

# PLAT RECORDING SHEET

**PLAT NAME:** Plaza on South Firethorne

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

**ACREAGE:** 5.109

**LEAGUE:** William Ames Survey

**ABSTRACT NUMBER:** 104

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

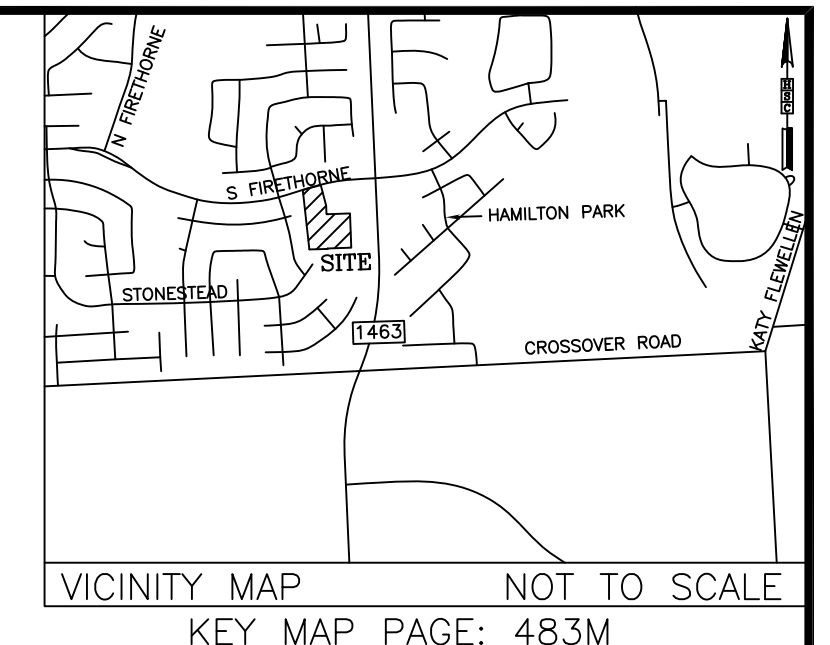
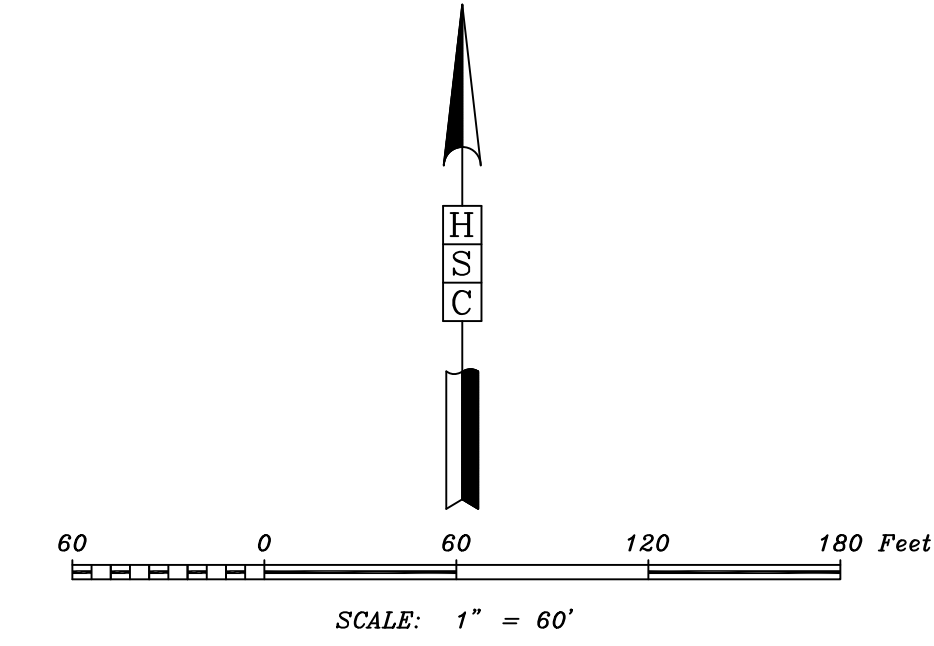
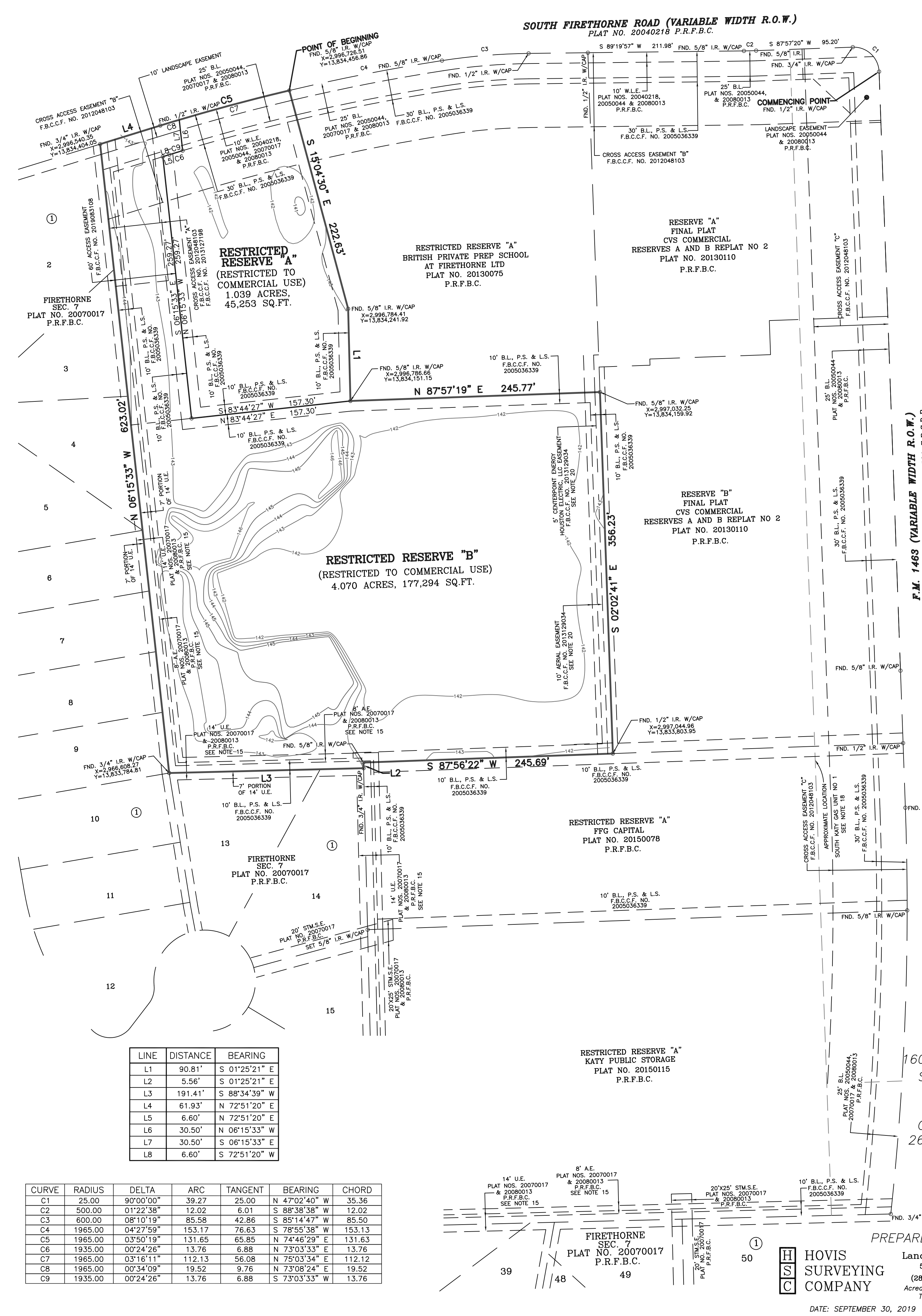
**NUMBER OF RESERVES:** 2

**OWNERS:** Equicap Firethorne, LP, Guhnhoon Real Estate LLC

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

NOTES

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204), derived from CORS site ADKS.
- 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 factor: 0.99988687.
- B.L. indicates Building Line, F.B.C.C.F. No. indicates Fort Bend County Clerk's File Number, F.C. indicates Film Code, L.S. indicates Landscape Setback, P.R.F.B.C. indicates Plat Records Fort Bend County, Texas, P.S. indicates Parking Setback, STM. S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer Easement, U.E. indicates Utility Easement, W.L.E. indicates Water Line Easement.
- Subject to Restrictive Covenants as set out under Plat Nos. 20050044, 20070017 & 20080013 P.R.F.B.C. and F.B.C.C.F. Nos. 2005036339, 2007052997, 2012048103 & 2013127198.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- This property lies within Zone "X" as per Flood Insurance Rate Maps, Map Number 48157C0040L & 48157C0105 dated April 2, 2014.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
- The top of all slabs shall be a minimum of 143.5 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.
- Control Benchmark: NGS Height Modernization Survey Station HGCD 66. A stainless steel rod in sleeve stamped HGCD 66 1986 as shown hereon. Elevation = 136.52' (NAVD 1988).
- Sidewalks shall be built or caused to be built not less than five feet (5') in width on both sides of all dedicated right-of-ways with said plat and on the contiguous right-of-ways of all perimeter roads surrounding said plat in accordance with the ADA.
- All Drainage Easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- This plat lies within Zone "LZ3" of the Fort Bend County Lighting Ordinance Zone, Dated June 2004.
- 14' Utility Easement subject to an unobstructed aerial easement 8 feet wide from a plane 16 feet above the ground level upward, located adjacent to both sides and adjoining said public utility easement as recorded under Plat No. 20070017 of the P.R.F.B.C.
- Subject to the terms, conditions, stipulations and easements contained in that Declaration of Easements and Restrictive Covenants recorded under F.B.C.C.F. No. 2012048103 and amended by F.B.C.C.F. No. 2013127198.
- Subject to a perpetual easement upon, over, under and across the subject tract for the purpose of installing, replacing, repairing, maintaining all utilities as recorded under F.B.C.C.F. No. 2005036339.
- Surface Site and Multi Purpose Right-of-Way and Easement agreement recorded under Volume 1863, Page 2135 of the D.R.F.B.C. does not affect the tract.
- Subject to the terms and conditions of that certain Development Agreement recorded under F.B.C.C.F. No. 2004025291.
- Subject to an unobstructed aerial easement ten (10) feet wide, beginning at a plane sixteen (16) feet above the ground and extending upward, located westerly of and adjoining said five (5) foot wide easement recorded under F.B.C.C.F. No. 2013129034.
- Proposed Restricted Reserve "B" has access to FM 1463 via Dedicated Cross Access Easement "C" as recorded under F.B.C.C.F. No. 2012048103.
- This tract is located within the extraterritorial jurisdiction of the City of Fulshear, Fort Bend County and within Fort Bend MUD No. 151.
- Subject to the terms, conditions and stipulations of that certain Reciprocal Easement and Restrictive Agreement recorded under F.B.C.C.F. No. 2019083108.
- 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.



DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	CAD 7
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 151
LID	N/A
DID	FORT BEND CO. DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY ETJ	CITY OF FULSHEAR ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

F.M. 1463 (VARIABLE WIDTH R.O.W.)  
VOL. 275, PG. 526 & VOL. 275, PG. 531 P.R.F.B.C.  
PLAT NO. 20050044 & 20070017 P.R.F.B.C.

LINE	DISTANCE	BEARING
L1	90.81'	S 01°25'21" E
L2	5.56'	S 01°25'21" E
L3	191.41'	S 88°34'39" W
L4	61.93'	N 72°51'20" E
L5	6.60'	N 72°51'20" E
L6	30.50'	N 06°15'33" W
L7	30.50'	S 06°15'33" E
L8	6.60'	S 72°51'20" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	90°00'00"	39.27	25.00	N 47°02'40" W	35.36
C2	500.00	01°22'38"	12.02	6.01	S 88°38'38" W	12.02
C3	600.00	08°10'19"	85.58	42.86	S 85°14'47" W	85.50
C4	1965.00	04°27'59"	153.17	76.63	S 78°53'38" W	153.13
C5	1965.00	03°50'19"	131.65	65.85	N 74°46'29" E	131.63
C6	1935.00	00°24'26"	13.76	6.88	N 73°03'33" E	13.76
C7	1965.00	03°16'11"	112.13	56.08	N 75°03'34" E	112.12
C8	1965.00	00°34'09"	19.52	9.76	N 73°08'24" E	19.52
C9	1935.00	00°24'26"	13.76	6.88	S 73°03'33" W	13.76

# PLAZA ON SOUTH FIRETHORNE

A SUBDIVISION OF 5.109 ACRES OF LAND SITUATED IN THE WILLIAM AMES SURVEY, ABSTRACT NUMBER 104, FORT BEND COUNTY, TEXAS BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "A" FIRETHORNE COMMERCIAL RESERVE "A" REPLAT & FIRETHORNE SEC 7 PARTIAL REPLAT PLAT NO. 20080013 P.R.F.B.C.  
2 RESERVES, 0 LOTS, 1 BLOCK

OWNERS:  
EQUICAP FIRETHORNE, LP  
1600 HWY 6 SOUTH, SUITE 250  
SUGAR LAND, TEXAS 77478  
281-547-0001

OWNERS:  
GUHNOON REAL ESTATE LLC  
26415 NORHILL CROSSING LN.  
KATY, TEXAS 77494  
503-442-2587

PREPARED BY:  
Land Surveys - Computer Mapping  
5000 Cabbage - Spring, Texas 77379  
(281) 320-9591 [hovis@hovissurveying.com](mailto:hovis@hovissurveying.com)  
Accege - Residential - Industrial - Commercial  
Texas Firm Registration No. 10030400

DATE: SEPTEMBER 30, 2019 SCALE: 1" = 60' JOB NO. 12-134-61

STATE OF TEXAS  
COUNTY OF FORT BEND

We, Equicap Firethorne, LP, a Texas limited partnership, acting by and through Intiaz Munshi, Manager of Equicap Firethorne GP, LLC, its general partner and We, Guhnhoo Real Estate LLC, a Texas limited liability company acting by and through Hyunhoon Lee, its Manager, hereinafter referred to as Owners of the 5.109 acre tract described in the above and foregoing map of PLAZA ON SOUTH FIRETHORNE, do hereby make and establish said subdivision and development plat 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, 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 do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above ground level upward, located adjacent to all public utility easements shown herein.

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 fifteen (20) feet 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 purposes 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 subdivision 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, excessive vegetation 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 and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004 and any subsequent amendments.

IN TESTIMONY WHEREOF, Equicap Firethorne, LP, a Texas limited partnership, has caused these presents to be signed by Intiaz Munshi, Manager of Equicap Firethorne GP, LLC, its General Partner, thereunto authorized, this \_\_\_ day of \_\_\_\_\_, 2019.

Equicap Firethorne, LP, a Texas limited partnership  
By: Equicap Firethorne GP, LLC  
its General Partner

By: \_\_\_\_\_  
Intiaz Munshi, Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Intiaz Munshi, 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.

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

Notary Public in and for the State of Texas  
My Commission expires:

IN TESTIMONY WHEREOF, Guhnhoo Real Estate LLC, a Texas limited liability company has caused these presents to be signed by Hyunhoon Lee, its Manager, thereunto authorized, this \_\_\_ day of \_\_\_\_\_, 2019.

Guhnhoo Real Estate LLC, a Texas limited liability company

By: \_\_\_\_\_  
Hyunhoon Lee, Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Hyunhoon Lee, 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.

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

Notary Public in and for the State of Texas  
My Commission expires:

We, Prosperity Bank, a Texas banking association, owner and holder of a lien against the property described in the plat known as PLAZA ON SOUTH FIRETHORNE, said lien being evidenced by instrument of record in the Clerk's File Nos. 2019083784 & 2019083785 of the O.P.R.O.R.P. of Fort Bend 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: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, Prosperity Bank, a Texas banking association 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 \_\_\_ day of \_\_\_\_\_, 2019

Notary Public in and for the State of Texas

My Commission expires:

I, Mary M. McKenzie, 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 on 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 three-quarter (3/4) 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.

Mary M. McKenzie  
Texas Registration No. 6123

I, Salman Q. Mirajwala, a Professional Engineer Registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Salman Q. Mirajwala, P.E.  
PE License No. 93950

This plat of PLAZA ON SOUTH FIRETHORNE was approved on \_\_\_\_\_ by the City Planning Commission of the City of Fulshear, Texas this \_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_ or By: \_\_\_\_\_  
Amy Pearce Dar Hakimzadeh  
Chairman Co-Chair

This plat of PLAZA ON SOUTH FIRETHORNE was approved on \_\_\_\_\_ by the City of Fulshear Council, and signed on 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 six (6) months

By: \_\_\_\_\_ or By: \_\_\_\_\_  
Aaron Groff Kimberly Kopecky  
Mayor City Secretary

DESCRIPTION

5.109 acres of land situated in the William Ames Survey, Abstract Number 104, Fort Bend County, Texas, being a portion of Restricted Reserve "A" of Firethorne Commercial Reserve "A" Replat & Firethorne Sec. 7 Partial Replat, a subdivision as shown on map or plat recorded under Plat Number 20080013 of the Plat Records of Fort Bend County, Texas, said 5.109 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with cap found for the Southeasterly end of a 25 foot radius return between the Southerly right-of-way line of South Firethorne Road (variable width right-of-way) and the Westerly right-of-way line of F.M. 1463 (variable width right-of-way), the most Southerly Northeast corner of said Restricted Reserve "A" and the most Southerly Northeast corner of that certain called Reserve "A" of Final Plat CVS Commercial Reserves A and B Replat No 2, a subdivision as shown on map or plat recorded under Plat Number 20130110 of the Plat Records of Fort Bend County, Texas;

Thence, in a Northwesterly direction, along said 25 foot radius return and a curve to the left, having a central angle of 90°00'00", a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of N 47°02'40" W and a chord distance of 35.36 feet to a 3/4 inch iron rod with cap found for the Northwesterly end of said 25 foot radius return;

Thence, along the Southerly right-of-way line of said South Firethorne Road, the following courses and distances:

S 87°57'20" W, a distance of 95.20 feet to a 5/8 inch iron rod found for a point of curvature to the right;

In a Northwesterly direction, with said curve to the right, having a central angle of 01° 22'38", a radius of 500.00 feet, an arc length of 12.02 feet, a chord bearing of S 88° 38'38" W and a chord distance of 12.02 feet to a 5/8 inch iron rod with cap found for a point of tangency;

S 89°19'57" W, a distance of 211.98 feet to a 1/2 inch iron rod with cap found for a point of curvature to the left;

In a Southwesterly direction, with said curve to the right, having a central angle of 08° 10'19", a radius of 600.00 feet, an arc length of 85.58 feet, a chord bearing S 86°46'38" W and a chord distance of 85.50 feet to a 5/8 inch iron rod with cap found for a point of compound curvature to the left;

In a Southwesterly direction, with said curve to the left, having a central angle of 04°27'59", a radius of 1,965.00 feet, an arc length of 153.17 feet, a chord bearing of S 85°14'47" W and a chord distance of 153.13 feet to a 5/8 inch iron rod with cap found for the Northwesterly corner of that certain called Restricted Reserve "A" of British Private Prep School at Firethorne LTD, a subdivision as shown on map or plat recorded under Plat Number 20130075 of the Plat Records of Fort Bend County, Texas and the POINT OF BEGINNING of the herein described tract of land;

Thence, S 15°04'30" E, along the Westerly line of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD, a distance of 222.63 feet to a 5/8 inch iron rod with cap found for an angle point;

Thence, S 01°25'21" E, continuing along the Westerly line of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD, a distance of 90.81 feet to a 5/8 inch iron rod with cap found for the Southwesterly corner of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD;

Thence, N 87°57'19" E, along the Southerly line of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD, a distance of 245.77 feet to a 5/8 inch iron rod with cap found in the Westerly line of Reserve "B" of said Final Plat CVS Commercial Reserves A and B Replat No 2, for the Southeasterly corner of Restricted Reserve "A" of said British Private Prep School at Firethorne LTD;

Thence, S 02°02'41" E, along the Westerly line of said Reserve "B", a distance of 356.23 feet to a 1/2 inch iron rod with cap found in the Northerly line of that certain called Restricted Reserve "A" of FFG Capital, a subdivision as shown on map or plat recorded under Plat Number 20150078 of the Plat Records of Fort Bend County, Texas, for the Southwesterly corner of said Reserve "B";

Thence, S 87°56'22" W, along the Northerly line of Restricted Reserve "A" of said FFG Capital, a distance of 245.69 feet to a 5/8 inch iron rod with cap found for the Northwesterly corner of Restricted Reserve "A" of said FFG Capital;

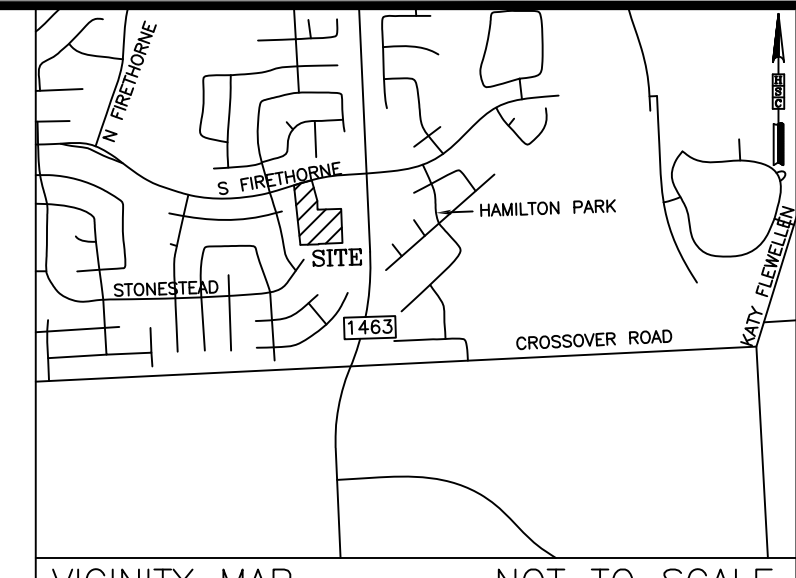
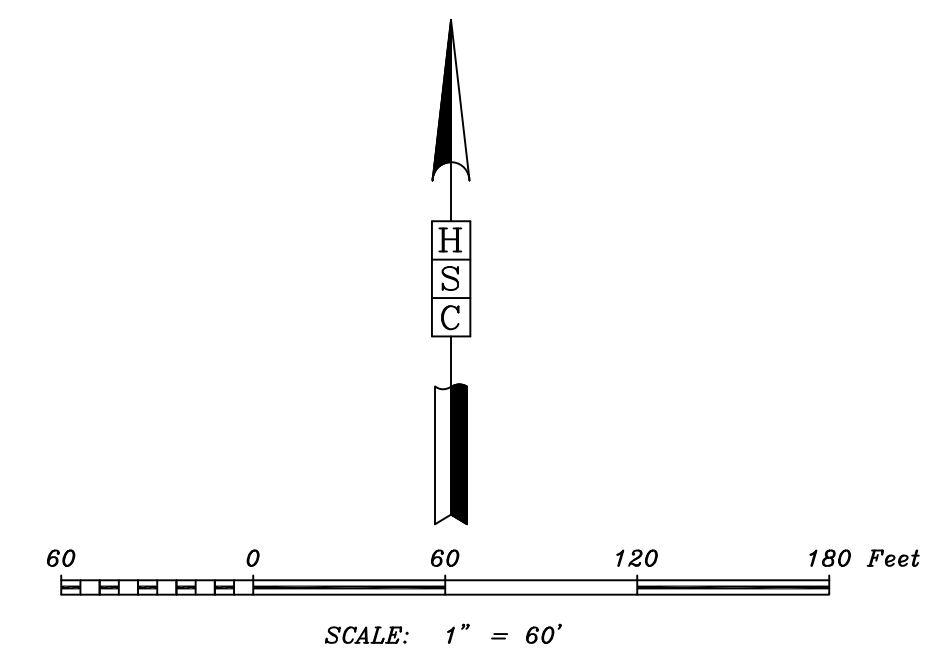
Thence, S 01°25'21" E, along the Westerly line of Restricted Reserve "A" of said FFG Capital, a distance of 5.56 feet to a 3/4 inch iron rod with cap found for the Northeasterly corner of Lot 14, Block 1 of Firethorne Sec. 7, a subdivision as shown on map or plat recorded under Plat Number 20070017 of the Plat Records of Fort Bend County, Texas;

Thence, S 88°34'39" W, along a Northerly line of said Block 1, a distance of 191.41 feet to a 3/4 inch iron rod with cap found for the Northwesterly corner of Lot 13, Block 1 of said Firethorne Sec. 7, the Southeasterly corner of Lot 9, Block 1 of said Firethorne Sec. 7 and the Northeasterly corner of Lot 10, Block 1 of said Firethorne Sec. 7;

Thence, N 06°15'33" W, along an Easterly line of said Block 1, a distance of 623.02 feet to a 3/4 inch iron rod with cap found in the Southerly right-of-way line of said South Firethorne Road, for the Northeasterly corner of Lot 2, Block 1 of said Firethorne Sec. 7 and the Northwesterly corner of Restricted Reserve "A" of said Firethorne Commercial Reserve "A" Replat & Firethorne Sec. 7 Partial Replat;

Thence, N 72°51'20" E, along the Southerly right-of-way line of said South Firethorne Road, a distance of 61.93 feet to a 1/2 inch iron rod with cap found for a point of curvature to the right;

Thence, in a Northeasterly direction, continuing along the Southerly right-of-way line of said South Firethorne Road, with said curve to the right, having a central angle of 03°50'19", a radius of 1,965.00 feet, an arc length of 131.65 feet, a chord bearing of N 74°46'29" E and a chord distance of 131.63 feet to the POINT OF BEGINNING and containing 5.109 acres of land.



VICINITY MAP NOT TO SCALE  
KEY MAP PAGE: 483M

I, J. Stacy Slowinski, 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 on any other area or subdivision within the watershed.

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

Approved by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_ day of \_\_\_\_\_, 2020.

Vincent M. Morales, Jr. Grady Prestage  
Precinct 1, County Commissioner Precinct 2, County Commissioner

KP George  
County Judge

W.A. (Andy) Meyers Ken R. DeMerchant  
Precinct 3, County Commissioner Precinct 4, County Commissioner

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 \_\_\_\_\_, 2020, at \_\_\_ o'clock \_\_\_ 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

# PLAZA ON SOUTH FIRETHORNE

A SUBDIVISION OF 5.109 ACRES OF LAND SITUATED IN THE WILLIAM AMES SURVEY, ABSTRACT NUMBER 104, FORT BEND COUNTY, TEXAS BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "A" FIRETHORNE COMMERCIAL RESERVE "A" REPLAT & FIRETHORNE SEC 7 PARTIAL REPLAT PLAT NO. 20080013

OWNERS:  
EQUICAP FIRETHORNE, LP  
1600 HWY 6 SOUTH, SUITE 250  
SUGAR LAND, TEXAS 77478  
281-547-0001  
OWNERS:  
GUHNHOO REAL ESTATE LLC  
26415 NORHILL CROSSING LN.  
KATY, TEXAS 77494  
503-442-2587

P.R.F.B.C.  
2 RESERVES, 0 LOTS, 1 BLOCK

REASON FOR REPLAT: TO CREATE TWO RESTRICTED RESERVES  
SHEET 2 OF 2

PREPARED BY:  
HOVIS SURVEYING COMPANY  
Land Surveys - Computer Mapping  
5000 Cabbage - Spring, Texas 77379  
(281) 320-9591 hovis@hovissurveying.com  
Acreage - Residential - Industrial - Commercial  
Texas Firm Registration No. 10030400

DATE: SEPTEMBER 30, 2019 SCALE: 1" = 60' JOB NO. 12-134-61