PLAT RECORDING SHEET

PLAT NAME:	Buddha Land
PLAT NO:	
ACREAGE:	13.081
LEAGUE:	William Andrews Survey
ABSTRACT NU	JMBER: 3
ADSTRACTIVE	JVIDER: 3
NUMBER OF B	LOCKS: 1
NUMBER OF L	
NUMBER OF R	RESERVES: 1
OWNERS: Ph	ap Chon Nguyen
(DEPUTY CLERK)	

STATE OF TEXAS: COUNTY OF FORT BEND: 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 I, Phap Chon Nguyen, Owner, hereinafter referred to as Owners of the 13.081 acre tract described in the above and foregoing map of BUDDHA LAND, do hereby make property made under my supervision on the ground; that, except as shown, all boundary corners, angle points, points **LEGEND** 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 of curvature and other points of reference have been marked with iron rods having an outside diameter of 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 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. therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated. - BUILDING LINE EASEMENT 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 tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly. F. B. C. C. F. - FORT BEND COUNTY CLERK'S FILE F. B. C. D. R. - FORT BEND COUNTY DEED RECORDS F. B. C. P. R. - FORT BEND COUNTY PLAT RECORDS 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, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Rosenberg, 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 and structures. - FRESH WATER SUPPLY DISTRICT - FOUND - IRON PIPE BRIAN NESVADBA - IRON ROD Brian Nesvadba, R.P.L.S. 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 approved drainage - LANDSCAPE EASEMENT Texas Registration No. 5776 5776 - RIGHT OF WAY - SANITARY SEWER EASEMENT - SQUARE FEET 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 amendments. WITNESS MY HAND in ______, 2021. KEYMAP FND 3/4" IP-604 H NOT TO SCALE CAY ROAD FND 3/4" IP-Phap Chon Nguyen (60' R.O.W. GRAPHIC SCALE -FND 3/4" IP STATE OF TEXAS: THIS 0.111 ACRE/4,849 SQ. FT. TO BE DEDICATED TO THE PUBLIC FOR R-O-W PURPOSES COUNTY OF _____ (IN FEET) 1 inch = 100 ft.BEFORE ME, the undersigned authority, on this day personally appeared Phap Chon Nguyen, 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. 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 X = 2,984,672.50Y= 13,770,968.98 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021. FND 1/2" IR— SUBDIVISION WITHIN THE WATERSHED. Notary Public in and for the State of ______ ∕-FND 3/4" IP J. STACY SLAWINSKI, P.E., X= 2,984,832.87 FORT BEND COUNTY ENGINEER 0' S.S.E.-SET 5/8" IR-APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS ___ DAY OF ______, 2021. FND 3/4" IP-VINCENT M. MORALES, JR., COMMISSIONER GRADY PRESTAGE, COMMISSIONER KP GEORGE, COUNTY JUDGE X= 2,985.381.86 This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of Y= 13,770,708.86 BUDDHA LAND, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg, as shown hereon and authorizes the recording of this plat this _____ day of ______ W. A. "ANDY" MEYERS, COMMISSIONER KEN R. DEMERCHANT, COMMISSIONER SET 5/8" IR W/ CAP FND 1/2" IP Pete Pavlovsky, Chairperson 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 ______, 2021, AT _____ O'CLOCK ___M, IN PLAT NUMBER(S) ______, OF THE PLAT Anthony Sulak, Secretary RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN. - 200' H.L.&P. CO. EASEMENT This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of BUDDHA LAND, in conformance with the laws of the Sate of Texas and the ordinances of the City of Rosenberg, LAURA RICHARD, COUNTY CLERK as shown hereon and authorizes the recording of this plat this ____ day of _____ FND 3/4" IP FND 5/8" IR W/ CAP-FORT BEND COUNTY, TEXAS -(FND 5/8" IR: N 61°03'34" E - 2.06') William Benton, Mayor FND IP STEVEN E. LARA 1.386 ACRES RESTRICTED (F.B.C.C.F. NO. 2005032624) RESERVE "A" Danyel Swint, City Secretary 12.970 ACRES —FND 1/2" IP RESTRICTED TO: —SET 5/8" IR W/ CAP NOTES: COMMERCIAL/ 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD '83) AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987217178. COMMUNITY SERVICES BLOCK 1 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, MAP NÚMBER 48157 C 0235 L, EFFECTIVELY DATED APRIL 2, 2014, THIS SITE LIES WITHIN THE FLOODWAY AREA IN ZONE 'AE'.

— THE ASSUMED PRE—ATLAS 14 100—YEAR B.F.E. FOR THE BRAZOS RIVER IS 92.60 FEET. MELISSA SALINAS AND SUGEY SALINAS 4.4512 ACRES 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. (F.B.C.C.F. NO. 2018079096) 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. DISTRICT NAMES 5.) THE MINIMUM SLAB ELEVATION SHALL BE 95.30' (NAVD88) ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB SHALL BE NO LESS THAN 2.0' ABOVE THE COUNTY ASSISTANCE N/A BUDDHA LAND HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND NO SLAB SHALL NO LESS THAN 1.0' ABOVE ANY DOWN GRADIENT ROADWAY, DRAINAGE RESTRAINT, MAXIMUM PONDING, OR SHEET FLOW ELEVATION AS CALCULATED WITHIN THE SITE DESIGN. DISTRICT SET 5/8" IR W/ CAP N/A 6.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON FORT BEND COUNTY LIDAR INFORMATION (NAVD '88). MUD N/A 7.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE A 13.081 ACRE TRACT OF LAND FWSD FWSD 2 8.) ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT LIES WHOLLY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF IN THE WILLIAM ANDREWS SURVEY, N/A RÓSENBERG, LAMAR CONSOLIDATED ISD, FORT BEND FRESH WATER SUPPLY DISTRICT #2, AND FORT BEND COUNTY, TEXAS. N/A ABSTRACT NO. 3, 9.) SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE APPROVED BY THE FORT BEND COUNTY ENGINEERING DEPARTMENT AND FORT BEND COUNTY DRAINAGE DISTRICT. SCHOOL LAMAR CISD FORT BEND COUNTY, TEXAS N/A 10.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3. BRAZOS RIVER IMPACT FEE AREA N/A 1 RESERVE 1 BLOCK 0 LOTS 11.) ● - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED. CITY OR CITY ETJ ROSENBERG ETJ WILLIAM ANDREWS SURVEY 12.) 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.. UTILITIES CO. CENTERPOINT ~ Owners ~ 13.) ALL STORM WATER DETENTION FACILITIES/STRUCTURES SHALL BE OWNED, MAINTAINED AND OPERATED BY THE OWNERS OR THEIR REPRESENTATIVE FOR ABSTRACT NO. 3 PHAP CHON NGUYEN THÉ ENTIRE DURATION OF THE FACILITY/STRUCTURE, IF APPLICABLE. 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 610 Fisher Avenue Morgan Hill, California 95037 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 LINE TABLE DISTANCE 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. BEARING I, Jason R. Atkinson, a Professional Engineer registered in the State of Texas, do hereby certify that this plat PHONE: 832.670.7549 meets the requirements of Fort Bend County to the best of my knowledge. N 88°05'57" E 160.40' S 77°57'51" W 134.23' 15.) BENCHMARK: NGS CORS REFERENCING STATIONS (NAVD '88) ~ Engineer / Surveyor ~ L3 S 79*55'19" W 119.06' L4 N 88*05'57" E 162.86' 16.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS. TEXAS ENGINEERING AND MAPPING COMPANY 17.) NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY FIRST AMERICAN TITLE, FILE NO. 2483303-099, AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PROPERTY. L5 S 82°03'38" W 24.50' * 12718 Century Drive Jason R. Atkinson, P.E. 18.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE

Texas Registration No. 97591

JASON R. ATKINSON

97591

Stafford, TX 77477

PHONE: 281.491.2525

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

JOB NO. 1471-2

MARCH 1, 2021

19.) 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.

NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD MAP FOR FORT BEND COUNTY, TEXAS AND

INCORPORATED AREAS, MAP NUMBER 48157 C 0235 L. THIS SITE LIES WITHIN THE FLOODWAY AREA IN ZONE 'AE'.