

**PLAT RECORDING SHEET**

**PLAT NAME:** Berkeley Knoll Apartments

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 22.52

**LEAGUE:** I & G.N. Railroad Survey and R.H. Hunter Survey

**ABSTRACT NUMBER:** A-353 and A-206

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** McDonough Village Storage, LLC. A Georgia Limited Liability Company

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, MCDONOUGH VILLAGE STORAGE, LLC, A GEORGIA LIMITED LIABILITY COMPANY ACTING BY AND THROUGH TIMOTHY P. JONES, MANAGER, OWNER HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 22.52 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BERKELEY KNOLL APARTMENTS 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, DRAINAGE 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 UNRESTRICTED 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 UNRESTRICTED 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 TOTAL 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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20'0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL RAVINES, CREEKS, GULLIES, BAYOUS, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS 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 OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO GRAB 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 TO COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, MCDONOUGH VILLAGE STORAGE, LLC, A GEORGIA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY TIMOTHY P. JONES, MANAGER, HERETO AUTHORIZED THIS 17th DAY OF May, 2019.

MCDONOUGH VILLAGE STORAGE, LLC, A GEORGIA LIMITED LIABILITY COMPANY

BY: *Timothy P. Jones*  
TIMOTHY P. JONES, MANAGER

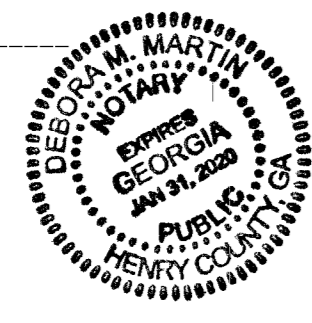
STATE OF ~~GEORGIA~~ TEXAS  
COUNTY OF ~~HEWLEY~~ FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY P. JONES, MANAGER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF May, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 12/1/2020



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BERKELEY KNOLL APARTMENTS 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 7th DAY OF June, 2019.

BY: *Martha L. Stein*  
MARTHA L. STEIN OR M. SONNY GARZA  
CHAIR OR VICE CHAIRMAN

BY: *Margaret Wallace Brown*  
MARGARET WALLACE BROWN, SECRETARY



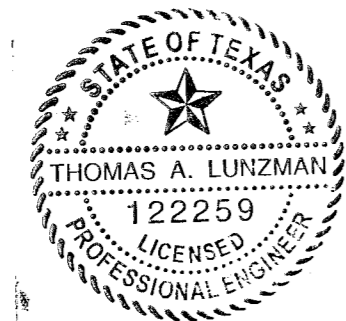
I, CAROLYN J. QUINN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY 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: *Carolyn J. Quinn*  
CAROLYN J. QUINN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6033



I, THOMAS A. LUNZMAN, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL OF THE REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

BY: *Thomas A. Lunzman*  
THOMAS A. LUNZMAN  
REGISTERED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 122259



Line Table

Line	Length	Direction
L1	176.80	N06°19'19"E
L2	48.48	N78°50'32"W

Curve Table

Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	624.15	430.00	83°09'54"	N35°15'36"W	570.78

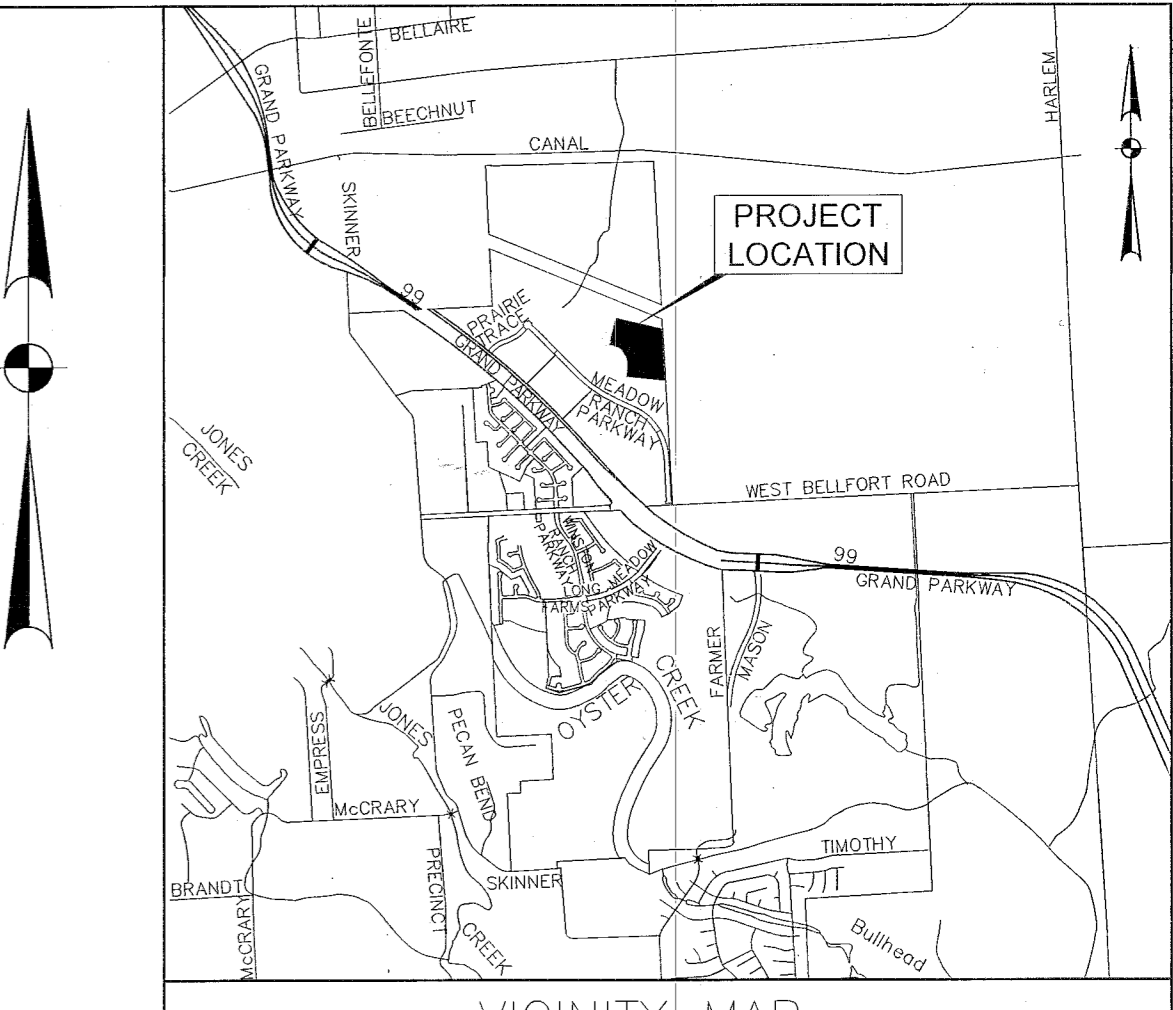
GENERAL NOTES:

- ALL KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL) 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.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99997644.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ZONE "X" (UNSHADED) AREAS OUTSIDE THE 500 YEAR FLOODPLAIN, AS PER THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0140L, REVISED APRIL-12, 2014.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 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 TIE TO THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- THIS PLAT LIES IN LIGHTING ZONE X (LZ3) FORT BEND COUNTY ONLY.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM 97.00 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.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE OPEN SPACE SET FOR HEREON INCLUDES ALL AREA NOT COVERED BY PROPOSED PAVING, GARAGE OR BUILDINGS.
- FBCMUD NO.194 HAS COMMITTED TO PROVIDE A MAXIMUM OF 87,360 GPD OF WATER SERVICE TO THE SUBDIVISION'S PRIVATE WATER SYSTEM AND PRIVATE FIRE HYDRANTS.
- THE BUILDING LINE REQUIREMENTS ESTABLISHED BY CHAPTER 42 ARE MINIMUM STANDARDS WHERE DEED RESTRICTIONS PROVIDE FOR A GREATER BUILDING SETBACK, THE DEED RESTRICTIONS SHALL CONTROL OVER THE PROVISIONS OF THIS DIVISION.
- PROJECT BENCHMARK: NGS MONUMENT L 806 RESET BEING AN NGS MONUMENT STAMPED "L 806 RESET 1963" LOCATED ALONG THE SOUTHWEST R.O.W. OF F.M. 723, APPROXIMATELY 0.45 MILE NORTHWEST OF F.M. 359. ELEVATION = 94.85 FEET (1973 ADJUSTMENT)
- TEMPORARY BENCHMARK "A" BEING A BOX CUT IN CONCRETE AT THE CENTERLINE OF BERKELEY KNOLL, +/- 900 FEET NORTHEAST OF THE CENTERLINE INTERSECTION OF MEADOW RANCH PARKWAY AND BERKELEY KNOLL. ELEVATION = 95.38 FEET (1973 ADJUSTMENT)
- PER ITS DESCRIPTION, PUBLIC UTILITY EASEMENT RECORDED IN F.B.C.C.F. NO. 2013156415 TERMINATES UPON RECORDATION OF A PLAT DEDICATING A UTILITY EASEMENT.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNRESTRICTED 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.
- ACCESS DENIED TO FIELDSPAR TRAIL.
- 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.

LEGEND

AC.	=	ACRE
A.E.	=	AERIAL EASEMENT
B.L.	=	BLDG. LINE
D.E.	=	DRAINAGE EASEMENT
F.B.C.C.F.	=	FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	=	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	=	FORT BEND COUNTY PLAT RECORDS
LTD.	=	LIMITED
NO.	=	NUMBER
PG.	=	PAGE
R.	=	RADIUS
R.O.W.	=	RIGHT-OF-WAY
S.S.E.	=	SANITARY SEWER EASEMENT
STM.S.E.	=	STORM SEWER EASEMENT
U.E.	=	UTILITY EASEMENT
VOL.	=	VOLUME
W.L.E.	=	WATER LINE EASEMENT
X	=	EASTING COORDINATE
Y	=	NORTHING COORDINATE
+	=	STREET NAME CHANGE
①	=	BLOCK NUMBER
●	=	SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
○	=	FOUND 5/8-INCH CAPPED IRON ROD (UNLESS OTHERWISE NOTED)

PUBLIC FACILITIES	DISTRICT NAMES
MUD	FORT BEND MUD NO. 194
ID	FORT BEND CO. DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	HARRIS-FORT BEND EMS
IMPACT FEE	"Oriskany"
CITY OR CITY ETJ	HOUSTON ETJ
UTILITY COMPANIES	CENTERPOINT ENERGY CONSOLIDATED COMMUNICATIONS



VICINITY MAP  
KEY MAP 526S  
SCALE: 1" = 1/2 MILE

I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HERE 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 COMMISSIONER'S 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.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2019

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

KP GEORGE COUNTY JUDGE

W.A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER  
KEN R. DEMERCHANT PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ 2019, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M., IN PLAT NUMBER \_\_\_\_\_ 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

# BERKELEY KNOLL APARTMENTS

A SUBDIVISION OF 22.52 ACRES OF LAND LOCATED IN THE  
1 & G.N. RAILROAD SURVEY, A-353 AND  
R.H. HUNTER SURVEY, A-206 IN  
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE 0 LOTS  
SCALE: 1" = 100'  
100 50 0 100 200 300  
SCALE IN FEET  
1" = 100'

OWNERS: MCDONOUGH VILLAGE STORAGE, LLC,  
A GEORGIA LIMITED LIABILITY COMPANY  
C/O DAVIS DEVELOPMENT INC.  
403 CORPORATE CENTER DRIVE, STE. 201,  
STOCKBRIDGE, GA 30281  
(770) 474-4345

SURVEYOR  
**MILLER**  
**SURVEY+GROUP**  
1760 WEST SAM HOUSTON PARKWAY NORTH  
HOUSTON, TEXAS 77043  
PHONE 713-413-1900 FAX 713-413-1944  
BRIAN E. WILSON, R.P.L.S.  
TEXAS FIRM REGISTRATION NO. 10047100