

**PLAT RECORDING SHEET**

**PLAT NAME:** Park at 3401 Fifth Street

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

**ACREAGE:** 23.4331

**LEAGUE:** William Need Survey

**ABSTRACT NUMBER:** 64

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** 3401 5<sup>th</sup> Street, LLC, a Texas Limited Liability Company,  
Stafford Mobile Home Park, Inc., a Texas Corporation

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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, 3401 5th Street, LLC, a Texas limited liability company, acting by and through Michael B. Massey, Manager, being the officer of 3401 5th Street, LLC, hereinafter referred to as owners (whether one or more) of the 23.4331 acre tract described in the above and foregoing plat of PARK AT 3401 FIFTH STREET, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 11 feet six inches for ten feet perimeter ground easements; five feet six inches for 16 feet perimeter ground easements; or seven feet six inches for 14 feet perimeter ground easements, from a plane 16 feet 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 21 feet six inches 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 for ten feet back-to-back ground easements; seven feet for 16 feet back-to-back ground easements; or nine feet for 14 feet back-to-back ground easements, from a plane 16 feet above ground level upward, located adjacent to both sides 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 30 feet in width.

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, 3401 5th Street, LLC, a Texas limited liability company, has caused these presents to be signed by Michael B. Massey, its Manager, thereunto authorized, and its common seal hereunto affixed this 17<sup>th</sup> day of April, 2019.

By: Michael B. Massey  
a Texas limited liability company  
Michael B. Massey,  
Manager

We, SOUTHWESTERN NATIONAL BANK, owners and holders of liens against the property described in the plat known as PARK AT 3401 FIFTH STREET, said liens being evidenced by instrument of record in under Fort Bend County Clerk's File No. 2017091250, and 2019136896 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 plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

By: Southwestern National Bank  
Lien Holder

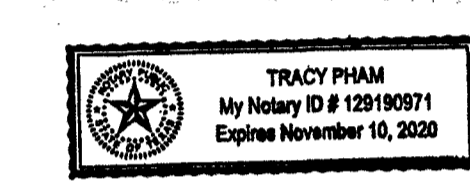
By: [Signature]  
Printed Name: JACK KUO  
Position in Corporation: SVP / Credit Officer

STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared JACK KUO of Southwestern National Bank, 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7 day of May, 2019.

[Signature]  
Notary Public in and for the State of TEXAS  
NOV 10 2020  
My Commission Expires:

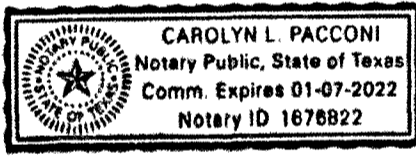


STATE OF TEXAS  
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Michael B. Massey, Manager, being an officer of 3401 5th Street, 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17<sup>th</sup> day of April, 2019.

Carolyn L. Pacconi  
Notary Public in and for the State of Texas  
01-07-2022  
My Commission Expires:

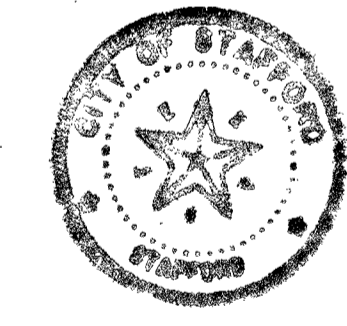


IN TESTIMONY WHEREOF, Stafford Mobile Home Park, a Texas corporation, has caused these presents to be signed by Niranjan Patel, its President, thereunto authorized, and its common seal hereunto affixed this 25<sup>th</sup> day of January, 2019.

By: Niranjan Patel  
a Texas corporation  
Niranjan Patel,  
President

This is to certify that the Planning and Zoning Commission of the City of Stafford, Texas, has approved this plat and subdivision of PARK AT 3401 FIFTH STREET in conformance with the laws of the State of Texas and the ordinances of the city as shown hereon and authorized the recording of this plat this the 20<sup>th</sup> day of May, 2019.

By: [Signature]  
Xavier Herrera  
Chair  
[Signature]  
Joe Rome  
Secretary

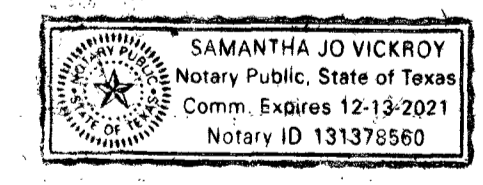


STATE OF TEXAS  
COUNTY OF HARRIS

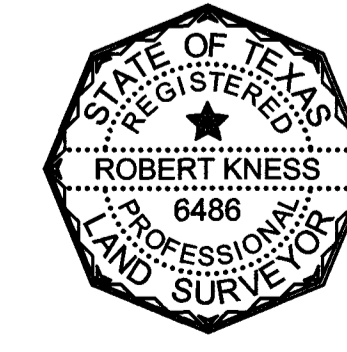
Before me, the undersigned authority, on this day personally appeared Niranjan Patel, President, being an officer of Stafford Mobile Home Park, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25<sup>th</sup> day of January, 2019.

Damantha D. Vickroy  
Notary Public in and for the State of Texas  
12-13-2021  
My Commission Expires:



I, Robert Kness, an 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 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 (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.



[Signature]  
Robert Kness  
Registered Professional Land Surveyor  
Texas Registration No. 6486

I, J. Tyler Munson, a Professional Engineer registered the State of Texas to do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.



[Signature]  
J. Tyler Munson  
Texas Registration No. 122052  
Ward Getz & Associates, LLP  
2500 Tangleville, Suite 120  
Houston, TX 77063  
TX Firm Registration No. 9756  
5/1/19

GENERAL NOTES

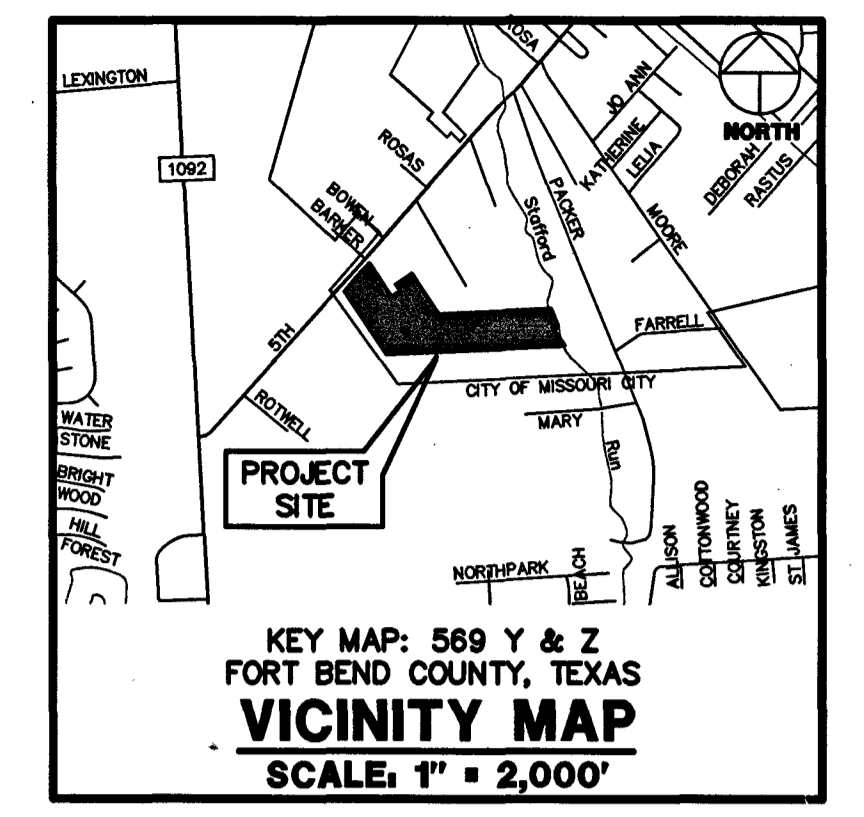
1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
2. All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 0.999873478.
3. All of the property located in this plat is within Fort Bend County, the City of Stafford's Extraterritorial Jurisdiction, Fort Bend Independent School District, 5th Street Water Supply Corporation, and Fort Bend County Water Control Improvement District No. 2, and partially within CAD #22.
4. According to the Federal Emergency Management Agency's Flood Insurance Rate Map for Fort Bend County, Texas, Community Panel No. 48157C, 0285L, effective date April 2, 2014, this property lies within Zone "X", an area not considered in the 500-year floodplain.
5. All visible or apparent pipelines within the limits of this subdivision have been shown.
6. There appears to be a possible area of conflict along the most easterly boundary line of the called 9.3822 acre tract of land conveyed to 3401 5th Street, LLC, as recorded under F.B.C.C.F. NO. 2016047922 and the westerly boundary line of a called 0.342 acre tract of land, known as Tract 23, conveyed to Fort Bend County, as recorded under F.B.C.C.F. NO. 9880877.
7. The 10-foot waterline easement shown hereon, is dedicated by plat to the 5th Street Water Supply Corporation.
8. Primary Benchmark is NGS Marker "AW2123", stamped "H 805 1943 RESET 1954", located at the junction of North Main Street and Stafford Road, set vertically in the northwest brick wall of the later Building, 69.5 feet southwest of the center line of the street, 26 feet northwest of the extended center line of the road, 2.0 feet southwest of the north corner of the building, about 3.5 feet higher than the street, and 3.5 feet above the ground. Elevation = 82.29 feet, NAVD88.
9. Temporary benchmark is a set box cut on a storm inlet located on the south right-of-way of 5th Street as shown hereon. Elevation = 75.16 feet, NAVD88.
10. The top of all floor slab elevations shall be a minimum of 76.60 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. Any future development should verify that the minimum slab elevation is at least 12 inches above the maximum anticipated ponding or sheet flow elevation for the site.
11. The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County drainage criteria manual which allows for street ponding with intense rainfall events.
12. All drainage easements shall be kept clear of fences, building, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility.
13. All property to drain into a drainage easement only through an approved drainage structure.
14. This plat lies wholly within Fort Bend County Lighting Zone LZ3.
15. 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.
16. Subject to Section 7 (Open-space Regulations) of the Fort Bend County Regulations of Subdivisions.
17. Property is subject to restrictions recorded under Slide Nos. 2116/B and 2177/A of the Plat Records and under Clerk's File No. 2017051064 of the Official Records of Fort Bend County, Texas.
18. Property is subject to a declaration of maintenance covenant and easement for stormwater control facilities recorded under Clerk's File No. 2017051064 of the Official Records of Fort Bend County, Texas.
19. The property owner or their heirs, successors or assigns shall have maintenance responsibility for all private drainage easements and infrastructure located within the limits of this subdivision.
20. No improvements shall be permitted on this property until it has been duly platted in accordance with the City of Stafford's Subdivision Regulations.
21. 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.

ABBREVIATIONS

- BL - BUILDING LINE
- ESMT. - EASEMENT
- F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- FND - FOUND
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- S.S.E. - SANITARY SEWER EASEMENT
- ST.SWR. ESMT. - STORM SEWER EASEMENT
- IP - IRON PIPE
- IR - IRON ROD
- U.E. - UTILITY EASEMENT
- VOL. - VOLUME
- W.L.E. - WATER LINE EASEMENT

Owners  
3401 5th Street, LLC  
a Texas Limited Liability Company  
1400 Post Oak Blvd., Suite 640  
Houston, Texas 77056  
713-954-9050

Stafford Mobile Home Park, Inc.,  
a Texas Corporation  
7039 Greatwood Trails Drive,  
Sugar Land, Texas 77478



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, parent stream, or 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 the        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, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on        day of       , 20       at        o'clock        m., and duly recorded on        day of       , 20       in Plat No.        of the Map Records of Fort Bend County, for 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 Court  
of Fort Bend County, Texas  
By:        Deputy

FINAL PLAT  
PARK AT 3401 FIFTH STREET

A SUBDIVISION OF 23.4331 AC. / 1,020,745 SQ. FT. BEING A REPLAT OF STAFFORD MOBILE HOME PARK, RECORDED IN SLIDES 2177A AND 2177B, F.B.C.P.R., AND A CALLED 9.3822 ACRES CONVEYED TO 3401 5TH STREET, LLC, RECORDED UNDER F.B.C.C.F. NO. 2016047922, AND A CALLED 14.313 ACRES CONVEYED TO STAFFORD MOBILE HOME PARK, INC., RECORDED UNDER F.B.C.C.F. NO. 2000068851 SITUATED IN THE WILLIAM NEEL SURVEY, ABSTRACT NO. 64, CITY OF STAFFORD ETJ, FORT BEND COUNTY, TEXAS

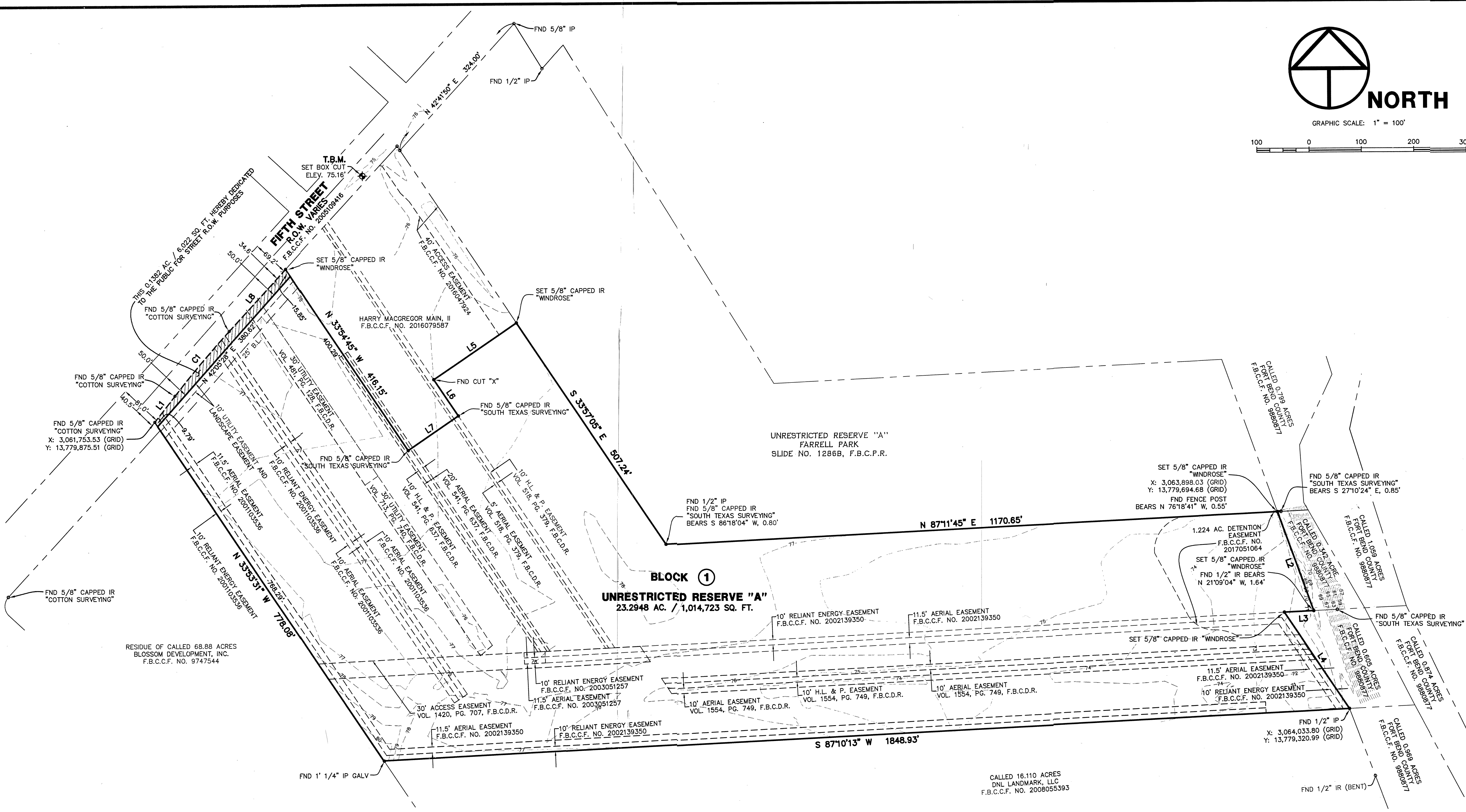
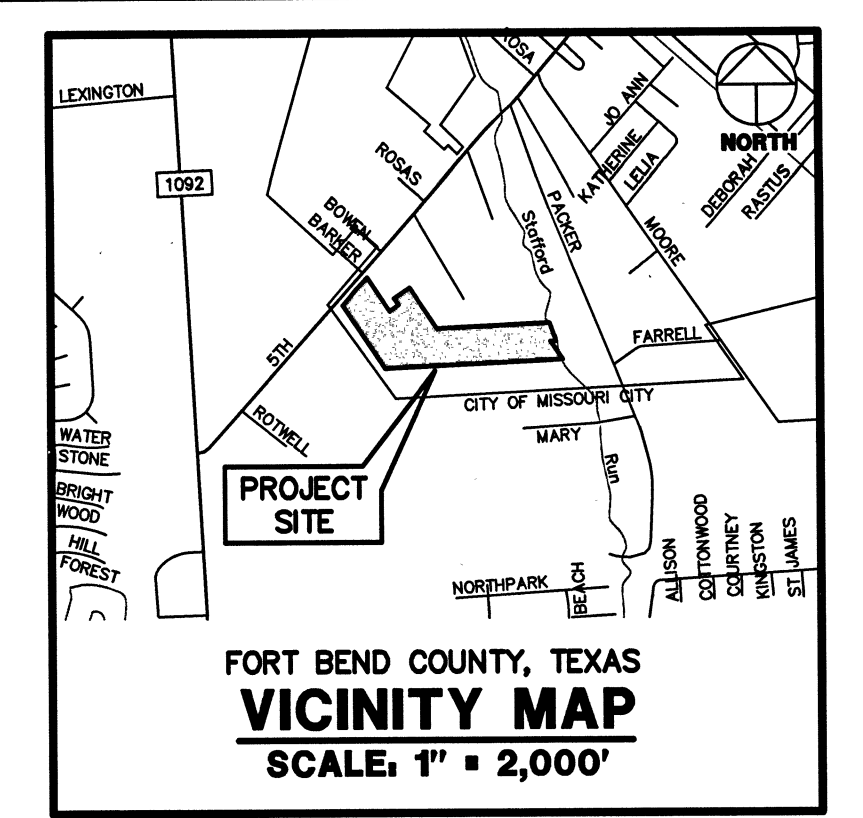
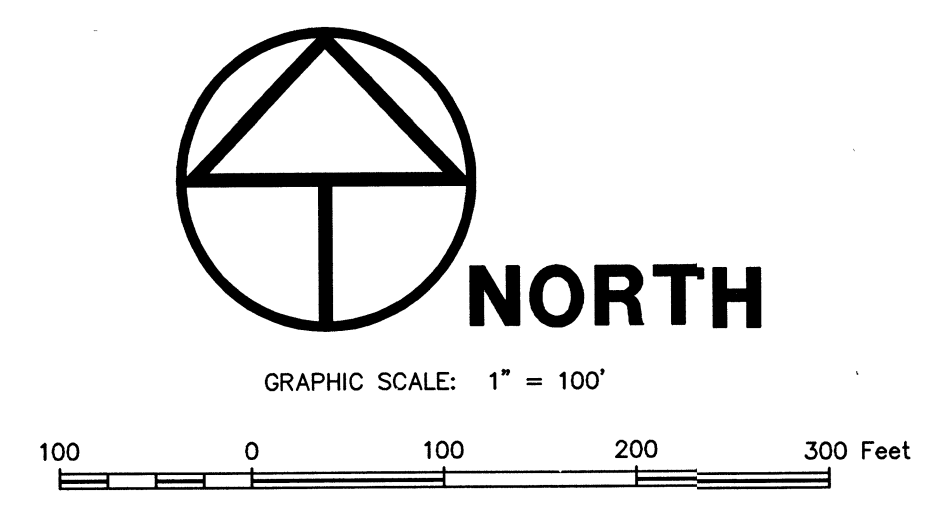
1 BLOCK 1 RESERVE 0 LOTS  
JANUARY 17, 2019

Surveyor  
[Signature]



Z:\53221-STAFFORD MOBILE HOME PARK-PASE II\PLAT-PARK AT 3401 FIFTH STREET - 53221 - 20190108.DWG - JBOUITTE - 01/24/19

Z:\53221-STAFFORD MOBILE HOME PARK-PASE IN PLAT\PARK AT 3401 FIFTH STREET - 53221 - 20190228.DWG - CESPINOZA - 05/15/19



- ABBREVIATIONS**
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  - VOL. - VOLUME
  - W.L.E. - WATER LINE EASEMENT

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	2000.00'	04°38'01"	160.58'	S 40°37'54" W	160.54'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 38°19'54" E	62.99'
L2	S 19°57'59" E	200.47'
L3	S 87°14'05" W	56.41'
L4	S 34°06'35" E	220.54'
L5	S 56°05'15" W	191.01'
L6	S 33°54'45" E	83.37'
L7	S 56°05'15" W	116.05'
L8	N 42°55'55" E	158.76'

**FINAL PLAT**  
**PARK AT 3401 FIFTH STREET**

A SUBDIVISION OF 23.4331 AC. / 1,020,745 SQ. FT. BEING A REPLAT OF STAFFORD MOBILE HOME PARK, RECORDED IN SLIDES 2177A AND 2177B, F.B.C.P.R., A CALLED 9.3822 ACRES CONVEYED TO 3401 5TH STREET, LLC, RECORDED UNDER F.B.C.C.F. NO. 2016047922, AND A CALLED 14.313 ACRES CONVEYED TO STAFFORD MOBILE HOME PARK, INC., RECORDED UNDER F.B.C.C.F. NO. 2000068851 SITUATED IN THE WILLIAM NEEL SURVEY, ABSTRACT NO. 64, CITY OF STAFFORD ETJ, FORT BEND COUNTY, TEXAS

**Owners**  
3401 5th Street, LLC  
a Texas Limited Liability Company  
1400 Post Oak Blvd., Suite 640  
Houston, Texas 77056  
713-954-9050

**Stafford Mobile Home Park, Inc.,**  
a Texas Corporation  
7039 Greatwood Trails Drive,  
Sugar Land, Texas 77478

1 BLOCK 1 RESERVE 0 LOTS  
FEBRUARY 28, 2019

Surveyor

**WINDROSE**  
LAND SURVEYING | PLATTING  
11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM