

PLAT RECORDING SHEET

PLAT NAME: El Ahorro Supermarket on FM 1464

PLAT NO: _____

ACREAGE: 1.4139

LEAGUE: Benjamin Orsburn Survey

ABSTRACT NUMBER: 390

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Road Properties, Ltd.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF HARRIS

WE, ROADE PROPERTIES, LTD. ACTING BY AND THROUGH RAFAEL ORTEGA, MEMBER OF ROADE PROPERTIES, LTD., OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 1.4139 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF EL AHORRO SUPERMARKET ON FM 1464, 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 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 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 FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, 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 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 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, THE ROADE PROPERTIES, LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY RAFAEL ORTEGA, MEMBER, THEREUNTO AUTHORIZED, THIS 12 DAY OF December 2018

ROADE PROPERTIES, LTD.

BY: Rafael Ortega
RAFAEL ORTEGA, MEMBER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAFAEL ORTEGA, MEMBER OF ROADE PROPERTIES, LTD. 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 12 DAY OF December 2018

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Vilmarie Ortega
PRINT NAME
MY COMMISSION EXPIRES: January 20, 2020

WE, INDEPENDENT BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS EL AHORRO SUPERMARKET ON FM 1464, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 89-2016-447864 OF THE O.R.S.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: Ozzie Martinez
OZZIE MARTINEZ SENIOR VP
PRINT NAME AND TITLE

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OZZIE MARTINEZ SENIOR VP OF INDEPENDENT BANK 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 14 DAY OF January 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Vilmarie Ortega
PRINT NAME
MY COMMISSION EXPIRES: January 20, 2020

I, HENRY M. SANTOS, 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 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 EIGHTHS (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.

BY: Henry M. Santos
HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450

STATE OF TEXAS
COUNTY OF HARRIS

ENGINEER'S PLAT AFFIDAVIT
I, JORGE L. TREVIÑO, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND CITY OF HOUSTON TO THE BEST OF MY KNOWLEDGE.

JORGE L. TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 96485
JL TREVIÑO & ASSOCIATES PLLC
TEXAS FIRM F-10510
9800 NORTHWEST FWY, STE. 500
HOUSTON, TEXAS 77092
TEL (281) 713-4300
FAX (713) 957-5105

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF EL AHORRO SUPERMARKET ON FM 1464 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 29 DAY OF January 2019

BY: Martha L. Stein BY: Michelle Brown
MARTHA L. STEIN (OR) M. SONNY GARZA
TITLE CHAIR OR VICE CHAIRMAN
MARGARET WALLACE BROWN
SECRETARY

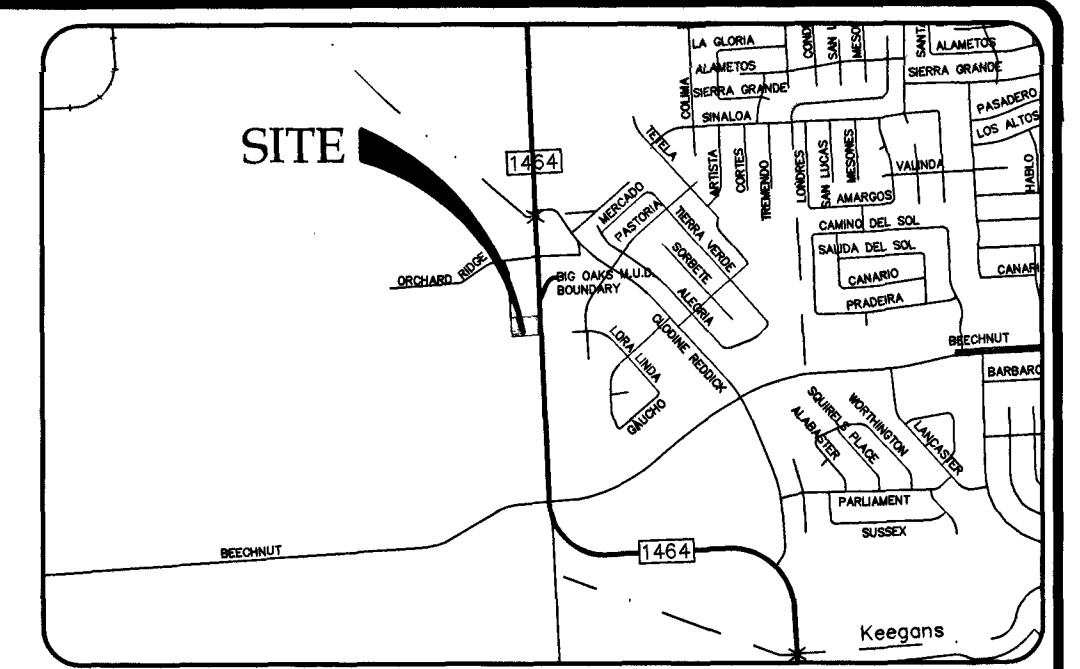
STATE OF TEXAS
COUNTY OF HARRIS

STATE OF TEXAS
COUNTY OF HARRIS

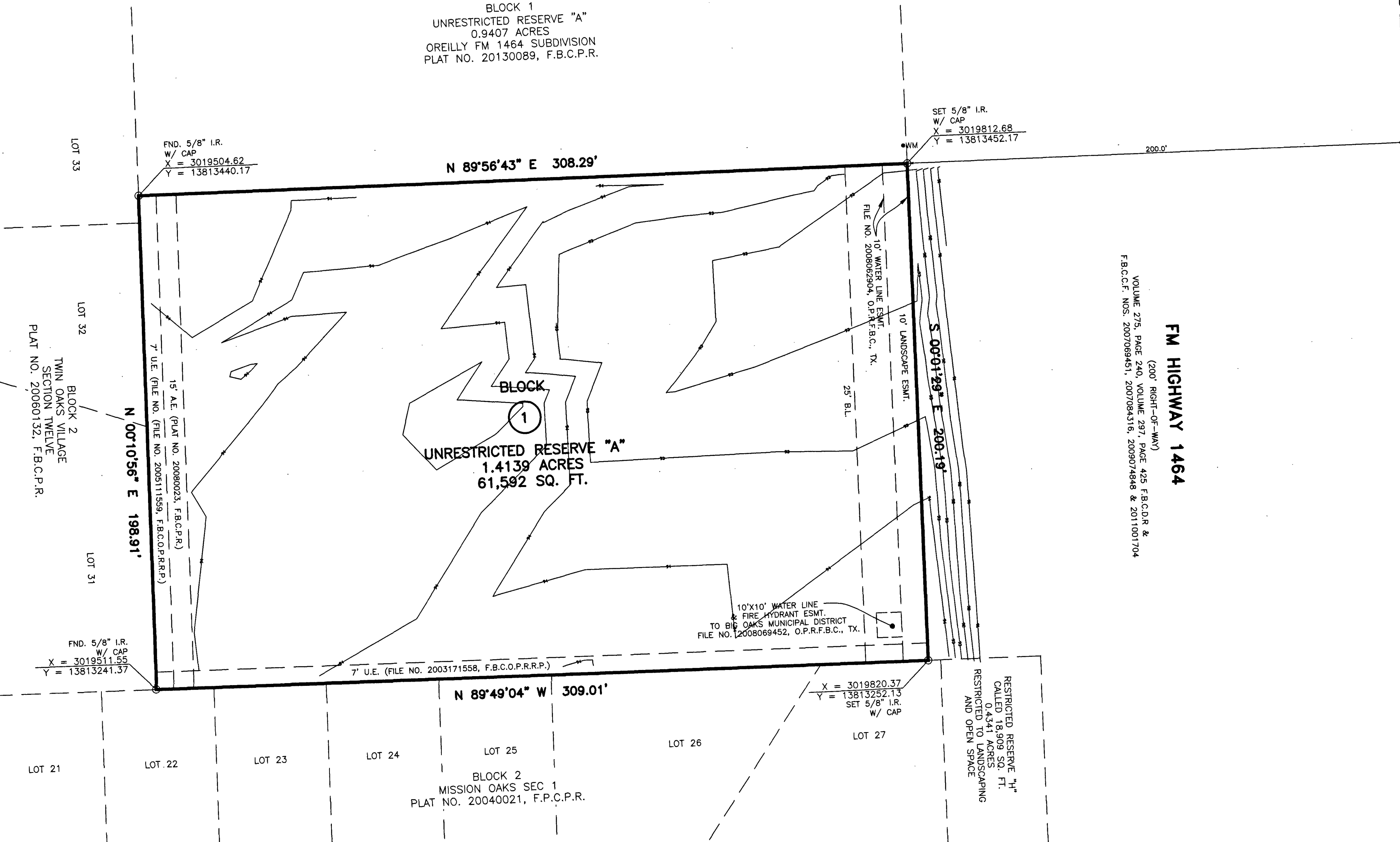
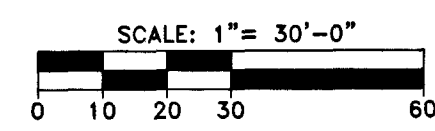
ORCHID RIDGE LANE

R.O.W. VARIES
PLAT NO. 20050076, F.B.C.P.R.

LEGEND:
AC. - ACRES
BL. - BUILDING LINE
ESMT. - EASEMENT
FC - FIRM 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 MAP RECORDS
HL&P - HOUSTON LIGHTING & POWER
L.R. - IRON ROD
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET



VICINITY MAP SCALE: 1"=2000'
KEY MAP NO. 5271



7657 ACRES
SUN LEE
J. 2015075231

FM HIGHWAY 1464
CALLED 1,0000 ACRES
LUPC PROPERTIES
F.B.C.C.F. NO. 2015050459

RESTRICTED RESERVE "A" BLOCK 1
0.441 ACRES
PLAT 4 ENGBRETT, F.B.C.P.R.
OR 1464 RETAIL CENTER
F.B.C.C.F. NO. 2017115433

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 OR 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 DAY OF

BY: VINCENT M. MORALES, JR., COMMISSIONER, PRECINCT 1
BY: GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

BY: W.A. ANDY MYERS, COMMISSIONER, PRECINCT 3
BY: Ken R. DeMerchant, COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND
I, LAURA RICHARD, CLERK OF THE COMMISSIONER'S COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON AT O'CLOCK AND IN SIDE 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.

LAURA RICHARD, CLERK OF THE COMMISSIONER'S COURT
FORT BEND COUNTY, TEXAS
DEPUTY

EL AHORRO SUPERMARKET ON FM 1464

A SUBDIVISION OF 1.4139 ACRES OR 61,592 SQUARE FEET OF LAND BEING A PORTION OF RESTRICTED RESERVE "A", IN BLOCK 1 OF TWIN OAKS VILLAGE SEC 15 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20080023 OF THE F.B.C.P.R. SITUATED IN THE BENJAMIN ORSBURN SURVEY, ABSTRACT NO. 390, FORT BEND COUNTY, TEXAS

REASON FOR REPLAT
TO CREATE ONE UNRESTRICTED RESERVE

SCALE: 1"= 30' DATE: DECEMBER 03, 2018

OWNER:
ROADE PROPERTIES, LTD.
8845 LONG POINT ROAD
HOUSTON, TEXAS 77055
TEL NO. 713-547-4636



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