

PLAT RECORDING SHEET

PLAT NAME: Cinco Ranch Station

PLAT NO: _____

ACREAGE: 1.6546

LEAGUE: Thomas Hobermaker Survey

ABSTRACT NUMBER: A-190

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Cinco Ranch Station II LLC.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, Cinco Ranch Station II LLC, A Delaware limited liability company ACTING BY AND THROUGH, _____, AND _____, OWNERS HEREAFTER REFERRED TO AS OWNER OF THE 1.6546 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CINCO RANCH STATION, DOES 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 DEDICATES 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 DOES HEREBY BIND ITSELF, ITS HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES 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, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES 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 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, OWNER DOES 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, OWNER DOES 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, 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, OWNER DOES 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 ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNER DOES HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DOES 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.

STATE OF TEXAS
COUNTY OF FORT BEND

IN TESTIMONY WHEREOF, Cinco Ranch Station II LLC, A Delaware limited liability company HAS CAUSED THESE PRESENT TO BE SIGNED BY _____, _____, THEREUNTO AUTHORIZED, ATTESTED BY, _____, _____ AND ITS COMMON SEAL HEREUNTO

AFFIXED THIS _____ DAY OF _____, 2021.

Cinco Ranch Station II LLC, A Delaware limited liability company
BY: _____

NAME _____ TITLE _____
ATTEST: _____

NAME _____ TITLE _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, 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 _____, 2021

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

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, P.A.E. denotes Private Access Easement.
2. The plot was prepared to meet Fort Bend County Requirements.
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 0.99988650702.
4. This plat lies wholly within Willow Fork Drainage District, Cinco M.U.D. No. 12, Fort Bend County Drainage District and the Fort Bend County Subsidence District.
5. Elevations hereon are based on Harris County Floodplain Reference Mark No. 190045, elevation 115.25', NAVD 88, 2001 adjustment.

Site Benchmark: Square Cut set on the back of curb located near the southeast corner of the subject tract, as shown hereon, Elev. 112.38'.
6. By graphic plotting only, the subject property lies within Zone "X" shaded, areas determined to be within the 0.2% annual chance floodplain, as defined by the Federal Emergency Management Agency flood insurance rate map number 48157C0110L dated 04-02-2014.

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

_____, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE No. _____

DISTRICT NAMES	
WCID	N/A
MUD	CINCO MUD 12
LID	N/A
DID	FORT BEND Co.
SCHOOL	KATY I.S.D.
FIRE	HOUSTON
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
ASSISTANCE DISTRICT	CAD 1

**KNIGHTS GLEN LANE
(60' R.O.W.)**
SLIDE No. 2100B, F.B.C.P.R.

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

7. 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 during intense rainfall events.
8. Five eights inch (5/8") iron rod three feet (3') in length set on all perimeter boundary corners, unless otherwise noted.
9. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
10. All property to drain into the drainage easement only through an approved drainage structure.
11. Sidewalks shall be built or caused to be built not less than five 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. requirements.
12. Sidewalks shall be built per Section 4.5.201 of the Unified Development Code.
13. There are no pipelines or pipeline easements within the limits of this plat.
14. This plat lies within lighting zone: L23.
15. Elevations used for delineating contour lines are based on 2001 Adjustment.
16. Any on-site detention facilities within the platted boundary established during future site designs shall be maintained by the property owner
17. Any on-site detention facilities within the platted boundary established during future site designs shall be maintained by the property owner
18. 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.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CINCO RANCH STATION 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

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

By: _____
MARGARET WALLACE BROWN
SECRETARY

THIS _____ DAY OF _____, 2021.

RESTRICTED RESERVE "F"
CINCO RETAIL CENTER
SLIDE No. 2483A, F.B.C.P.R.

RESTRICTED RESERVE "E"
CINCO RETAIL CENTER
SLIDE No. 2483A, F.B.C.P.R.

X: 2991092.520
Y: 13828740.235

**BLOCK 1
RESTRICTED RESERVE "A"
(RESTRICTED TO COMMERCIAL USE ONLY)
1.6546 ACRES
(72,074 SQ. FT.)**

**WESTHEIMER PARKWAY
(WIDTH VARIES)
SLIDE No. 2073B, F.B.C.P.R.
SLIDE No. 207A, F.B.C.P.R.**

**SOUTHOFF MAJOR LANE
(WIDTH VARIES)
SLIDE No. 2100B, F.B.C.P.R.**

**RESERVE "J"
CINCO RANCH ONE WEST
SLIDE No. 2100B, F.B.C.P.R.**

150' DRAINAGE ESMT.
F.B.C.C.F. No. 2001025387

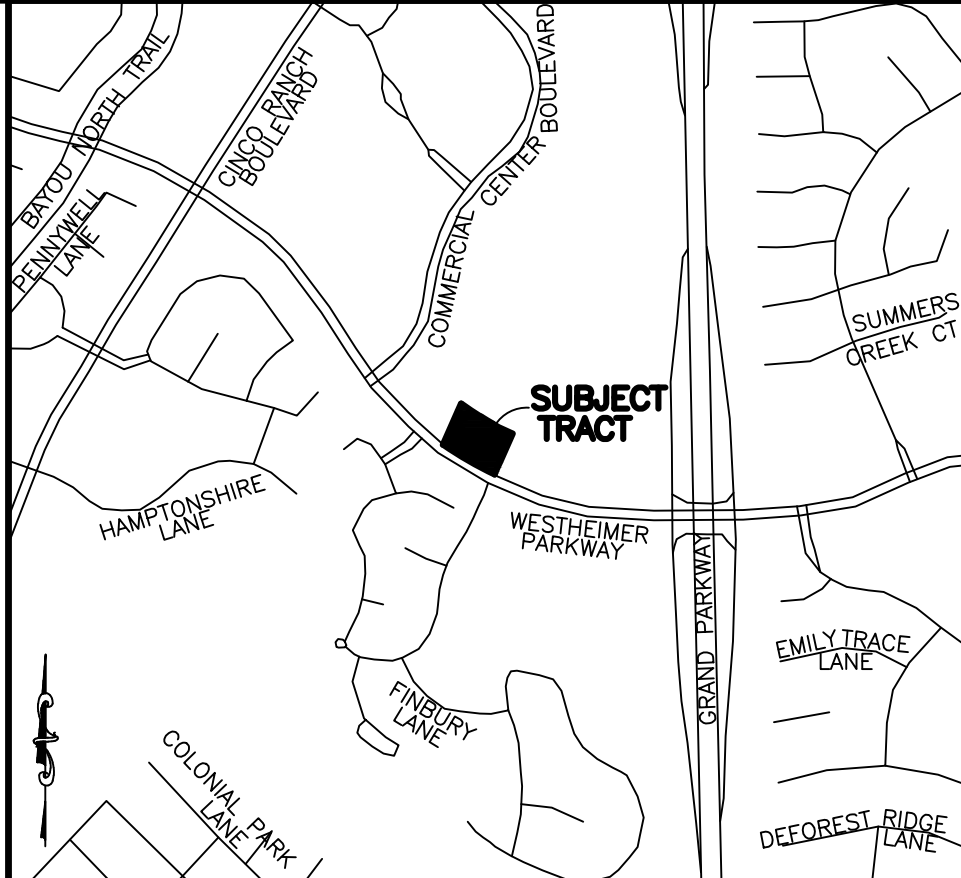
I, KENNETH A. GRULLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE 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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1950.00'	252.07'	251.89'	S 51°43'21" E	7°24'23"
C2	2311.80'	122.86'	122.85'	S 56°10'29" E	3°02'42"
C3	1938.21'	72.71'	72.70'	S 58°47'28" E	2°08'57"
C4	1954.16'	310.64'	310.32'	N 59°59'23" W	9°06'29"
C5	1950.00'	204.13'	204.04'	N 45°01'14" W	5°59'53"

RESTRICTED RESERVE "A"
CINCO RETAIL CENTER
SLIDE No. 2483A, F.B.C.P.R.

LINE	BEARING	DISTANCE
L1	S 60°00'39" E	36.69'
L2	S 66°07'30" E	62.87'
L3	S 67°00'55" E	16.85'
L4	S 23°44'17" W	31.77'
L5	S 24°16'30" W	41.95'



VICINITY MAP
SCALE: NTS KEY MAP: 485T

30 15 0 30 60 90
SCALE: 1"=30'

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

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 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 _____, 2021

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 _____, 2021, AT _____ O'CLOCK
_____, IN PLAT NUMBER _____ OF THE PLAT
RECORDS OF SAID FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE
DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

CINCO RANCH STATION

BEING A SUBDIVISION OF
1.6546 ACRES (72,074 sq. ft.)
LOCATED IN THE
THOMAS HOBERMAKER SURVEY, A-190,
FORT BEND COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
CINCO RETAIL CENTER

SLIDE No. 2483A, F.B.C.P.R.
REASON FOR REPLAT: TO CREATE ONE
COMMERCIAL RESERVE
1 RESERVE 0 LOTS 1 BLOCK
SCALE: 1" = 30' MAY 2021

OWNER: CINCO RANCH STATION II LLC
A DELAWARE LIMITED LIABILITY COMPANY
ADDRESS: 11501 NORTHLAKE DRIVE
CINCINNATI, OHIO 45249
713-333-1466
SURVEYOR:

Gruller Surveying, LLC

PROFESSIONAL LAND SURVEYING
1244 NORTH POST OAK ROAD, STE. 200
HOUSTON, TEXAS 77066
PH/713-333-1466 - FAX/713-782-3755
Job. 45-19192.dwg