

PLAT RECORDING SHEET

PLAT NAME: Texas Auto Body Reserve

PLAT NO: _____

ACREAGE: 1.00

LEAGUE: John Leverton Survey

ABSTRACT NUMBER: 402

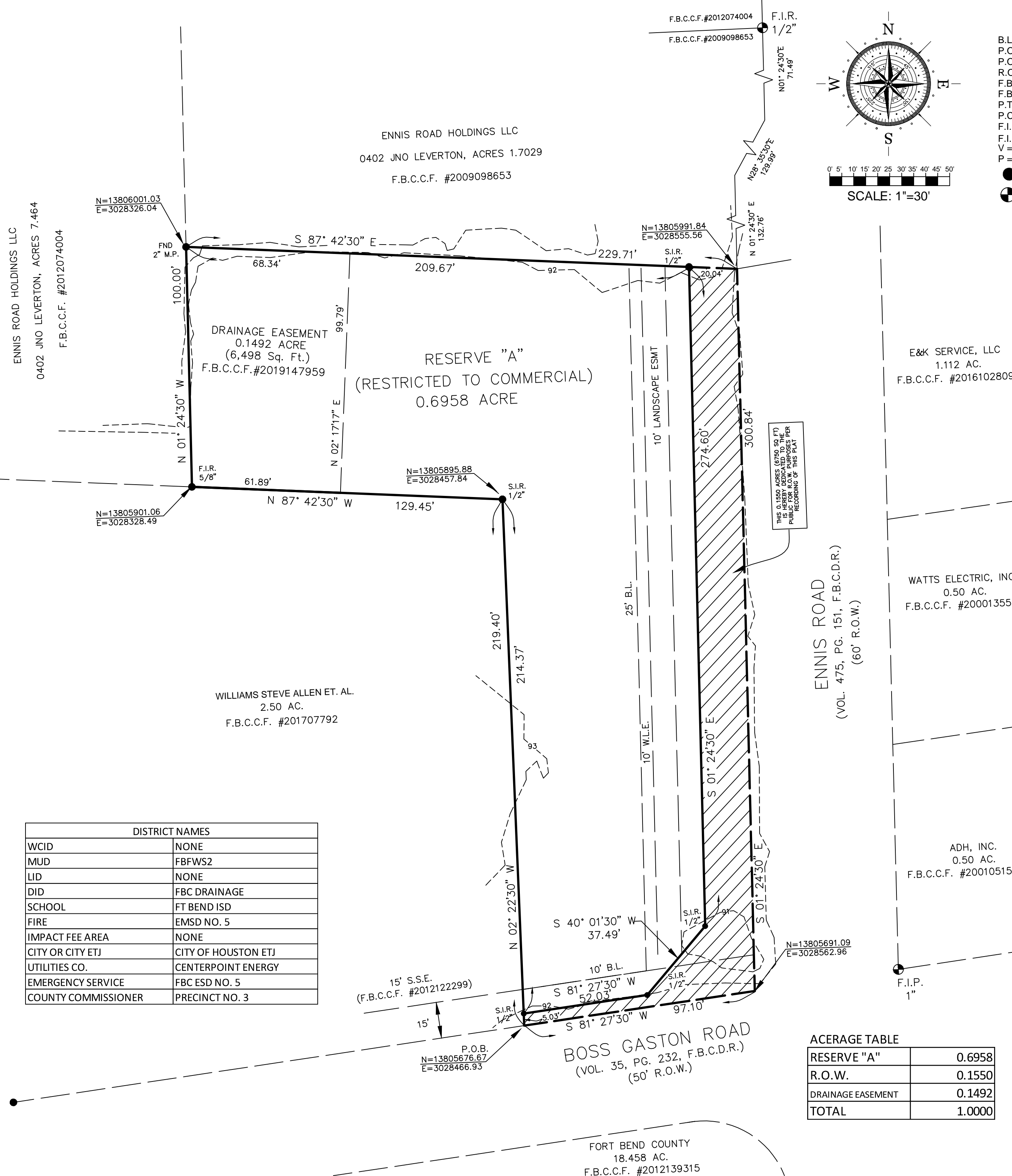
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: 17457 Ventures LLC, A Limited Liability Company

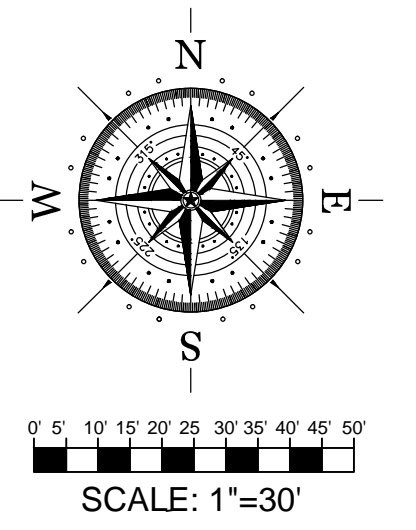
(DEPUTY CLERK)



LEGEND

B.L. = BUILDING LINE
 P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT OF WAY
 F.B.C.C.F. = FORT BEND COUNTY CLERKS FILE
 F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 P.T. = POINT OF TANGENCY
 P.C. = POINT OF CURVATURE
 F.I.R. = FOUND IRON ROD
 F.I.P. = FOUND IRON PIPE
 V = VOLUME
 P = PAGE

● = MONUMENT
 ⊙ = CONTROL MONUMENT



DISTRICT NAMES	
WCID	NONE
MUD	FBFWS2
LID	NONE
DID	FBC DRAINAGE
SCHOOL	FT BEND ISD
FIRE	EMSD NO. 5
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	FBC ESD NO. 5
COUNTY COMMISSIONER	PRECINCT NO. 3

ACERAGE TABLE

RESERVE "A"	0.6958
R.O.W.	0.1550
DRAINAGE EASEMENT	0.1492
TOTAL	1.0000

- GENERAL NOTES:**
- 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.
 - 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: 0.99988247075.
 - 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 the rear lot 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.
 - 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.
 - This plat is located in Lighting Zone LZ3.
 - There is no evidence of any pipeline easements affecting subject property.
 - This property lies within Zone "X" as per the Flood Insurance Rate Maps, Community Panel No. 48157C0145L with an effective date of 04/02/2014. Flood information is current at the recording of this Plat and subject to changes implemented by FEMA Map Revisions.
 - The top of all floor slabs shall be a minimum of 94.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than 18" (inches) above natural ground.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
 - All property to drain into the drainage easement only through an approved drainage structure.
 - Terms, conditions and provisions, including but not limited to the rights regarding all ground water and water rights, contained in deed from State of Texas to BAM Houston Real Estate Investment, L.P., a Texas limited partnership, recorded under Clerk's File No. 2005091010 of the Official Public Records of Fort Bend County, Texas.
 - 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.
 - This plat was prepared from information provided by Texas American Title Company, GF number 2791019-05506, effective date December 31, 2019.

STATE OF TEXAS
 COUNTY OF FORT BEND

We, 17457 VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY, Acting by and through, Sapramjeet Singh, Member, being officers of 17457 VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY, owner hereinafter referred to as Owners of the 1.00 acre tract described in the above and foregoing map of TEXAN AUTO BODY RESERVE, 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, 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, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, We 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, road, alley or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under 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 (24" diameter)

FURTHER, We 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, sloughs 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, We 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 the Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the 17457 Ventures LLC, a Texas limited liability company has caused these presents to be signed by Sapramjeet Singh, Member, thereunto authorized, this _____ day of _____, 2020.

17457 Ventures LLC, a Texas limited liability company

BY: _____
 Sapramjeet Singh, Member

STATE OF TEXAS
 COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Sapramjeet Singh, Member, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME _____

MY COMMISSION EXPIRES: _____

By: _____
 Martha L. Stein
 Title Chair

By: _____
 Margaret Wallace Brown, AICP, CNU-A
 Secretary

OR

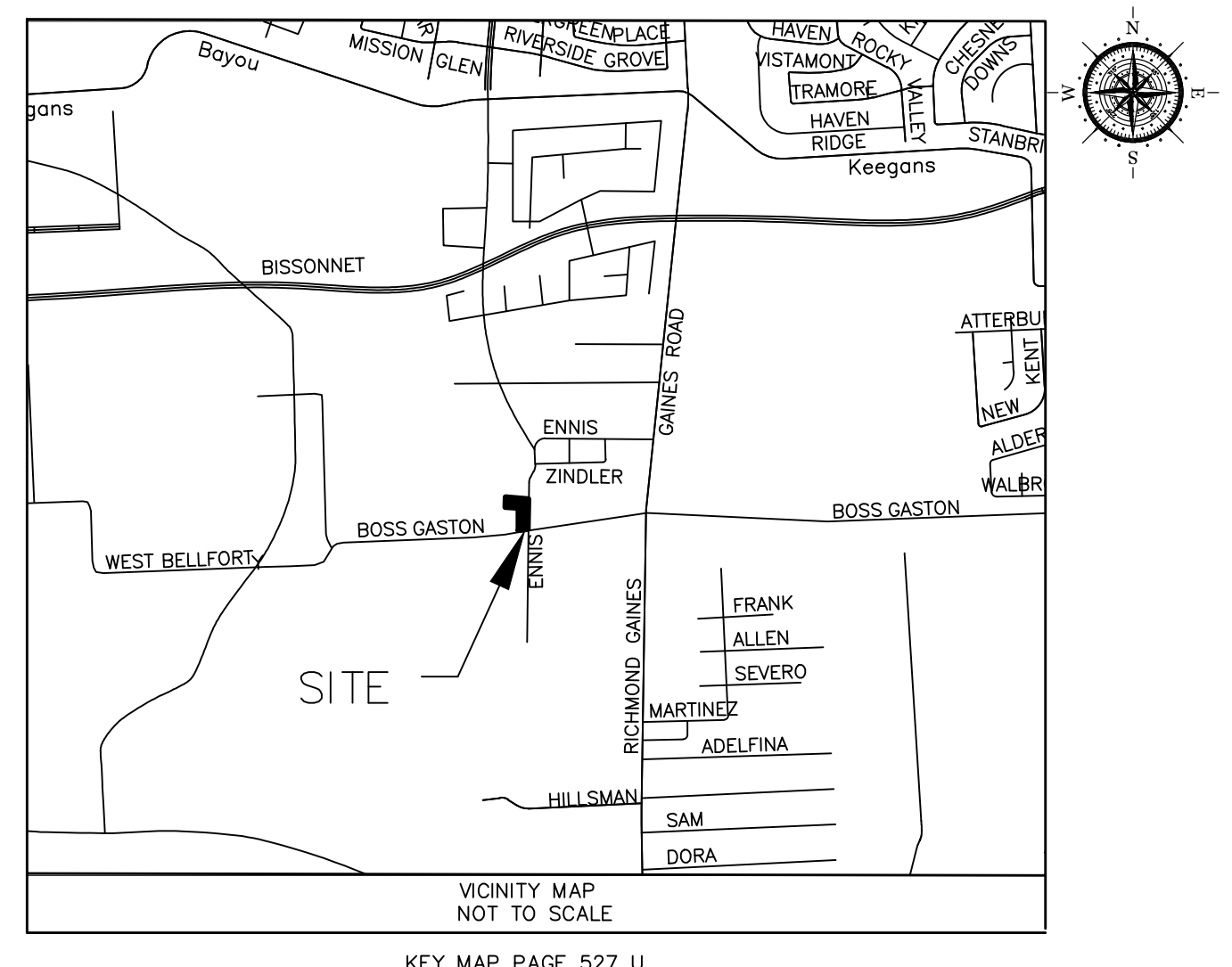
By: _____
 M. Sonny Garza
 Vice Chairman

I, Karim Dadelahi, 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.

Karim Dadelahi, P.E. No. 94933

I, Toby Paul Couchman, 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

Toby Paul Couchman, RPLS
 Texas Registration No.5565



I, J. STACY SLAWINSKI, 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 _____, 2020.

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 _____, 2020 AT _____ O'CLOCK _____ M., IN PLAT NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD
 CLERK OF THE COUNTY
 FORT BEND COUNTY, TEXAS

By: _____
 DEPUTY

TEXAN AUTO BODY RESERVE

A SUBDIVISION OF 1.00 ACRES OF LAND OUT OF THE C. ENNIS, JR. 50.58 ACRE TRACT IN THE JOHN LEVERTON SURVEY, ABSTRACT 402, FORT BEND COUNTY, TEXAS

1 RESTRICTED RESERVE, 1 BLOCK
JANUARY 2020

ENGINEER
 SARAB STRUCTURAL & CIVIL, LLC
 T.B.P.L.S. FIRM 3 F-10808
 13831 NORTHWEST FWY, SUITE 245
 HOUSTON, TEXAS 77040
 713-485-5641

PRO-SURV
 SURVEYING & MAPPING SERVICES
 EMAIL: orders@prosurv.net
 T.B.P.L.S. FIRM #10119300
 P.O. BOX 1366
 FRIENDSWOOD, TX 77549
 PH.281.996.1113

OWNER
 17457 VENTURES LLC,
 A TEXAS LIMITED LIABILITY COMPANY
 6234 RICHMOND AVENUE
 HOUSTON, TX 77057
 281-564-5050