

PLAT RECORDING SHEET

PLAT NAME: Trieu Real Estate Group Development

PLAT NO: _____

ACREAGE: 4.0970

LEAGUE: Thomas W. Thompson Survey

ABSTRACT NUMBER: 335

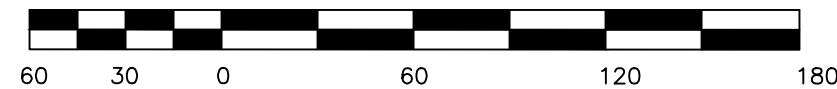
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Trieu Real Estate Group, LP

(DEPUTY CLERK)



SCALE: 1" = 60'

● = SET 5/8" I.R. W/GRULLER CAP, UNLESS OTHERWISE NOTED.

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TRIEU REAL ESTATE GROUP, LP ACTING BY AND THROUGH
AND
OWNER HERINAFTER REFERRED TO AS OWNERS OF THE 4.0970 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF TRIEU REAL ESTATE GROUP DEVELOPMENT 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, 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 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 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 SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE 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 OWING THE CITY OF HOUSTON, FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE 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 EASEMENTS, 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, 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 AMENDMENT.

IN TESTIMONY WHEREOF, TRIEU REAL ESTATE GROUP, LP HAS CAUSED THESE PRESENTS TO BE SIGNED BY
THEREUNTO AUTHORIZED, ATTESTED BY
AND ITS COMMON SEAL HEREUNTO

AFFIXED THIS _____ DAY OF _____, 2020.

TRIEU REAL ESTATE GROUP, LP

By: _____ TITLE _____

NAME: _____

ITS: _____

ATTEST: _____

NAME: _____ TITLE _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE WE, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY

APPEARED _____ AND _____ KNOWN TO ME TO BE THE 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, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME _____

MY COMMISSION EXPIRES _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TRIEU REAL ESTATE GROUP DEVELOPMENT 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 _____ DAY OF _____, 2020.

By: _____
MARTHA L. STEIN, CHAIR OR
M. SONNY GARZA, VICE CHAIRMAN

By: _____
MARGARET WALLACE BROWN
SECRETARY

I, _____, P.E., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

TEXAS REGISTRATION NO. _____

I, KENNETH A. GRULLER, 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 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 FIVE-EIGHTHS INCH (5/8") DIAMETER IRON RODS, HAVING A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS STATE PLANE COORDINATES NAD83 PROJECTIONS.

KENNETH A. GRULLER, REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5476

We, Golden Bank, N.A., holder of a lien against the property described in the plat known as Trieu Real Estate Group Development, said lien being evidenced by instrument of record in the Clerk's File Number 2019019255 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: _____

State of TEXAS)

County of FORT BEND)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose names is subscribed to the foregoing instrument and acknowledgment to me that they 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 _____ day of _____, 2020.

Notary Public in and for the State of Texas

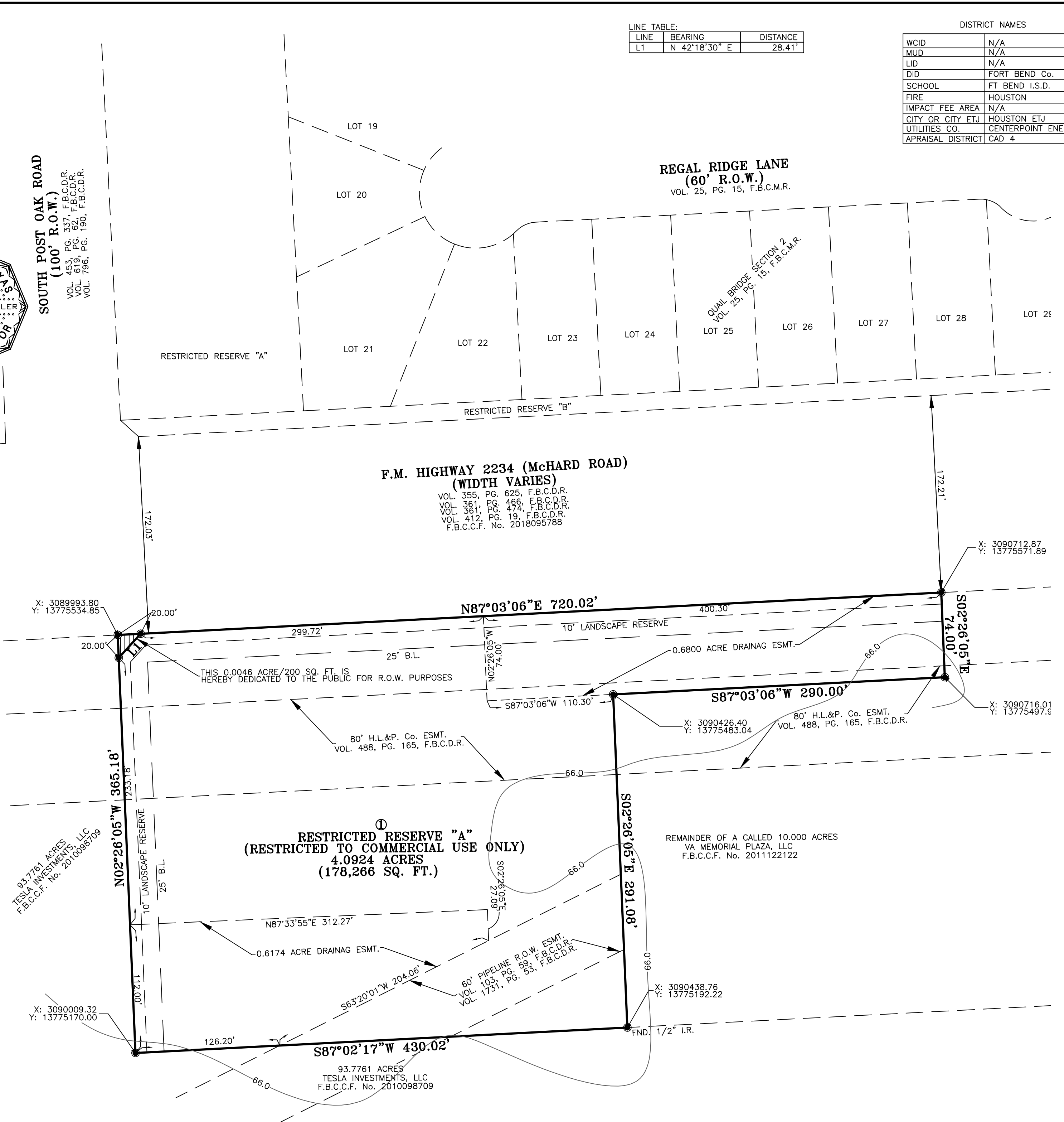
My Commission Expires: _____

NOTES:

- 1. B.L. denotes Building Line, U.E. denotes Utility Easement, S.S.E. denotes Sanitary Sewer Easement, D.E. denotes Drainage Easement, ESMT. denotes easement, R.O.W. denotes right-of-way, F.B.C.D.R. denotes Fort Bend County Deed Records, F.B.C.P.R. denotes Fort Bend County Plat Records, F.B.C.C.F. denotes Fort Bend County Clerk's File, VOL. denotes Volume, PG. denotes Page, F.A.E. denotes Private Access Easement.
- 2. Unless otherwise indicated, the building line (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.
- 3. The 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 combined scale of 0.99987348249.
- 4. The minimum slab elevation shall be 69.10 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, not less than eighteen (18) inches above the 100-year water surface elevation or 100-year internal ponding with the detention or detention facilities; or not less than one-foot above the maximum anticipated ponding level in the parking lot system during the extreme event.
- 5. This plat complies with City Planning Letter issued by Integrity Title Company, LLC Job No. 1933100A, effective date 09-13-2019.
- 6. Control benchmark: City of Sugar Land Reference Marker No. 020 Elev.=71.41' NAVD88, 2001 Adjustment.
- 7. This property lies in Zone "X" as per the Flood Insurance Rate Maps, Community Panel No.48157C0305L, Effective date April 2, 2014.
- 8. This plat was prepared to meet Fort Bend County requirements.
- 9. 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.
- 10. Five eights inch (5/8") iron rod three feet (3') in length set on all perimeter boundary corners, unless otherwise noted.
- 11. All drainage easements shall be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 12. All property to drain into the drainage easement only through an approved drainage structure.
- 13. Sidewalks shall be built or caused to be built not less than four feet in width on both sides of all dedicated Right-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.
- 14. This plat lies in lighting zone: L23. Fort Bend County only.
- 15. 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 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 wood fences back up, but generally will not replace with new fencing.
- 16. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- 17. There are pipelines located on the subject tract.

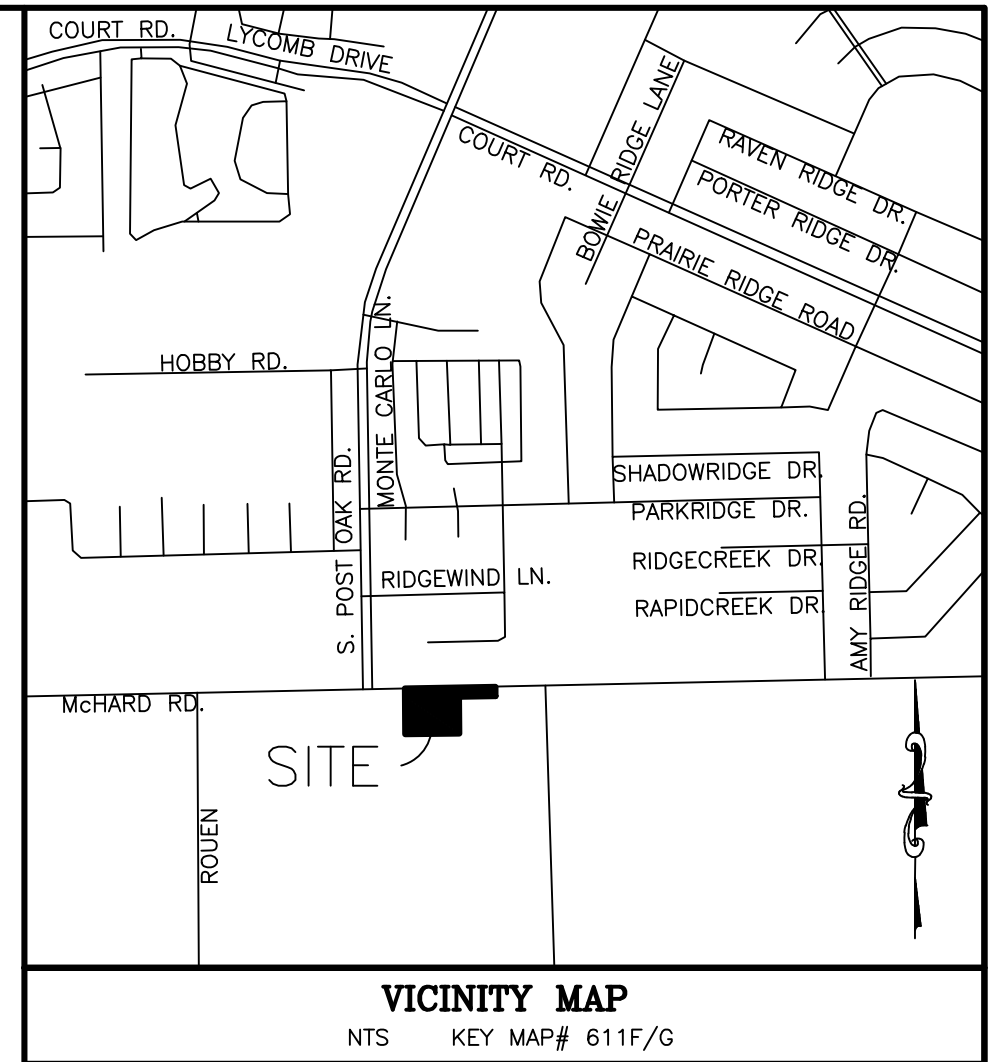


SOUTH POST OAK ROAD
(100' R.O.W.)
VOL. 453, PG. 337, F.B.C.D.R.
VOL. 1919, PG. 190, F.B.C.D.R.
VOL. 1919, PG. 190, F.B.C.D.R.



LINE TABLE:
LINE BEARING DISTANCE
LT N 42°18'30" E 28.41'

DISTRICT NAMES
WCID N/A
MUD N/A
LID N/A
DID FORT BEND Co.
SCHOOL FT BEND I.S.D.
FIRE HOUSTON
IMPACT FEE AREA N/A
CITY OR CITY ETJ HOUSTON ETJ
UTILITIES CO. CENTERPOINT ENERGY
APPRAISAL DISTRICT CAD 4



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 PARENTSTREAM OR 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, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECOGNITION 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.

By: _____
DEPUTY

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

TRIEU REAL ESTATE GROUP DEVELOPMENT

BEING A SUBDIVISION OF 4.0970 ACRES
LOCATED IN THE
THOMAS W THOMPSON SURVEY, A-335
CITY OF HOUSTON, ETJ,
FORT BEND COUNTY, TEXAS

SCALE: 1" = 60' JUNE 2020

1 RESERVE 1 BLOCK

OWNERS:
TRIEU REAL ESTATE GROUP, LP
10765 KINGSPPOINT ROAD
HOUSTON, TX 77075
Phone: (713) 333-1466

PREPARED BY:
Gruller Surveying, LLC
PROFESSIONAL LAND SURVEYING
1244 NORTH POST OAK ROAD, SUITE 200
HOUSTON, TEXAS 77055
PH:713.333.1466/ FX: 713.782.3755
JOB. No. 45-19186_plat