PLAT RECORDING SHEET

PLAT NAME:	Martinez 2218
PLAT NO:	
ACREAGE:	1.7196
LEAGUE:	G. Schley Survey
ABSTRACT NUMBER: 391	
NUMBER OF BLOCKS: 1	
NUMBER OF LOTS: 0	
NUMBER OF I	RESERVES: 1
OWNERS: Moises Martinez	
(DEPUTY CLERK)	

STATE OF TEXAS: ROSENBERG 2218 **LEGEND** I, Chad A. Nesvadba, 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. I, Moises Martinez, acting as an individual, Owner, hereinafter referred to as Owner of the 1.7196 acre tract described in the above and foregoing map of MARTINEZ 2218, 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 - BUILDING LINE thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the EASEMENT - FORT BEND COUNTY DRAINAGE DISTRICT 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 - FORT BEND COUNTY DEED RECORDS septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly. F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS CALVIN Chad A. Nesvadba, P.E. - F□UND PLATINUM GYMKHANA, L.P. 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, Texas Registration No. 91092 - IRON PIPE CITY OF ROSENBERG CITY LIMIT LINE gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the Village of Pleak, 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 REMAINDER OF 105.216 ACRES - IRON ROD (F.B.C.C.F. NO. 2015108067) - LANDSCAPE EASEMENT - POINT OF BEGINNING R. D. W. SQ. FT. - RIGHT OF WAY 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 - SQUARE FEET - TEMPORARY BENCHMARK - WITH 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 WITNESS MY HANDS in Fort Bend County, Texas this _____ day of ______, 20____. LINE TABLE STATE OF TEXAS BEARING (F.B.C.C.F. NO. 2015108067) N 41°56'21" E VICINITY MAP KEY MAP CURVE TABLE Moises Martinez NOT TO SCALE 644 H CURVE DELTA RADIUS LENGTH C1 | 2°37'53" | 1516.00' | 69.62' | N 40°28'48" E - 69.62' STATE OF TEXAS: COUNTY OF _____ GRAPHIC SCALE BEFORE ME, the undersigned authority, on this day personally appeared Moises Martinez, acting as an individual, 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 stated. STEVE C. ROBERTS REMAINDER OF 7.0486 ACRES GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 20___ (F.B.C.C.F. NO. 2006120265) (IN FEET G. SCHLEY SURVEY ABSTRACT NO. 391 1 inch = 60 ft.Notary Public in and for the State of _______ FND TXDOT MONUMENTly Commission Expires FND 1/2" IR W/ CAP-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. FND 5/8" IR W/CAP FND TXDOT MONUMENT ~ J. Stacy Slawinski, P.E., Fort Bend County Enginee SCR CIVIL CONSTRUCTION, LLC REMAINDER OF 5.43 ACRES This is to certify that the Planning Commission of the Village of Pleak, Texas, has approved this plat and subdivision of FND 1/2" IP-(F.B.C.C.F. NO. 2016056668) **MARTINEZ 2218 in conformance with the laws of the State of Texas and the ordinances of the Village of Pleak, as shown** APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS ___ DAY OF ______ nereon and authorizes the recording of this plat this _____ day of ______ VINCENT M. MORALES, JR., COMMISSIONER GRADY PRESTAGE, COMMISSIONER David Thielemann, Chairperson Gary Miller, Vice-Chairperson KP GEORGE, COUNTY JUDGE This is to certify that the City Council of the Village of Pleak. Texas, has approved this plat and subdivision of W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3 KEN R. DEMERCHANT, COMMISSIONER MARTINEZ 2218 in conformance with the laws of the State of Texas and the ordinances of the Village of Pleak, as shown hereon and authorizes the recording of this plat this _____ day of ________ 2020. 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 ______ BLOCK (1) 2020, 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 Carolyn Delmar, Alderman Anne Stark, Alderman LAURA RICHARD, COUNTY CLERK FORT BEND COUNTY, TEXAS Erin Walley, City Secretary I, Brian Nesvadba, 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, X= 2,988,826.18 except as shown, all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having Y= 13,743,507.55 an outside diameter of five—eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone. F.B.C.D.D. LATERAL NO. II-B-9 — 50' DRAINAGE EASEMENT LARRY DEAN FLECK (VOL. 359, PG. 466; F.B.C.D.R.) REMAINDER OF 5.000 ACRES (F.B.C.C.F. NO. 9576327) **BRIAN NESVADBA** Brian Nesvadba, R.P.L.S. DANIEL BUENTELLO, JR Texas Registration No. 5776 REMAINDER OF 3.2568 ACRES SET 5/8" IR W/CAP (F.B.C.C.F. NO. 2015007938) (FND 1/2" IR W/CAP "PRECISION": N 34°09'11" E - 2.27') X = 2,988,746.50Y= 13,743,418.64 NOTES: 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99986767328. 2.) 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—0245 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. MARTINEZ 2218 3.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS. A FIELD NOTE DESCRIPTION of a 1.7196 acre (74,906 square feet) tract of land in the G. Schley Survey, Abstract No. 391, Fort Bend County, Texas; said 1.7196 acre tract being the remainder of a 1.7468 acre tract of land conveyed to Moises Martinez, as recorded in Fort Bend County Clerk's File No. 2015033628.; 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. said tract being more particularly described by metes—and—bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National A SUBDIVISION OF 1.7196 ACRES OF LAND Geodetic Survey Continuously Operating Reference Stations: 5.) THE MINIMUM FINISHED SLAB ELEVATION SHALL BE 87.9 FEET ABOVE MEAN SEA LEVEL, OR 18 INCHES ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. THE TOP OF IN THE G. SCHLEY SURVEY, SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. COMMENCING FOR REFERENCE at a 1/2-inch iron pipe found for the north corner of a 5.000 acre tract of land conveyed to Larry Dean Fleck, as recorded in Fort Bend County Clerk's File No. 9576327 and for the west corner of said 1.7468 acre tract; 6.) CONTOURS SHOWN HEREON ARE PER FIELD SURVEY PERFORMED ON OCTOBER 29, 2018.

ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 09) ABSTRACT NO. 391, VILLAGE OF PLEAK, FORT BEND COUNTY, TEXAS THENCE, South 48 08 25" East — 9.04 feet with the northeast line of said 5.000 acre tract and with the southwest line of said 1.7468 acre tract to a TxDOT monument found in the southeast right—of—way 7.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. line of F.M. 2218 (120 feet wide), as recorded in Fort Bend County Clerk's File No. 2019004185 for the west corner and POINT OF BEGINNING of this tract; THIS PLAT LIES WHOLLY WITHIN THE FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED ISD, THE EXTRA TERRITORIAL JURISDICTION OF THE VILLAGE OF PLEAK, We, NewFirst National Bank, owner and holder of a lien against the property described in the plat known as MARTINEZ 2218, said lien 1 BLOCK 1 RESERVE 0 LOTSbeing evidenced by instrument of record in Fort Bend County Clerk's File No. 2019005715, do hereby in all things subordinate to said plat lien and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof. THENCE, North 41° 56' 21" East - 49.85 feet (called North 41° 54' 38" East - 49.85 feet per Fort 9.) 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. Bend County Clerk's File No. 2019004185) with the southeast right-of-way line of said F.M. 2218 to a TxDOT monument found for a point-of-curvature of a curve to the left; ~ OWNER ~ 10.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ2. THENCE, in a northeasterly direction with the southeast right-of-way line of said F.M. 2218 and with said curve to the left having a radius of 1,516.00 feet (called 1,516.00 feet per Fort Bend County Clerk's File No. 2019004185), a central angle of 02° 37′ 53″ (called 02° 37′ 51″ per Fort Bend County Clerk's File No. 2019004185), a length of 69.62 feet (called 69.61 feet per Fort Bend County Clerk's File No. MOISES MARTINEZ 11.) • - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED. 12.) THERE ARE NO VISIBLE OR KNOWN APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION. HOWEVER, THERE IS A BLANKET EASEMENT GRANTED IN VOLUME 113, 1109 Wilson Drive 2019004185), and a chord bearing North 40° 28' 48" East — 69.62 feet (called North 40° 35' 43" East -PAGE 107 AND VOLUME 374, PAGE 417 OF THE FORT BEND COUNTY DEED RECORDS (SEE NOTE 18). 69.60 feet per Fort Bend County Clerk's File No. 2019004185) to a TxDOT monument found for the north Rosenberg, Texas 77471 corner of this tract; from which a 1/2-inch iron rod with cap stamped "Precision" found for the north corner of said 1.7468 acre tract and for the west corner of a 3.2568 acre tract of land conveyed to Daniel 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.. Buentello, JR, as recorded in Fort Bend County Clerk's File No. 2015007938 bears North 48° 08' 07" West — 8.64 feet; PHONE: 281.762.7730 14.) 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 THENCE, South 48' 08' 07" East — 628.59 feet with the northeast line of said 1.7468 acre tract and with a southwest line of said 3.2568 acre tract to a 1/2—inch iron rod with cap stamped "Precision" found for an interior corner of said 3.2568 acre tract and for the east corner of this tract; ~ SURVEYOR ~ PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS BEFORE ME, the undersigned authority, on this day personally appeared ____ 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. TEXAS ENGINEERING AND MAPPING COMPANY THENCE, South 41° 51' 57" West — 119.39 feet (called South 44° 53' 08" East — 119.36 feet per Fort Bend County Clerk's File No. 2015007938) with the southeast line of said 1.7468 acre tract and with a persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated. 15.) THIS PLAT WAS PREPARED TO MEET VILLAGE OF PLEAK AND FORT BEND COUNTY REQUIREMENTS. 12718 Century Drive northwest line of said 3.2568 acre tract to a 5/8-inch iron rod with cap stamped "TEAM" set in the 16.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY SELECT TITLE COMPANY, FILE NO. CS1911280, EFFECTIVE DATE FEBRUARY 4, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ___ northeast line of said 5.000 acre tract for a wést corner of said 3.2568 acre tract and for the south Stafford, Texas 77477 corner of this tract; from which a 1/2-inch iron rod found bears North 34^{ullet} 09' 11" East - 2.27 feet; also from which a 1-1/2-inch iron pipe found bears. South 48° 08' 25" East - 271.44 feet (called South 45° 06' 56" East - 271.42 feet per Fort Bend County Clerk's File No. 2015007938); 17.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS RECORDED IN VOL. 131, PG. 466, AND VOL. 264, PG. 415, OF THE DEED RECORDS OF FORT BEND COUNTY. PHONE: 281.491.2525 FAX: 281.491.2535

THENCE, North 48 08 25" West - 626.97 feet (called North 45 06 56" West per Fort Bend County

Clerk's File No. 2015033628) with the southwest line of said 1.7468 acre tract and with the northeast line

of said 5.000 acre tract to the POINT OF BEGINNING and containing 1.7196 acres (74,906 square feet) of

18.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN UNDEFINED PIPELINE EASEMENT GRANTED TO GULD PIPE LINE COMPANY AND GULF PRODUCTION COMPANY AS RECORDED IN VOLUME 113, PAGE 107 AND VOLUME 374, PAGE 417 OF THE FORT BEND COUNTY DEED RECORDS.

19.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2019127156.

JOB NO. 1412-1 DECEMBER 20, 2019

SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906

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