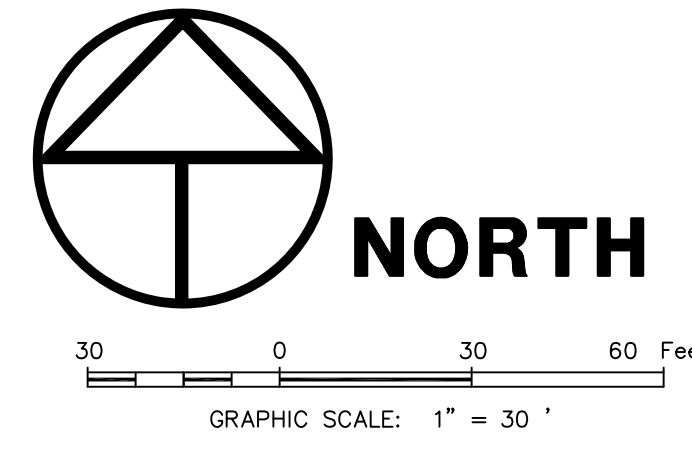
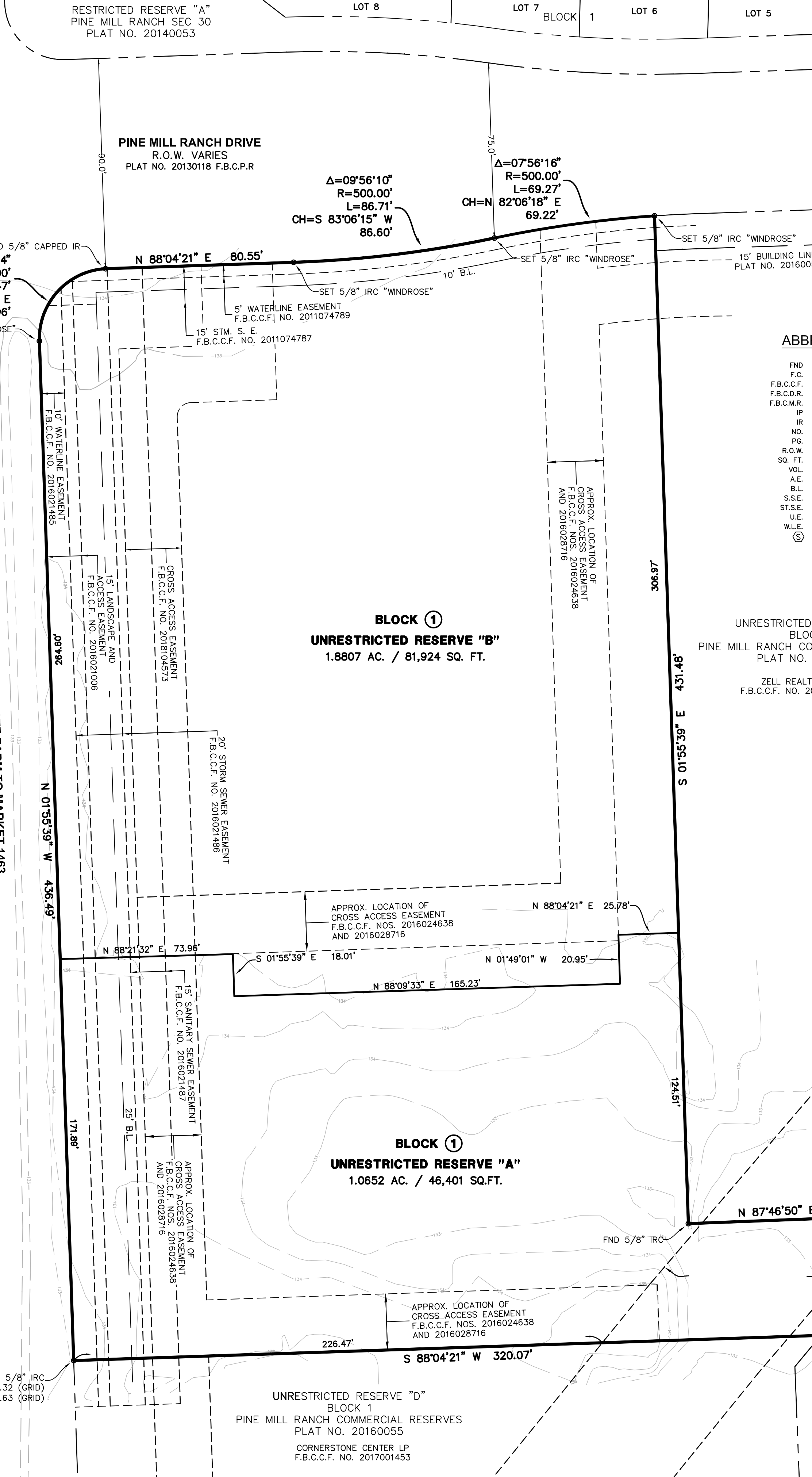
GENERAL NOTES

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 0.999886044.
- All of the property located in this plat is within Fort Bend County, the City of Houston's Extraterritorial Jurisdiction, Fort Bend County MUD 57, and Katy Independent School District, and County Assistance District No. 10.
- 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". This determination was done by graphic plotting and is approximate only, and has not been field verified. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Windrose Land Services.
- All pipeline easements within the subject property are shown hereon, based on the title research provided in the city planning letter prepared by Charter Title Company, Order No. 2018-0286, dated August 2, 2018.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual.
- 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.
- The top of all floor slab elevations shall be a minimum of 134.60 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. Any future development should verify that the minimum slab elevation is at least 12 inches above the maximum anticipated ponding or sheet flow elevation for the site.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County drainage criteria manual which allows for street ponding with intense rainfall events.
- All property to drain into a drainage easement only through an approved drainage structure.
- This plat lies wholly within Fort Bend County Lighting Zone LZ3.
- 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.
- Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
- 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.
- 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.
- Subject to a Monument Sign Easement Agreement by and between Pine Mill Ranch, LP and Zell Realty, LLC, as recorded under Fort Bend County Clerk's File No. 2016026824. (blanket in nature, not plottable)
- Dedication of Unobstructed Public Utility and Aerial Easements as set forth in instrument filed for record under Fort Bend County Clerk's File No. 2006117419. (does not lie within the subject tract)
- Subject to utility easements as set forth in F.B.C.C.F. No. 2006039393 (blanket in nature, not plottable)
- 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.

BENCHMARK PUBLISHED ELEVATION - 109.50'

A STAINLESS STEEL ROD, RIM STAMPED N 1505 X NORTH OF THE CENTER LINE OF FM ROAD 1093 AT A DISTANCE OF 142 FEET AND BEING 50.0 FEET NORTH OF THE RAIL OF THE SOUTHERN PACIFIC COMPANY RAILROAD, 13.0 FEET WEST OF THE CENTER OF THE DIRT ROAD, 3 FEET SOUTH OF A WEST POST OF A GATE.

FND 5/8" IRC
X: 2,969,438.32 (GRID)
Y: 13,823,650.63 (GRID)



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.M.R. - FORT BEND COUNTY MAP 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
- S.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- W.L.E. - WATER LINE EASEMENT
- Ⓢ - SET CAPPED 5/8" IR "WINDROSE"

UNRESTRICTED RESERVE "B"
BLOCK 1
PINE MILL RANCH COMMERCIAL RESERVES
PLAT NO. 20160055

ZELL REALTY LLC
F.B.C.C.F. NO. 2016026823

I, J. Stacy Slawinski, 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, parent stream, or any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this, the ____ day of ____, 20__.

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

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 recording in my office on ____, 20__ at ____ o'clock ____, and duly recorded on ____, 20__ in Plat No. ____ of the Map Records of Fort Bend County, for said county.

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

County Clerk, Laura Richard
Fort Bend County, Texas
By: _____ Deputy

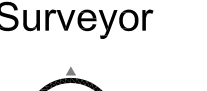
PINE MILL RANCH RETAIL

A SUBDIVISION OF
2.9459 AC. / 128,325 SQ. FT.
BEING A REPLAT OF A PORTION OF
UNRESTRICTED RESERVE "A", BLOCK 1,
PINE MILL RANCH COMMERCIAL RESERVES
PLAT NO. 20160055, F.B.C.P.R., SITUATED IN THE
ALEXANDER PHILLIPS SURVEY, ABSTRACT NO. 300
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES 0 LOTS
FEBRUARY 2019

REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

Owners
KM PINE MILL RANCH, LP a Texas limited partnership
7500 San Felipe, Suite 750
Houston, TX, 77063
(713) 256-3283
RROC, LLC a Texas limited liability company
2122 Bevington Oaks Circle
Katy, TX, 77450
(936) 525-0505



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