

**PLAT RECORDING SHEET**

**PLAT NAME:**  KIPP Texas Houston Florence Road

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

**ACREAGE:**  19.7581

**LEAGUE:**  Benjamin George Survey

**ABSTRACT NUMBER:**  175

**NUMBER OF BLOCKS:**  1

**NUMBER OF LOTS:**  0

**NUMBER OF RESERVES:**  1

**OWNERS:**  KIPP Texas Public School

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, KIPP TEXAS, INC. ACTING BY AND THROUGH KRIS CHEUNG, CHIEF OPERATING OFFICER AND BRADLEY WELTER, MANAGING DIRECTOR: CONSTRUCTION AND FACILITIES, OWNER (OR OWNERS) HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 19,7581 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF KIPP TEXAS HOUSTON FLORENCE ROAD 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, 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 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 DESIGNED 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 DESIGNED 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 CERTIFY TO THE PUBLIC A STRIP OF LAND TWENTY (20) 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; 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 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 ADJUTING 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. LIGHT ZONE 3.

FURTHER, OWNERS DO 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 MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, THE KIPP TEXAS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY KRIS CHEUNG, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY HIS SECRETARY, BRADLEY WELTER, THIS 6 DAY OF January 2020.

KIPP TEXAS, INC.  
BY: *Kris Cheung*  
NAME: KRIS CHEUNG  
TITLE: CHIEF OPERATING OFFICER  
ATTEST: *Bradley Welter*  
NAME: BRADLEY WELTER  
TITLE: MANAGING DIRECTOR: CONSTRUCTION AND FACILITIES

STATE OF TEXAS  
COUNTY OF FORT BEND

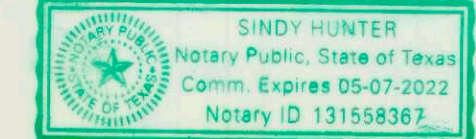
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KRIS CHEUNG, CHIEF OPERATING OFFICER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6 DAY OF January 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME: *Sindy Hunter*

MY COMMISSION EXPIRES: 05.07.2022



STATE OF TEXAS  
COUNTY OF FORT BEND

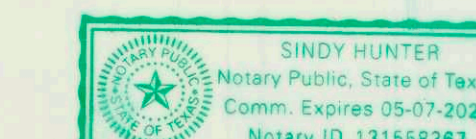
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRADLEY WELTER, MANAGING DIRECTOR: CONSTRUCTION AND FACILITIES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

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GENERAL NOTES:

- ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CONORS). ALL DISTANCES ARE IN SURFACE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED SCALE FACTOR 0.999870017.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, 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.
- 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.
- THIS PLAT LIES WITHIN THE FOLLOWING ENTITIES:
  - FORT BEND DRAINAGE
  - FORT BEND GENERAL
  - FBC MUD #2
  - FORT BEND ESD 5
  - FORT BEND ISD
  - County Assistance District 6
- MINIMUM SLAB ELEVATION ANALYSIS:
  - 100-YR PONDING ELEVATION = 87.00'
  - LOWEST SIGNIFICANT CONTOUR ELEVATION = 85.0'
  - 100-YR FLOODPLAIN ELEVATION IS= 84.60'

- 1.5 FT PLUS MAXIMUM 100-YEAR PONDING IS 88.50'
- 1.5 FT PLUS LOWEST SIGNIFICANT CONTOUR ELEVATION IS 86.5'
- 1.5 FT PLUS 100-YR FLOODPLAIN ELEVATION IS 86.10'
- 1.5 FT PLUS 100-YR FLOODPLAIN ELEVATION IS 86.10'
- 1.5 FT PLUS 100-YR FLOODPLAIN ELEVATION IS 86.10'
- 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.
- THE FINISHED FLOOR ELEVATION OF EXISTING BUILDING = 88.10'
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ACCESS TO AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SIDEWALKS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
- 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.
- DETENTION IS REQUIRED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, AS FURTHER DETAILED IN THE DECLARATION OF MAINTENANCE AND EASEMENT FOR STORM WATER CONTROL FACILITIES RECORDED IN FBCOFR NO. 2020013055.
- THE PLANNING COMMISSION GRANTED A VARIANCE TO ALLOW THE TERMINATION OF VINE RIVER DRIVE WITHOUT A CUL-DE-SAC SUBJECT TO SPECIFIC CONDITIONS ON 09/05/2019. THE VARIANCE APPROVAL WAS CONTINGENT ON THE PROPOSED LAND USE. ANY CHANGE OF LAND USE WOULD MAKE THE VARIANCE APPROVAL INVALID AND MAY REQUIRE A REPLAT.
- ACCESS DENIED, EXCEPT FOR EXISTING UTILITY AND CELL TOWER ACCESS EASEMENTS.

**FLOOD PLAIN NOTE:**  
As per flood insurance rate may number 48157C0145L, dated April 2, 2014, the entire site is located in ZONE X (Unshaded) which is defined as areas determined to be outside 500-year floodplain.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF KIPP TEXAS HOUSTON FLORENCE ROAD 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 22nd DAY OF January, 2020.

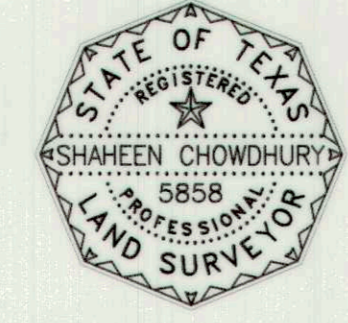
BY: *Martha L. Stein*  
NAME: MARTHA L. STEIN, CHAIR  
OR  
MARGARET WALLACE BROWN, AICP, CNU-A  
BY: *Margaret Wallace Brown*  
NAME: MARGARET WALLACE BROWN, AICP, CNU-A  
SECRETARY



SURVEYOR'S CERTIFICATION:

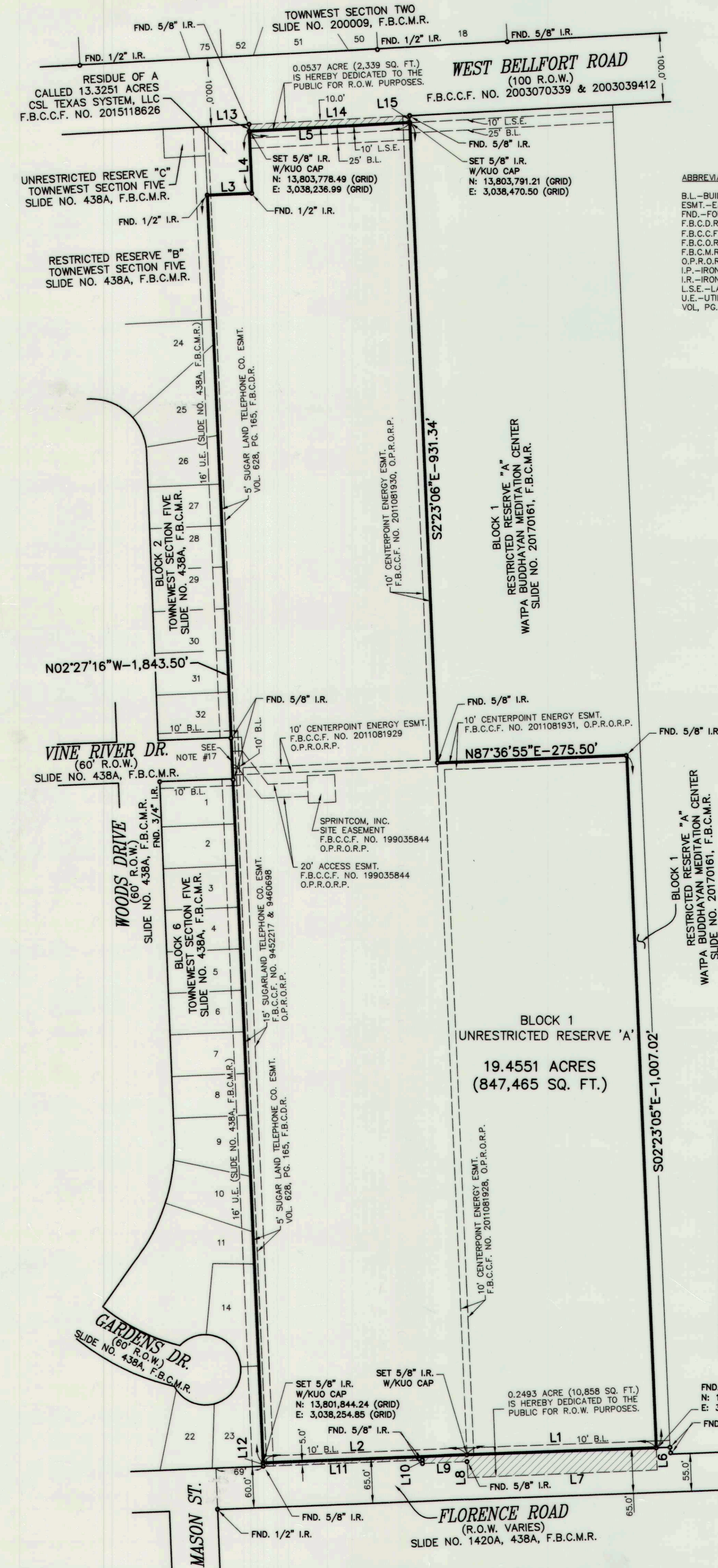
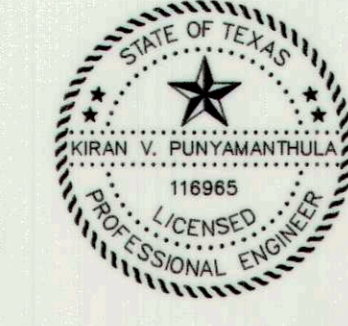
I, SHAHEEN CHOWDHURY, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT 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.

*Shaheen Chowdhury 01/08/2020*  
SHAHEEN CHOWDHURY, R.P.L.S.  
TEXAS REGISTRATION NO. 5858



I, KIRAN V. PUNYAMANTHULA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

*Kiran V. Punyamantula*  
KIRAN V. PUNYAMANTHULA, P.E.  
TEXAS REGISTRATION NO. 116965



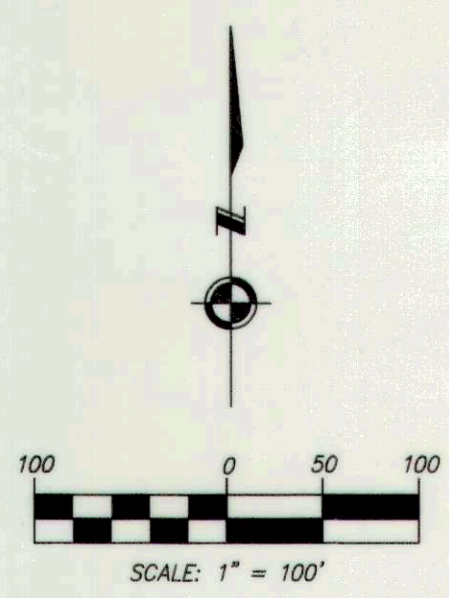
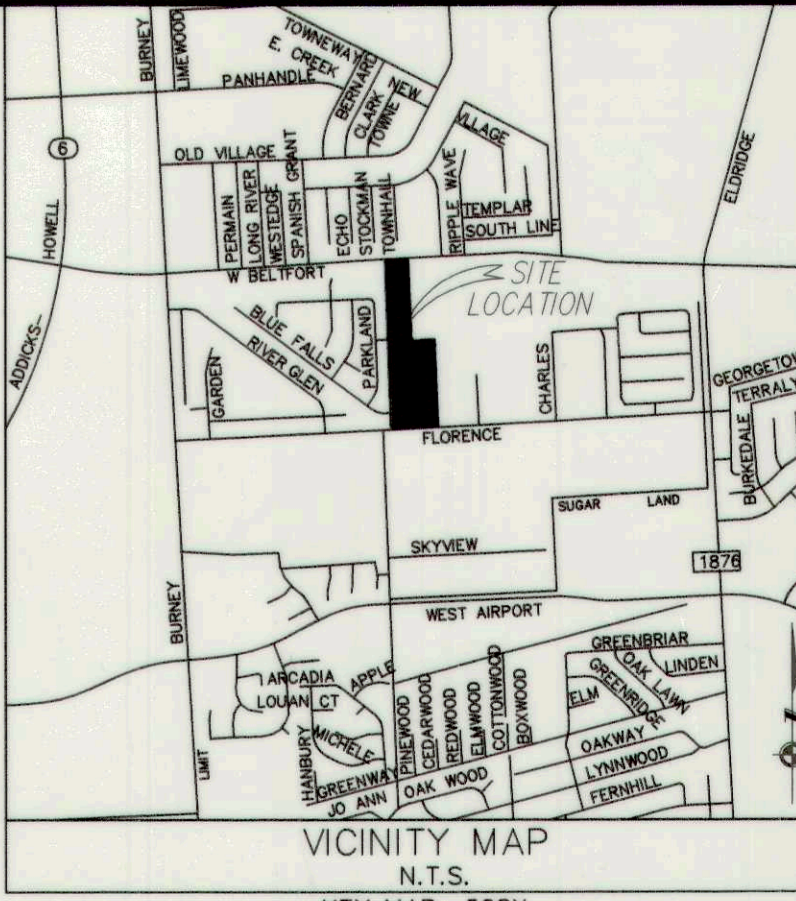
LINE TABLE

LINE	DIRECTION	LENGTH
L1	S87°51'32\"	275.50'
L2	S87°44'15\"	296.51'
L3	N87°32'45\"	65.00'
L4	N02°27'15\"	90.00'
L5	N86°53'00\"	233.88'
L6	S02°23'05\"	32.27'
L7	S87°36'55\"	275.50'
L8	N02°23'16\"	23.44'
L9	S87°44'15\"	65.00'
L10	N02°23'05\"	5.00'
L11	S87°44'15\"	231.51'
L12	N02°27'16\"	5.00'
L13	N02°27'15\"	10.00'
L14	N86°53'00\"	233.89'
L15	S02°23'06\"	10.00'

**KIPP TEXAS HOUSTON FLORENCE ROAD**  
A SUBDIVISION OF A  
19.7581 ACRES (860,662 SQ. FT.)  
BEING A REPLAT OF  
HAYES COMMERCIAL TRACT SECTION ONE  
AS RECORDED UNDER SLIDE NO. 1420A, F.B.C.M.R.  
SITUATED IN THE  
BENJAMIN GEORGE SURVEY, ABSTRACT NO. 175  
IN FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK  
JANUARY, 2020 KUO JOB NO. 19053  
THE PURPOSE OF THE REPLAT  
AND NOT TO TERMINATE IN A CUL-DE-SAC NOR TO  
TERMINATE THE STUB STREET  
OWNER:  
KIPP TEXAS PUBLIC SCHOOLS  
10711 KIPP WAY, HOUSTON, TX 77099  
PHONE: 832-328-1051 EXT. 1908

ENGINEER/SURVEYOR:  
**KUO & associates, Inc**  
Consulting Engineers & Surveyors  
10300 Westoffice Drive., Suite 800  
Houston, TX 77042  
Tel: (713) 975-8769  
Fax: (713) 975-0920  
www.kuoassociates.com  
Engineering Firm Registration No. F-4578  
Survey Firm Registration No. 1007560



ABBREVIATIONS  
B.L.—BUILDING LINE  
ESMT.—EASEMENT  
FND.—FOUND  
F.B.C.D.R. NO.—FORT BEND COUNTY DEED RECORDS  
F.B.C.C.F. NO.—FORT BEND COUNTY CLERK'S FILE NUMBER  
F.B.C.O.R.—FORT BEND COUNTY OFFICIAL RECORDS  
F.B.C.M.R.—FORT BEND COUNTY MAP RECORDS  
O.P.R.O.R.P.—OFFICIAL PUBLIC RECORD OF REAL PROPERTY.  
I.P.—IRON PIPE  
I.R.—IRON ROD  
L.S.E.—LANDSCAPE EASEMENT  
U.E.—UTILITY EASEMENT  
VOL. PG.—VOLUME AND PAGE

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 WITH 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. GRADY PRESTAGE  
PRECINCT 1, COUNTY COMMISSIONER, PRECINCT 2, COUNTY COMMISSIONER  
KP GEORGE  
COUNTY JUDGE  
W. A. "ANDY" MEYERS KEN R. DEMARCHANT,  
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