

PLAT RECORDING SHEET

PLAT NAME: BTS Capital Inc

PLAT NO: _____

ACREAGE: 8.378

LEAGUE: James Brock Survey and Day Land & Cattle Company Survey

ABSTRACT NUMBER: A-110 and A-451

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: BTS Capital Inc.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, BTS Capital Inc., acting by and through Binh Trieu and Thanh Du Nguyen, Managers, Owners hereinafter referred to as the Owner of the 8.378 acre tract described in the above and foregoing map of BTS CAPITAL INC. 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 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 seven feet, six inches (7'6") for ten feet (10') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional seven feet, six inches (7'6") for ten feet (10') back-to-back ground easements, or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet, six inches (7'6") for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') 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 total thirty feet (30') 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 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, giving the City of Houston, Harris 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 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 abutting 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

FURTHER, Owners hereby certify that this report 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 not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, BTS Capital Inc., has caused these presents to be signed by Binh Trieu and Thanh Du Nguyen, Managers, thereunto authorized, this 12 day of July 2019.

By: *[Signature]*
Binh Trieu
Manager

By: *[Signature]*
Thanh Du Nguyen
Manager

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Binh Trieu and Thanh Du Nguyen, Managers of BTS Capital Inc., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12 day of July 2019.

JENNY CHIU
Notary Public
My Commission Expires
December 9, 2020

I, Paul A. Jurica Jr., 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, (central or south central) zone.

6-26-19

[Signature]
PAUL A. JURICA JR.
Registered Professional Land Surveyor
Texas Registration No. 4264

I, Yifeng Zhuang, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

9/3/2020

Yifeng Zhuang
Texas Registration No. 11771
Mission Engineering Inc.
10370 Richmond Ave. #560
Houston, Texas 77042

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BTS CAPITAL INC in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this 3rd day of September 2019.

By: *[Signature]*
Martha L. Stein or
Chair

By: *[Signature]*
M. Sonny Gorza
Vice Chairman

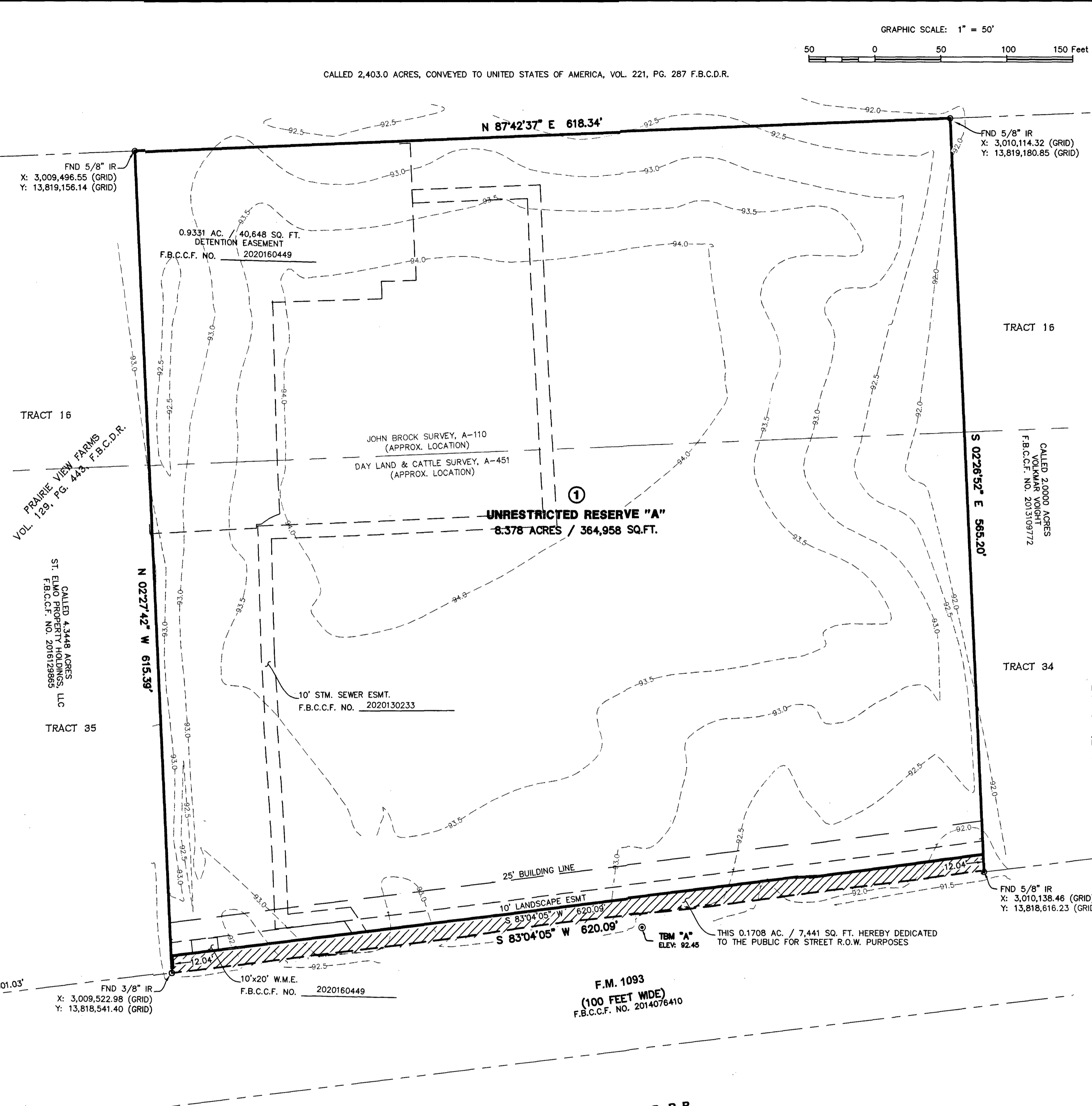
By: *[Signature]*
Margaret Wallace Brown, AICP, ONSU-1
Secretary

GENERAL NOTES

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid coordinates and elevation according to said surveying by applying the scale factor 0.999884174.
- Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of the City of Houston, Texas, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- The top of all floor slab elevations shall be a minimum of 36.00 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. Future development shall confirm the slab elevation is not less than twelve (12) inches above the maximum ponding or sheet flow elevation within the site during an extreme event.
- 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.
- 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.
- All property to drain into a drainage easement only through an approved drainage structure.
- Pipeline easements within the platted area shown hereon.
- This plat was prepared to meet City of Houston and Fort Bend County requirements.
- 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.
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 495701020, Revised/Updated April 02, 2014, the subject tract appears to lie within Unshaded Zone "X". This determination was done by graphic plotting and is approximate only, and has not been field verified. 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 Windrose Land Services.
- Detention facility will be owned, operated and maintained by the owner.
- Subject to Section 7 (GreenSpace Regulations) of the Fort Bend County Regulations of Subdivisions.
- This plat lies wholly within Fort Bend County Lighting Zone 2.
- 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 utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and drainage 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 wooden fences back up, but generally will not replace with new fencing.
- This subdivision is adjacent to the Barker Reservoir emergency overflow spillway and is subject to inundation under the management of the U.S. Army Corps of Engineers.
- 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.
- Elevations shown hereon are based on Harris County Floodplain Reference Mark no. 210450, being a brass disc stamped "210450" located in the center of a headwall on the west side of Hiram Road, approximately 0.5 miles south of FM 1093, near stream no. W190-000 in the Buffalo Bayou watershed. Elevation = 88.41 feet (nav888, 2001 adj.)
- TBM "A" is a cut box set in concrete on a curb inlet located along the north side of FM 1093, approximately 120 feet east of Grand Mission Boulevard. Elevation = 92.45
- Subject to waiver of special appraisal for the benefit of Grand Mission Municipal Utility District No. 1, as recorded under Fort Bend County Clerk's File No. 2017131350.

DISTRICT NAMES

CO. ASSISTANCE DISTRICT	DISTRICT NO. 9
WCID	NONE
MUD	GRAND MISSION MUD 1
LID	FBC LID # 12
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE	FT BEND CO ESD 100
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	RICHMOND
COUNTY COMMISSIONER	PRECINCT NO. 3



ABBREVIATIONS

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

BTS CAPITAL INC

A SUBDIVISION OF 8.378 AC. / 364,958 SQ. FT. OF LAND BEING A REPLAT OF PART OF TRACT 16, 34, & 35, PRAIRIE VIEW FARMS, RECORDED IN VOL. 129, PG. 443, F.B.C.D.R. SITUATED IN THE JAMES BROCK SURVEY, A-110 AND THE DAY LAND & CATTLE COMPANY SURVEY, A-451 FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE
REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

AUG 2019
Surveyor
Owner
BTS Capital Inc.
10765 Kings Point Road
Houston, TX 77075
832-606-8829

WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

E:\3088-19-1095 AT GRAND MISSION PLAT\BTS CAPITAL - 5088 - 20190606.DWG - DESIGNED - 08/26/19