

PLAT RECORDING SHEET

PLAT NAME: KMK Development Office Park

PLAT NO: _____

ACREAGE: 10.73

LEAGUE: George Cartwright Survey

ABSTRACT NUMBER: 149

NUMBER OF BLOCKS: 1

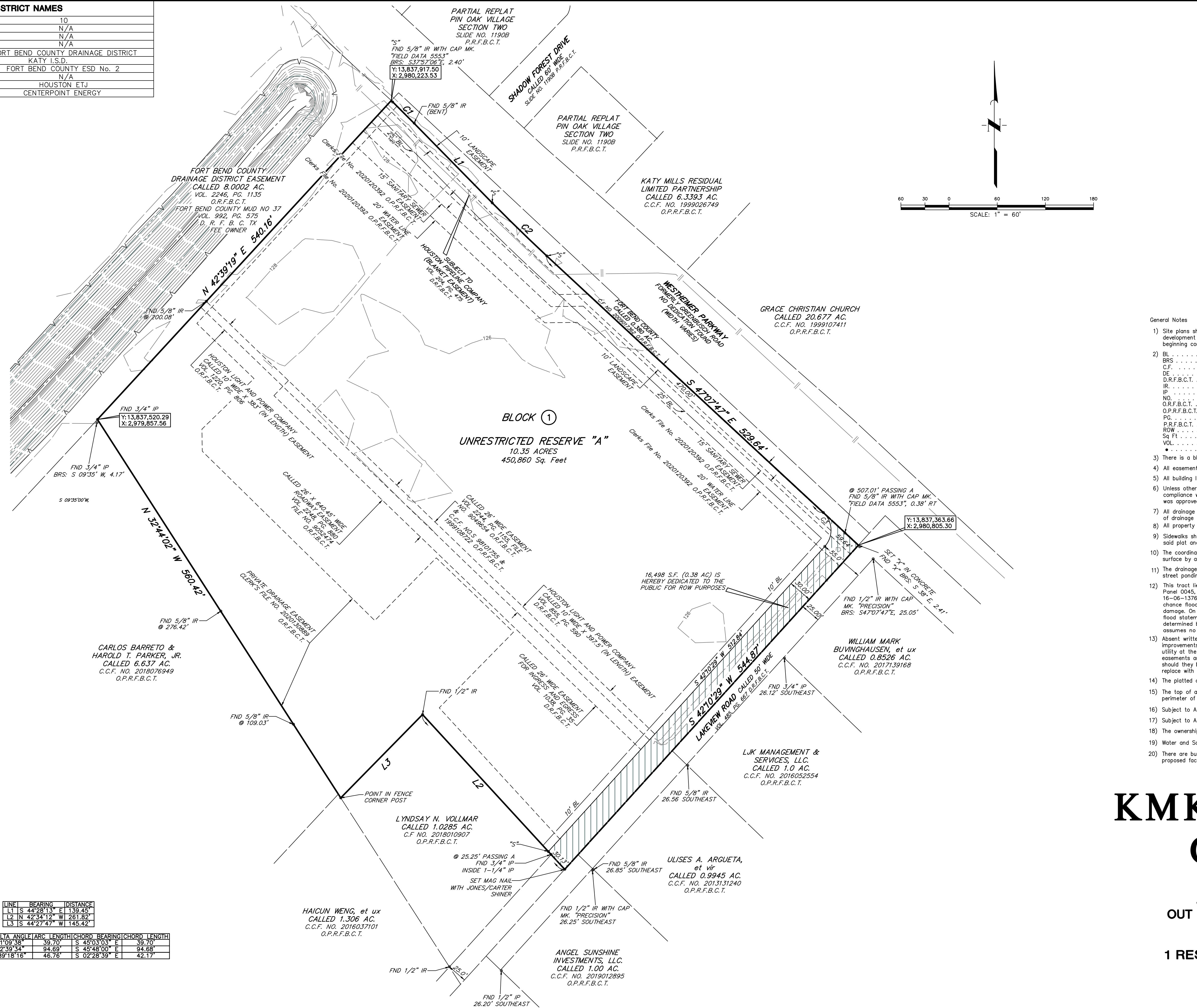
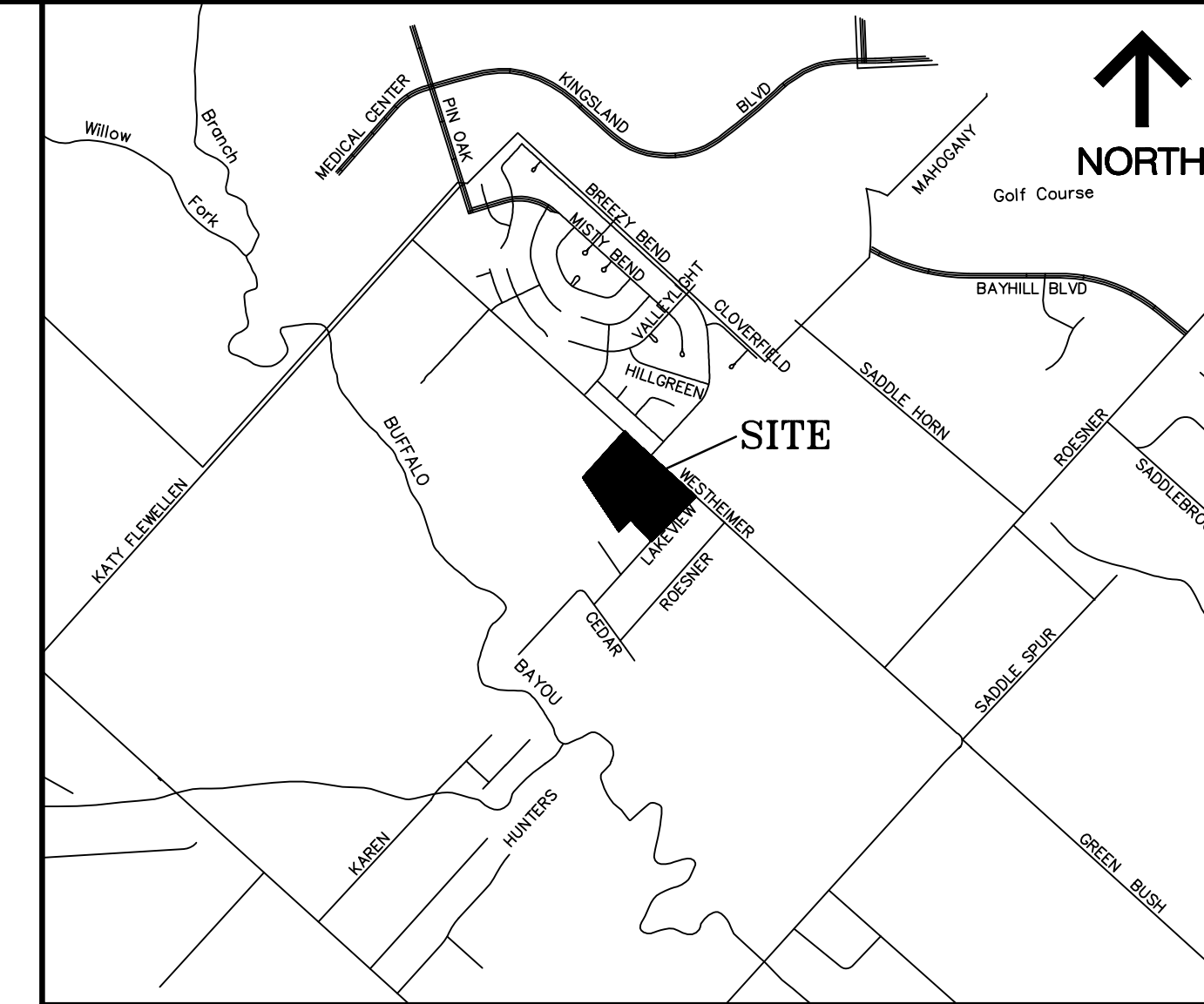
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Allen C. & Andrea L. Lopez

(DEPUTY CLERK)

DISTRICT NAMES	
ASSISTANCE DIST	10
WCID	N/A
MMD/MUD	N/A
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY I.S.D.
IMPACT FEE AREA	FORT BEND COUNTY ESD No. 2
CITY OR CITY ETJ	N/A
UTILITIES CO.	HOUSTON ETJ CENTERPOINT ENERGY



- General Notes
- 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.
 - BL "Building Line"
 - BRS "Beers"
 - C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - D.R.F.B.C.T. "Deed Records Fort Bend County"
 - IR "Iron Rod"
 - IP "Iron Pipe"
 - NO. "Number"
 - O.R.F.B.C.T. "Official Records of Fort Bend County Texas"
 - O.P.R.F.B.C.T. "Official Public Records of Fort Bend County Texas"
 - PG. "Page"
 - P.R.F.B.C.T. "Plot Records Fort Bend County Texas"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - VOL. "Volume"
 - "Set 3/4-inch Iron With Cap Stamped 'Jones|Carter Property Corner' unless noted otherwise"
 - There is a blanket Houston Pipeline Company pipeline easement within the platted area.
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way as shown on the plat.
 - Unless otherwise indicated, the building lines (BL), 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.
 - All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
 - All property to drain into the drainage easements only through an approved drainage structure.
 - Sidewalks shall be built or caused to be built not less than five 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.
 - 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 factor: 0.99988891384.
 - 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.
 - This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0045L, Panel 0045, Suffix "L" dated April 4, 2014 for Fort Bend County, Texas and incorporated areas and revised under Case No. 16-06-1376P dated February 14, 2017. Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits.
 - 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.
 - The platted area is located within Lighting Zone area LZ3.
 - The top of all floor slabs shall be a minimum of 127.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 - Subject to Affidavit to the Public Certification of OSSF Requiring Maintenance filed in Clerks File No. 2008033595 O.R.F.B.C.T.
 - Subject to Affidavit to the Public Certification of OSSF Requiring Maintenance filed in Clerks File No. 2016004332 O.R.F.B.C.T.
 - The ownership and maintenance responsibility for the onsite detention system including the pond is the owners or their representatives.
 - Water and Sanitary Sewer to the site is to be provided by Fort Bend County MUD No. 37.
 - There are buildings within the plat which are currently being served by onsite well and septic systems. Upon completion of the proposed facilities these buildings will be connected to the water and sewer services to be provided by Fort Bend County MUD No. 37.

KMK DEVELOPMENT OFFICE PARK

A SUBDIVISION OF 10.73 ACRES OF LAND
OUT OF THE GEORGE CARTWRIGHT SURVEY, A-149,
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK
MAY 2020

OWNER: ALLEN C. & ANDREA L. PEREZ 27622 ROBILLARD LN KATY, TEXAS 77494 713-829-6511	ENGINEER: STANLEY SPURLING & HAMILTON, INC. CONSULTING ENGINEERING SERVICE SH 3301 EDLOE STREET, SUITE 200 HOUSTON, TEXAS 77027 713-776-9433	SURVEYOR: JONES CARTER J C JONES CARTER Texas Board of Professional Land Surveying Registration No. 10064304 6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033
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STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Allen Curtis Perez and Andrea Lea Perez, owner hereinafter referred to as Owners of the 10.73 acre tract described in the above and foregoing map of KMK DEVELOPMENT OFFICE PARK, 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 purpose 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 the 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 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 purpose 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 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 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, 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 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 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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.

I, Chris D. Kalkomey, 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 of 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.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

I, Ken Stanley, 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.

Ken Stanley
Professional Engineer No. 69701

WITNESS our hand in the City of Houston, Texas, this _____ day of _____, 2020.

By: _____
Allen Curtis Perez

By: _____
Andrea Lea Perez

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Allen Curtis Perez and Andrea Lea Perez, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

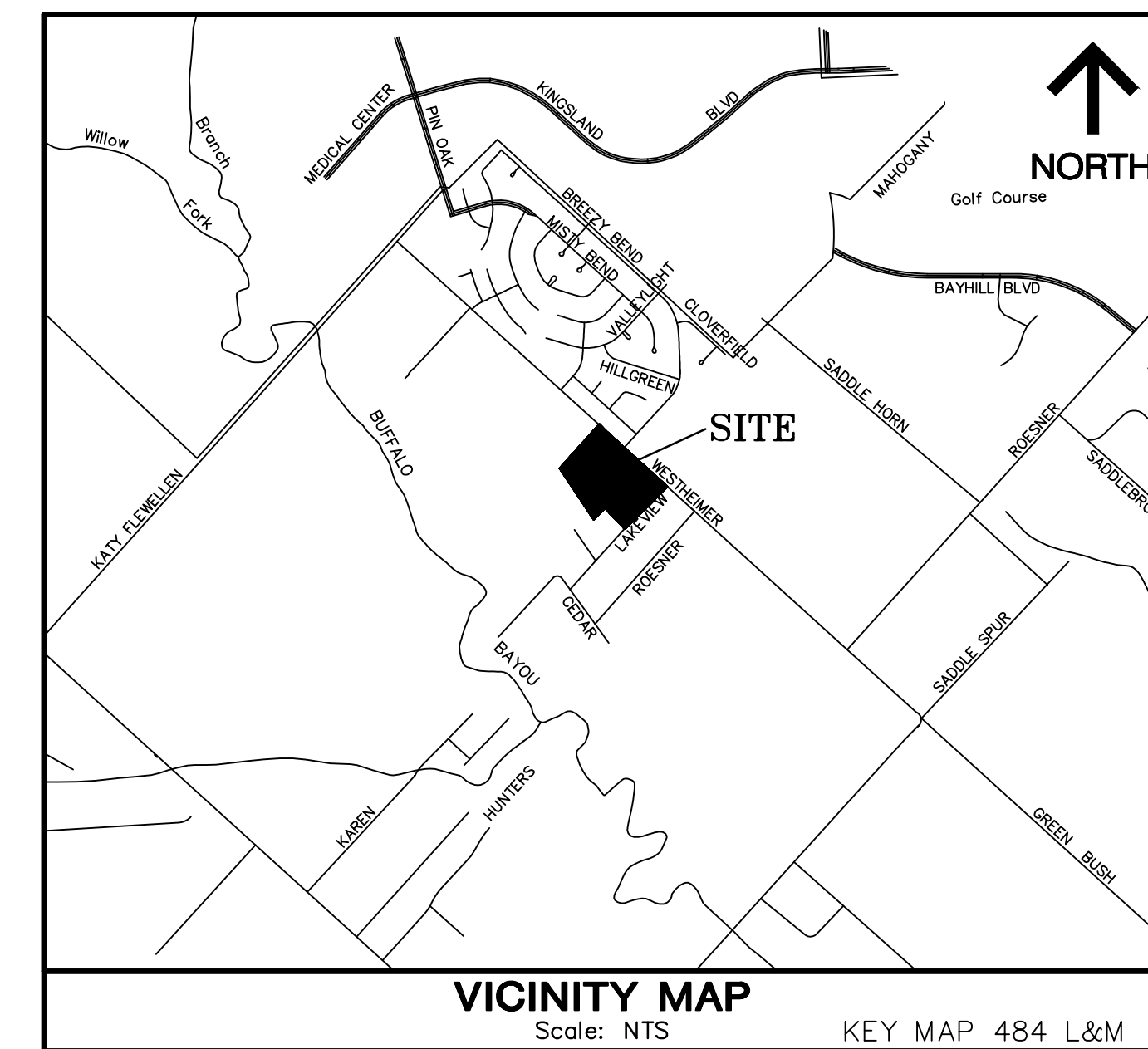
Print Name

My commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of KMK DEVELOPMENT OFFICE PARK 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: _____ or _____
Martha L. Stein M. Sonny Garza
Chair Vice Chairman

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



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 any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Date
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

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 registration in my office on _____, 2020 at _____ o'clock ____ in Plot 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.

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

KMK DEVELOPMENT OFFICE PARK

A SUBDIVISION OF 10.73 ACRES OF LAND
OUT OF THE GEORGE CARTWRIGHT SURVEY, A-149,
FORT BEND COUNTY, TEXAS

1 RESERVE

1 BLOCK

MAY 2020

OWNER:
ALLEN C. & ANDREA L. PEREZ
27622 ROBILLARD LN
KATY, TEXAS 77494
713-829-6511

ENGINEER:
STANLEY SPURLING & HAMILTON, INC.
CONSULTING ENGINEERING SERVICE
3301 EDLOE STREET, SUITE 200
HOUSTON, TEXAS 77027
713-776-9433

SURVEYOR: JONES|CARTER
J|C JONES|CARTER

Texas Board of Professional Land Surveying Registration No. 10064104
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