

**PLAT RECORDING SHEET**

**PLAT NAME:** Riverside Ranch Commercial Sec. Two Replat No. 1

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

**ACREAGE:** 4.0000

**LEAGUE:** William Andrews Survey

**ABSTRACT NUMBER:** 3

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** KNG Investments LLC, a Texas Limited Liability Company

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

STATE OF TEXAS :  
COUNTY OF FORT BEND:

We, KNG Investments LLC, a Texas limited liability company, acting by and through Kavita Nebhani, its Managing Member, hereinafter referred to as Owners of the 4.0000 acres shown hereon and described in the above and foregoing map of RIVERSIDE RANCH COMMERCIAL SEC TWO REPLAT NO 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, 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 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 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 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 purposes 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 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 shall be restricted to prevent the drainage of any septic tank into any public or private street, 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' 0") feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any 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 is hereby 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 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 do hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, KNG Investments LLC, a Texas limited liability company, has caused these presents to be signed by Kavita Nebhani, its Managing Member, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 2019.

KNG Investments LLC, a Texas limited liability company

Kavita Nebhani, Managing Member

STATE OF TEXAS :  
COUNTY OF FORT BEND :

BEFORE ME, the undersigned authority, on this day personally appeared Kavita Nebhani, Managing Member of KNG Investments 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 he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said company.

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

Notary Public in and for the State of Texas

Notary

My Commission Expires: \_\_\_\_\_

This Plat of RIVERSIDE RANCH COMMERCIAL SEC TWO REPLAT NO 1 is approved by the City Manager of the City of Richmond, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2019.

Terri Vela, City Manager

This Plat of RIVERSIDE RANCH COMMERCIAL SEC TWO REPLAT NO 1 approved on \_\_\_\_\_ by the City of Richmond Commission and signed this \_\_\_\_ day of \_\_\_\_\_, 2019, provided, however, this approval shall be invalid, and null and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

Evalyn W. Moore, Mayor

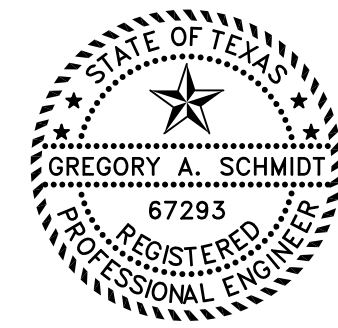
Laura Scariato, City Secretary

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NO. 4204, NAD, 83) AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987505768.
- 2.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 94.5 FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. 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. THE TOP OF SLAB ELEVATIONS SHALL BE NO LESS THAN 12" ABOVE EXTREME EVENT PONDING AND SHEET FLOW ELEVATIONS AS CALCULATED IN FUTURE SITE DESIGNS.
- 3.) BENCHMARK: NATIONAL GEODETIC SURVEY MARKER PID AW4693, DESIGNATED L 1212, IS A BENCHMARK DISK STAMPED "L 1212 1973" SET IN CONCRETE HEADWALL ON THE EAST SIDE OF FARM ROAD 723, APPROXIMATELY 4.05 MILES NORTH FROM ROSENBERG, TEXAS. ELEVATION=90.68'
- 4.) TEMPORARY BENCHMARK: (TBM D) BOX OUT ON THE NORTHWEST END OF A 24" RCP LOCATED NEAR THE SOUTHEAST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON. ELEVATION=90.08'
- 5.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE CITY OF RICHMOND'S ETJ, AND FORT BEND COUNTY, TEXAS.
- 6.) 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.
- 7.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 9.) ACCORDING TO THE FORT BEND COUNTY OUTDOOR LIGHTING ZONE MAP, THIS PLAT LIES IN LIGHTING ZONE 3 (LZ3). LZ3 = 2.0% OR LESS TOTAL ZONAL FIXTURE UPLIGHT.
- 10.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0235, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
- 11.) NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
- 12.) - - INDICATES A SET 5/8" IR W/ CAP STAMPED "TEAM 281-491-2525", UNLESS OTHERWISE NOTED.
- 13.) 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.
- 14.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT PER THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE "UDC", PER SECTION 4.5.201, WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
- 15.) SUBJECT TO TERM, CONDITIONS, AND STIPULATIONS SET FORTH IN RESTRICTIONS RECORDED IN PLAT NO. 20180007 OF THE FORT BEND COUNTY PLAT RECORDS.

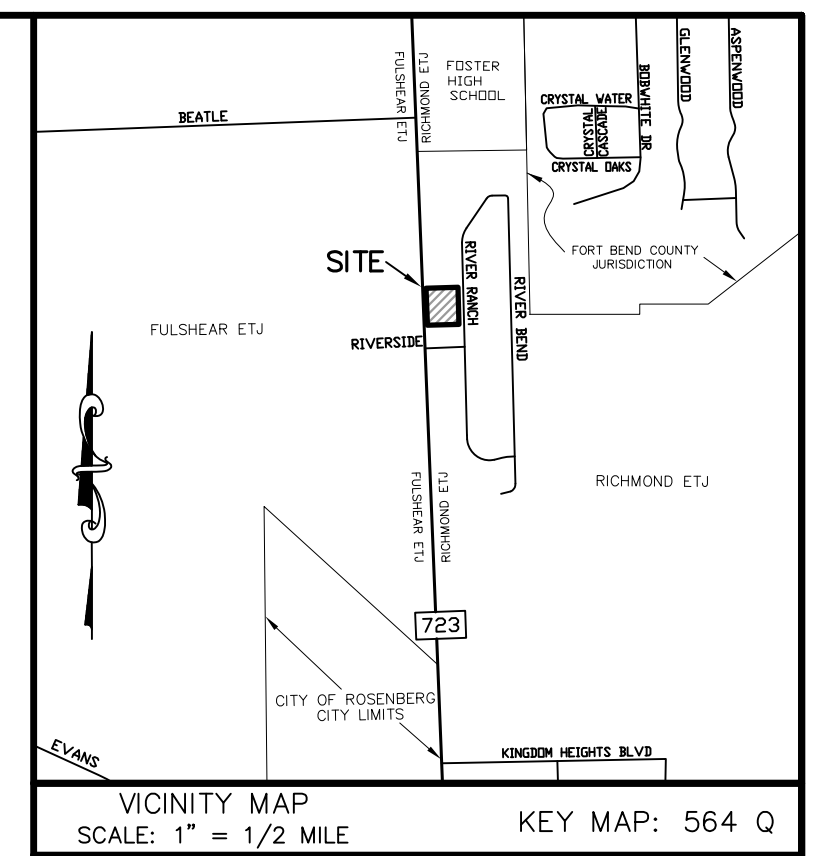
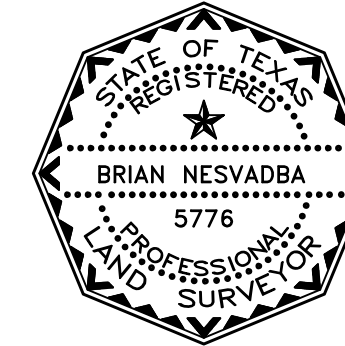
I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Gregory A. Schmidt, P.E.  
Texas Registration No. 67293

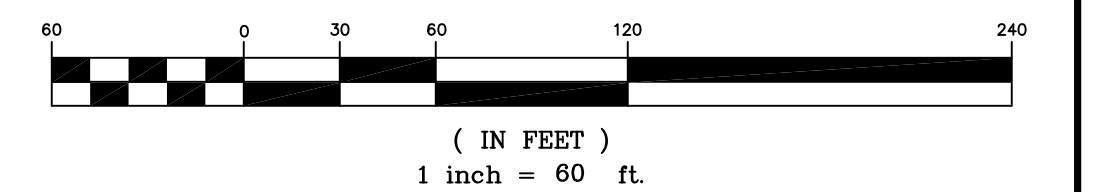


I, Brian Nesvada, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points; points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of not less than three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

Brian Nesvada, R.P.L.S.  
Texas Registration No. 5776



GRAPHIC SCALE



I, J. STACY SLAWINSKI, P.E., 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; 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 \_\_\_\_\_, 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

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO 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(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS THE DAY AND DATE LAST ABOVE WRITTEN.

BY: LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

REASON FOR REPLAT

TO CREATE ONE UNRESTRICTED RESERVE.

RIVERSIDE RANCH  
COMMERCIAL SEC TWO  
REPLAT NO 1

A SUBDIVISION OF 4.0000 ACRES BEING A REPLAT OF ALL OF RESERVE "C" AND A PORTION OF RESERVE "B", RIVERSIDE RANCH COMMERCIAL SEC TWO (PLAT NO. 20180007; F.B.C.P.R.) IN THE WILLIAM ANDREWS SURVEY, ABSTRACT NO. 3, FORT BEND COUNTY, TEXAS

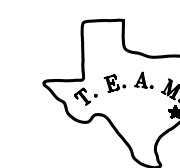
1 BLOCK - 1 RESERVE - 0 LOTS

~ OWNERS ~

KNG INVESTMENTS LLC  
a Texas limited liability company  
14303 Jaubert Court  
Sugar Land, Texas 77498  
PHONE: 281.342.0000

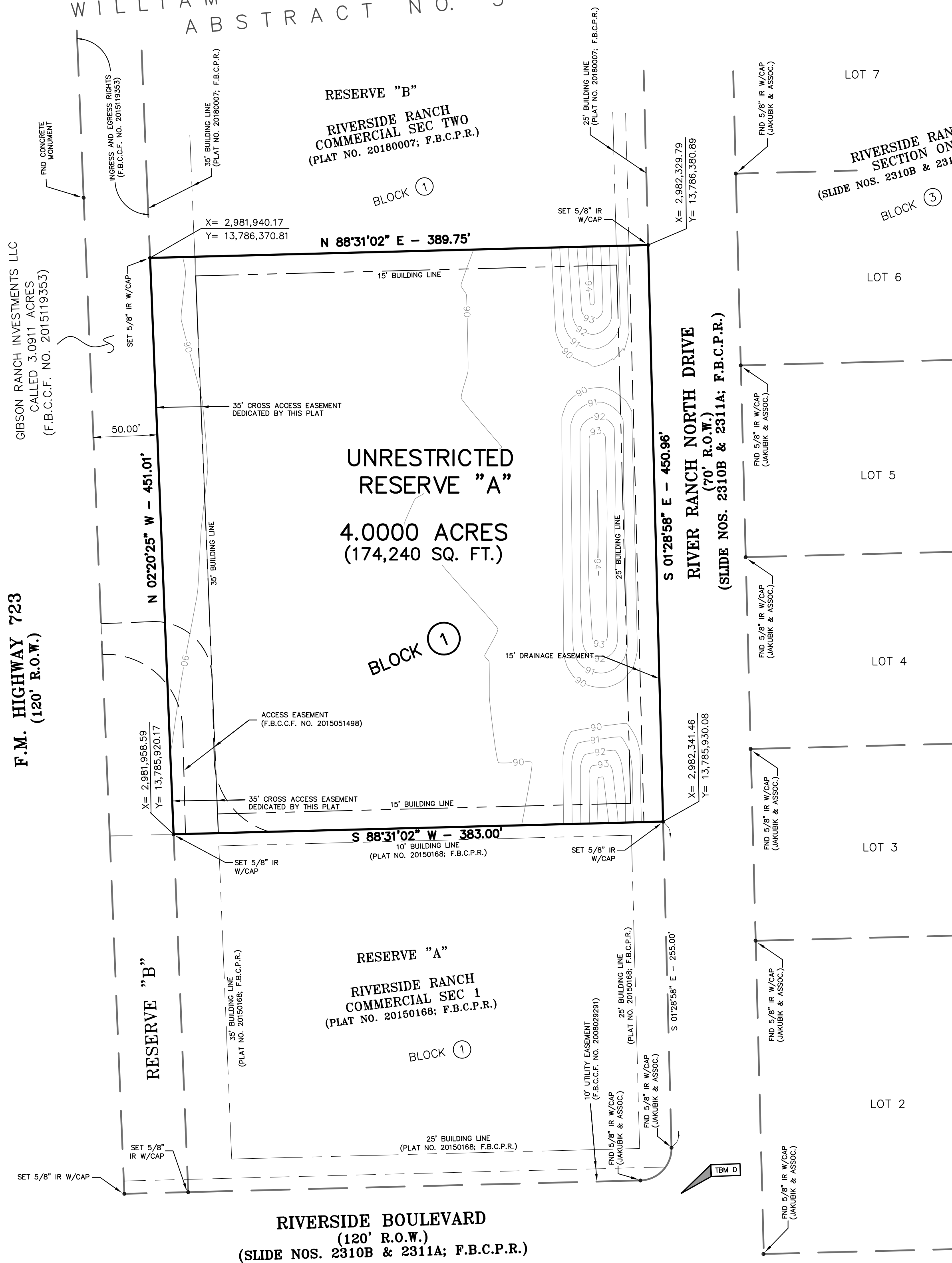
~ SURVEYOR/ENGINEER ~

TEXAS ENGINEERING AND MAPPING COMPANY  
12718 Century Drive  
Stafford, Texas 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906  
www.team-civil.com  
1386-1



SEPTEMBER 23, 2019

WILLIAM ANDREWS SURVEY  
ABSTRACT NO. 3



LEGEND

- B.L. - BUILDING LINE
- D.E. - DRAINAGE EASEMENT
- F.B.C.P.R. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- FND - FOUND
- IP - IRON PIPE
- IR - IRON ROD
- N.T.S. - NOT TO SCALE
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- W/ - WITH

DISTRICT NAMES	
COUNTY ASSISTANCE	N/A
DISTRICT	
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	LAMAR CISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	RICHMOND ETJ
UTILITIES CO.	CENTERPOINT