

**PLAT RECORDING SHEET**

**PLAT NAME:** Pinpoint Richmond

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

**ACREAGE:** 6.494

**LEAGUE:** JNO Fredrick Survey

**ABSTRACT NUMBER:** 171

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** PinPoint Ecclesia at Richmond, LLC

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, PinPoint Ecclesia at Richmond, LLC, a Texas limited liability company, acting by and through John Thompson, Manager and Ignacio Grillo, Manager, owner hereinafter referred to as the Owners of the 6.494 acre tract described in the above and foregoing map of PinPoint Richmond, 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 on 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, 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 (L.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 on 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, from a plane sixteen feet (16'0") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (L.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement total 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, 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 and on the property for drainage purposes, giving 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 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 obutting 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.

IN TESTIMONY WHEREOF, PinPoint Ecclesia at Richmond, LLC, a Texas limited liability company, has caused these presents to be signed by John Thompson and Ignacio Grillo, Managers, thereunto authorized, attested

this 19<sup>th</sup> day of APRIL, 2021

By: PinPoint Ecclesia at Richmond, LLC, a Texas limited liability company

By: John Thompson  
John Thompson  
Manager

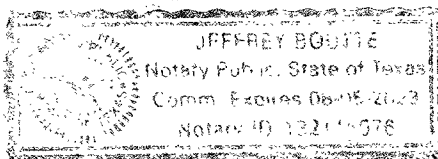
By: Ignacio Grillo  
Ignacio Grillo  
Manager

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared John Thompson and Ignacio Grillo, Managers of PinPoint Ecclesia at Richmond, LLC, a Texas limited liability company, 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 19 day of APRIL, 2021

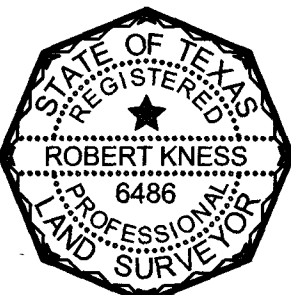


By: Jeffrey Bouste  
Notary Public in and for the State of Texas

8-5-23

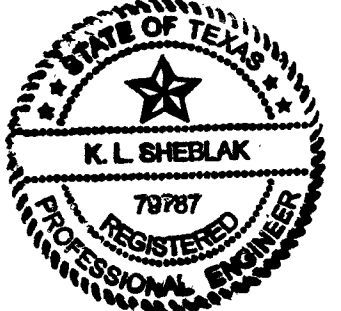
My Commission Expires:

I, Robert Kness, 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.



By: Robert Kness  
Robert Kness  
Registered Professional Land Surveyor  
Texas Registration No. 6488

I, Kenneth Sheblak, 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.



Printed Name: Kenneth Sheblak  
Texas Registration No. 79787  
Company: Ward, Lutz & Associates, PLLC  
Address: 2500 Tanglemore, Ste. 120  
City, St., Zip: Houston, TX 77063

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Pinpoint Richmond 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 the 28 day of APRIL, 2021

By: Martha L. Stein  
Martha L. Stein  
Chair

By: M. Sonny Garza  
M. Sonny Garza  
Vice Chairman

### 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 (NAD 83) and may be brought to surface by applying the following scale factor 0.999992010.
- 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 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.
- The top of all floor slabs shall be a minimum of 96 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 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.I.D.A.
- According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48157C0130L, revised dated 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.
- This plat lies wholly within Fort Bend County Lighting Zone 3.
- 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.
- 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.
- Flow line for well easement, tank battery site, and drill site as set forth in instruments recorded in Volume 197, Page 168 of the Deed Records of Fort Bend County, Texas, under Fort Bend County Clerk's File No. 8530406, (DOES NOT LIE WITHIN SUBJECT TRACT)

### DISTRICT NAMES

|                            |                     |
|----------------------------|---------------------|
| WCID                       | NONE                |
| MUD                        | GRAND MISSION MUD 2 |
| LID                        | FBC LID 12          |
| DID                        | FBC DRAINAGE        |
| SCHOOL                     | FORT BEND 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      |
| COUNTY ASSISTANCE DISTRICT | CAD 9               |

RESTRICTED RESERVE "A"  
LAKE MOUNT COVE SEC 3  
PLAT NO. 20060169, F.B.C.P.R.

### 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  
① - BLOCK NUMBER

BELLAIRE BOULEVARD  
100' R.O.W.  
PLAT NO. 20050118, F.B.C.P.R.

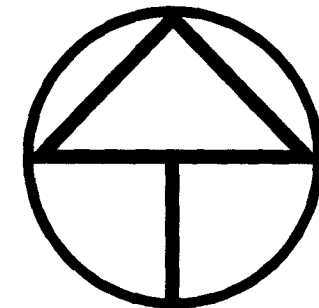
FORT BEND COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 122  
F.B.C.C.F. NO. 2004105938

RESTRICTED RESERVE "A"  
BLOCK 1  
MASON ROAD EXTENSION AND RESERVE  
PLAT NO. 20070092, F.B.C.M.R.

FND 5/8" IRC  
X: 3002915.806 (GRID)  
Y: 13814180.89 (GRID)

FND 5/8" IRC  
X: 3002521.912 (GRID)  
Y: 13814157.79 (GRID)

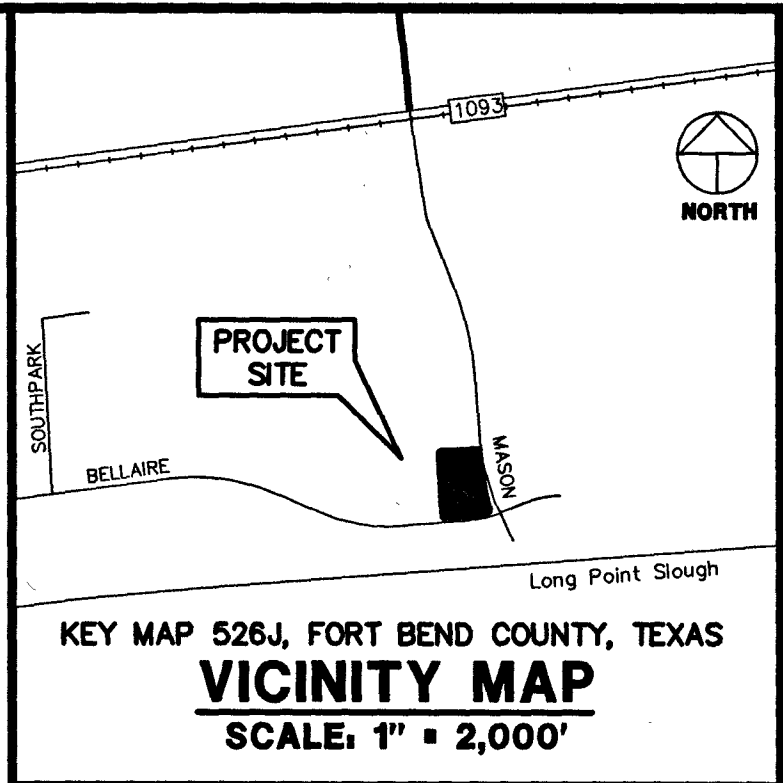
MASON ROAD  
100' R.O.W.  
PLAT NO. 20070092, F.B.C.P.R.



NORTH

GRAPHIC SCALE: 1" = 50'

50 0 50 100 150 Feet



I, J. Stacy Slawinski, the 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 Commissioner's 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 subdivision within the watershed.

J. Stacy Slawinski, P.E.  
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas this \_\_\_\_ 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, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 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

## PINPOINT RICHMOND

A SUBDIVISION OF 6.494 AC. / 282,876 SQ. FT.

SITUATED IN THE JNO FREDRICK SURVEY

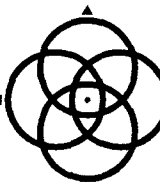
ABSTRACT NO. 171

FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE 0 LOTS

APRIL 2021

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

Owner  
PinPoint Ecclesia at Richmond, LLC,  
a Texas limited liability company

675 Bering, Suite 550  
Houston, Texas 77057  
713.425.5425