

PLAT RECORDING SHEET

PLAT NAME: Guidry Retail

PLAT NO: _____

ACREAGE: 7.4567

LEAGUE: William Andrews

ABSTRACT NUMBER: 3

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: J. Guidry LTD A Texas Partnership

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, J Guidry LTD, a Texas Limited Partnership acting by and through Jason Guidry, President, owner hereinafter referred to as Owners of the 7.4567 acre tract described in the above and foregoing plat of GUIDRY 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 (except those streets designated as private streets, or permanent access easements), 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 purpose 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 16 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 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 for ten feet back-to-back ground easements; seven feet for 16 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 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 bays, 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 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, 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.

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.

IN TESTIMONY WHEREOF, the J Guidry, a Texas Limited Partnership, has caused these presents to be signed by Jason Guidry, President, hereunto authorized, this 2nd day of May, 2019.

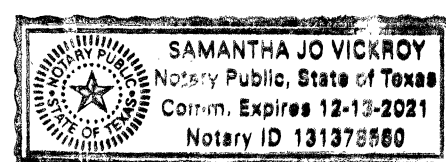
By: J GUIDRY LTD, A TEXAS LIMITED PARTNERSHIP

Jason Guidry
JASON GUIDRY, President

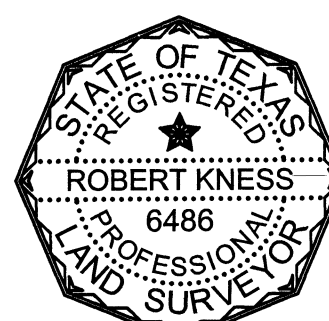
STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared Jason Guidry, President of J Guidry, LTD 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 2nd day of May, 2019.



Samantha Jo Vickroy
Notary Public in and for the State of Texas
12-13-2021
My Commission Expires:



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

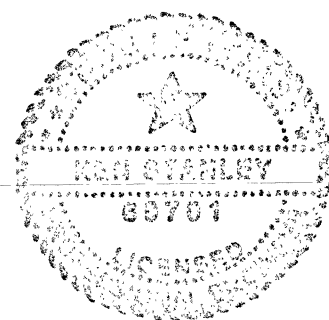
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of GUIDRY RETAIL in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this

the 22 day of May, 2019

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

By: *Margaret Wallace Brown*
Secretary

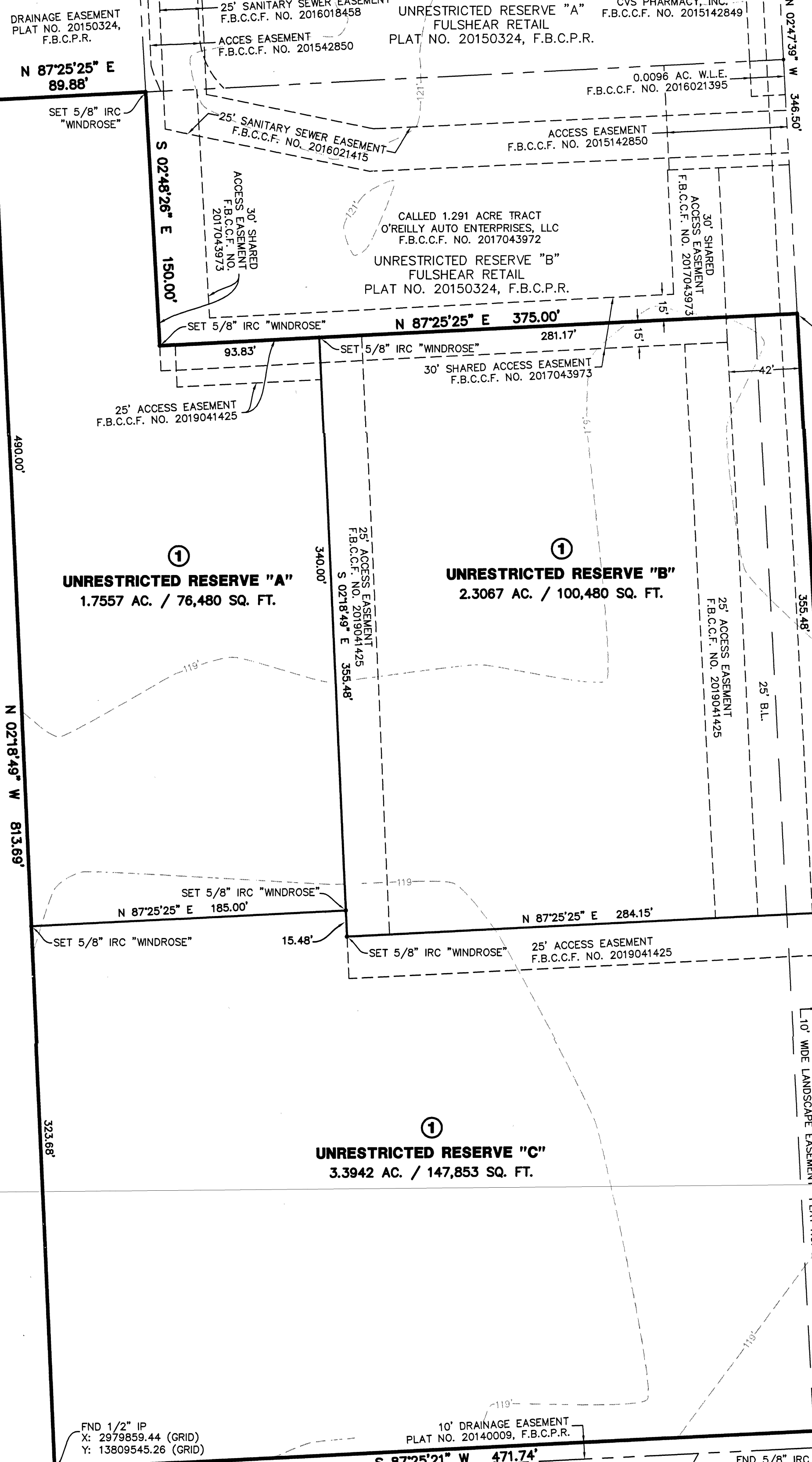
I, Ken Stanley, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.



Ken Stanley
Ken Stanley, P.E.
Texas Registration No. 63701
Stanley Spurling & Hamilton, Inc.
3301 Edloe St.
Houston, TX 77027
TX Fm Registration No. F-000175

FULSHEAR-GASTON ROAD
(120 FEET WIDE)
VOL. 458, PG. 487, F.B.C.D.R.
VOL. 458, PG. 480, F.B.C.D.R.
PLAT NO. 20150324, F.B.C.P.R.
PLAT NO. 20150324, F.B.C.P.R.

T.B.M. "A"



DISTRICT NAMES

CO. ASSISTANCE DISTRICT	NONE
WCID	NONE
MUD	FORT BEND MUD 142
LID	NONE
DID	FBC DRAINAGE
SCHOOL	LAMAR CISD
FIRE	FT BEND CO ESD 4
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	FORT BEND CO ESD 4
COUNTY COMMISSIONER	PRECINCT NO. 3

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 CAPPED 5/8" IR "WINDROSE"

BENCHMARK PUBLISHED ELEVATION - 122.95'

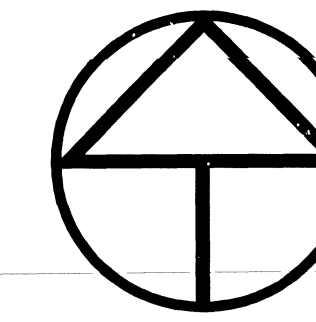
PROJECT BENCHMARK IS AN NGS SURVEY CONTROL MARKER WITH POINT ID AW4680, DESIGNATION Q 1212, BEING A BENCH MARK DISK STAMPED Q 1212 1973. ELEV=122.95, NAVD88.

TEMPORARY BENCHMARK "A" ELEVATION - 122.48'

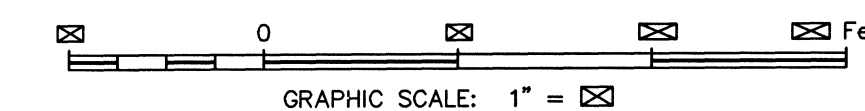
TBM "A" IS A CUT BOX ON A CONCRETE BASE OF A LIGHT POLE LOCATED APPROXIMATELY 25 FEET SOUTHEAST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 723 AND FULSHEAR-GASTON ROAD. ELEV=122.48 FEET, NAVD88. (AS SHOWN HEREON)

GENERAL NOTES

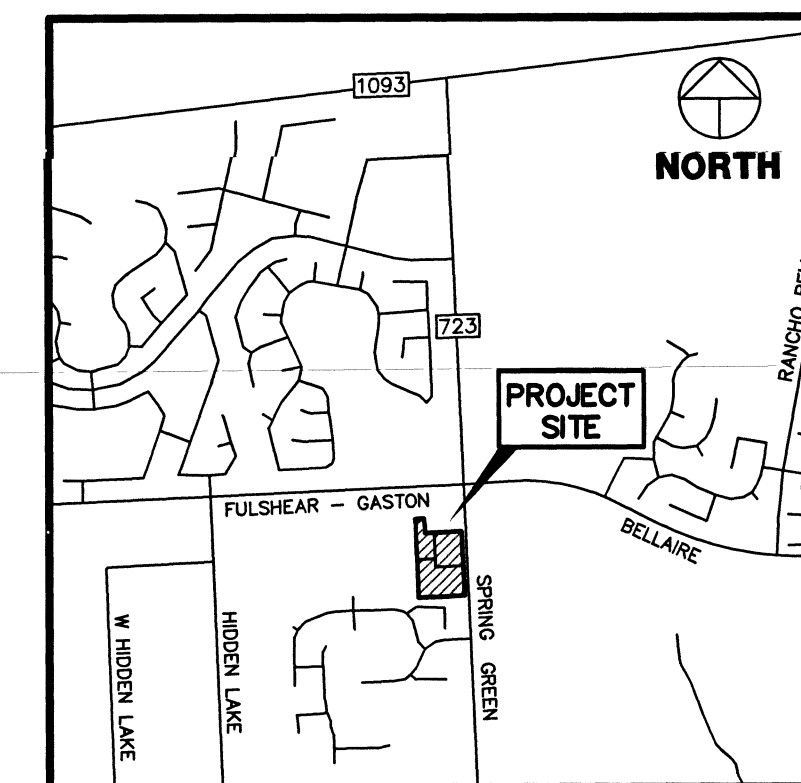
1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NA83).
2. All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 0.999880260.
3. This plat was prepared to meet City of Houston and Fort Bend County requirements.
4. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 481570013L, revised/dated April 2, 2014, the subject tract appears to lie within unshaded zone "X".
5. 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, File No. 2018-0400, dated February 4, 2019.
6. 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.
7. The top of all floor slab elevations shall be a minimum of 120.50 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. 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.
8. 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.
9. All property to drain into a drainage easement only through an approved drainage structure.
10. This plat lies wholly within Fort Bend County Lighting Zone LZ3.
11. 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.
12. Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
13. 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.
14. 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.
15. 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.
16. All future development should verify that the minimum slab elevation is at least 18" above any on-site detention 100Yr. water surface elevation.
17. All on-site drainage and storm water detention storage facilities shall be maintained by the property owners.
18. Future development shall require on-site detention in accordance with the FBCDCM within a dedicated drainage easement/reserve.



NORTH



GRAPHIC SCALE: 1" = 100'



KEY MAP: 524Q, 524L, FORT BEND COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2,000'

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

By: *Ken 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 _____, 20____, at _____ o'clock _____ m., 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.

By: *Laura Richard*
Clerk of the County Court of Fort Bend County, Texas

By: _____ Deputy

GUIDRY RETAIL

A SUBDIVISION OF
7.4567 AC. / 324,813 SQ. FT. BEING A REPLAT OF A PORTION OF UNRESTRICTED RESERVE "B", FULSHEAR RETAIL, PER THE MAP OR PLAT RECORDED UNDER PLAT NO. 20150324, FORT BEND COUNTY PLAT RECORDS, SITUATED IN THE WILLIAM ANDREWS SURVEY, ABSTRACT NO. 3 FORT BEND COUNTY, TEXAS

1 BLOCK 3 RESERVES

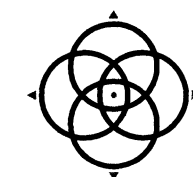
FEBRUARY 2019

REASON FOR REPLAT: TO CREATE THREE UNRESTRICTED RESERVES

Owner Surveyor

J Guidry LTD
A Texas Limited Partnership

Jason Guidry
P.O. Box 129
Fulshear, Texas 77441
(713) 875-0800



WINDROSE
LAND SURVEYING | PLATTING

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