

**PLAT RECORDING SHEET**

**PLAT NAME:** Silver Ranch Plaza

\_\_\_\_\_

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

**ACREAGE:** 2.797

\_\_\_\_\_

**LEAGUE:** Alexander Philips Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-300

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** Lorgan Texas Investments, LLC

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

STATE OF TEXAS  
COUNTY OF FORT BEND COUNTY

WE, LORGAN TEXAS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH SIRINI SRIGADHA, BEING AN OFFICER OF LORGAN TEXAS INVESTMENTS, OWNER HEREINAFTER REFERRED TO AS THE OWNERS OF THE 2.797 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SILVER RANCH PLAZA, 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, 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, DRAINS 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 AND ALL TIMES FOR THE PURPOSES 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 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, 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 COMMISSIONER'S COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, LORGAN TEXAS INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, SRINI SRIGADHA, AND ITS COMMON SEAL HEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

LORGAN TEXAS INVESTMENTS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
SRINI SRIGADHA, MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SRINI SRIGADHA, MANAGER OF LORGAN TEXAS INVESTMENTS, LLC, 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 AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PRINTED NAME:  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, MADHAVI TALLURI, P.E., 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.

MADHAVI TALLURI, P.E.  
TEXAS REGISTRATION NO. 113329

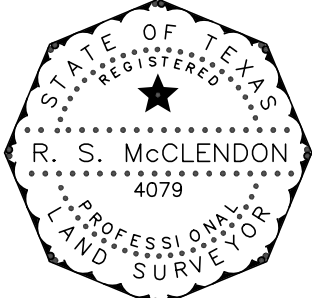
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SILVER RANCH PLAZA IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND

AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_ OR BY: \_\_\_\_\_  
MARTHA L. STEIN, CHAIR M. SONNY GARZA, VICE CHAIRMAN

BY: \_\_\_\_\_  
MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY

I, RANDY S. MCCLENDON, 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 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 EIGHTS (5/8) INCH AND 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.



RANDY S. MCCLENDON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4079

CALLLED 1.82 ACRES.  
SONG KYU LEE  
(F.B.C.C.F.N. 2018120274)

CALLLED 2.0 ACRES.  
DEBBIE LEAL  
(F.B.C.C.F.N. 9880463)

CALLLED 2.0 ACRES.  
JOE G. KIRK  
(VOL. 1242, PG. 245, F.B.C.D.R.)

CALLLED 2.000 ACRES.  
DONALD W. CAMPBELL &  
TONI SMOKE CAMPBELL, CO-TRUSTEES, U.T.D.  
(F.B.C.C.F.N. 2019110880)

UNRESTRICTED RESERVE "A"  
IVY KIDS SPRING GREEN  
(PLAT NO. 20160208, F.B.C.P.R.)

CALLLED 2.3068 ACRES  
SILVER RANCH VENTURES, LLC  
(F.B.C.C.F.N. 2015076131)

CALLLED 0.1136 ACRE  
PUBLIC ACCESS ESMT.  
(F.B.C.C.F.N. 2016030313)

RESTRICTED RESERVE "A"  
FORT BEND COUNTY ESG NO. 2  
FIRE STATION NO. 3  
(PLAT NO. 20160274, F.B.C.P.R.)

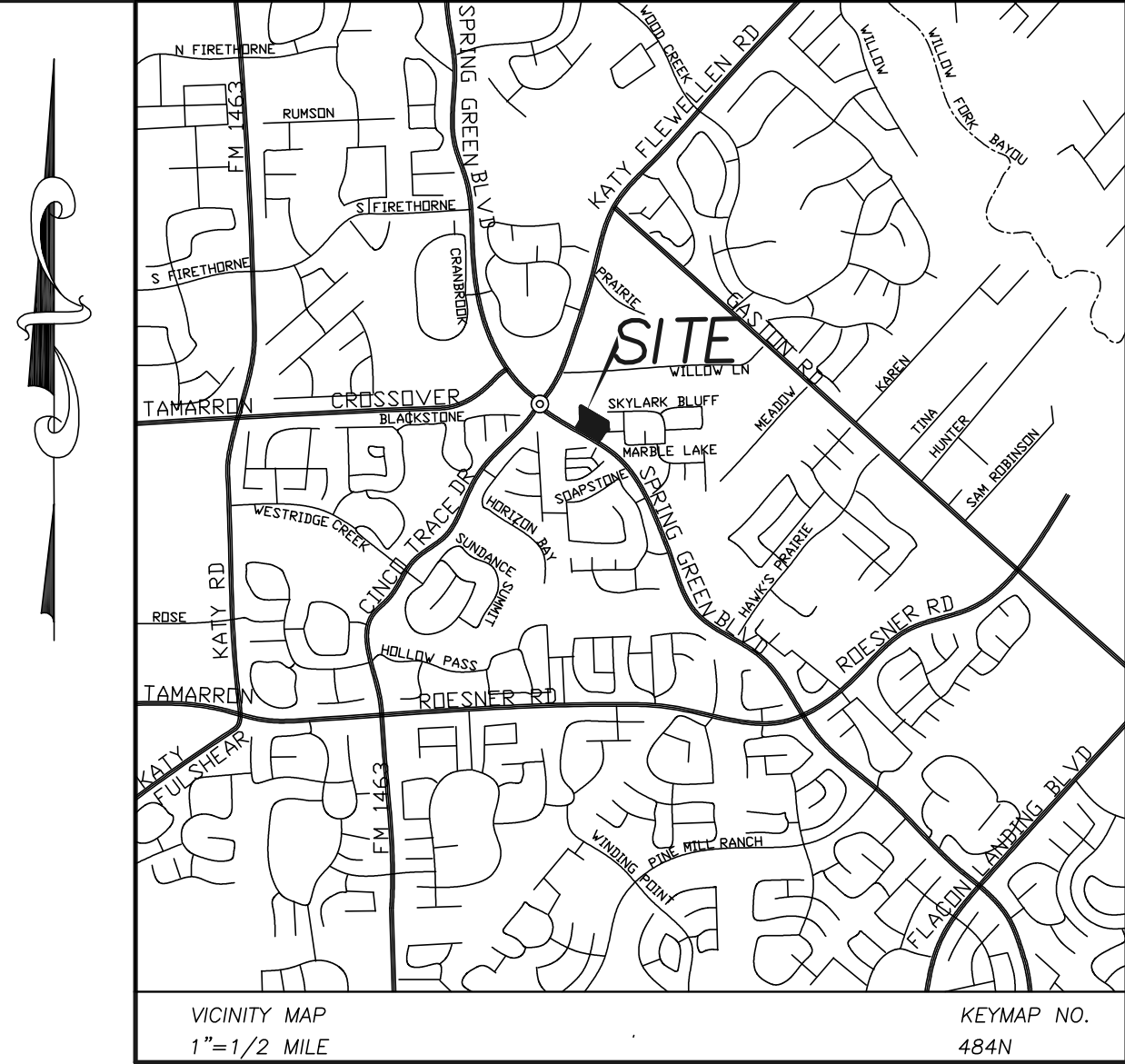
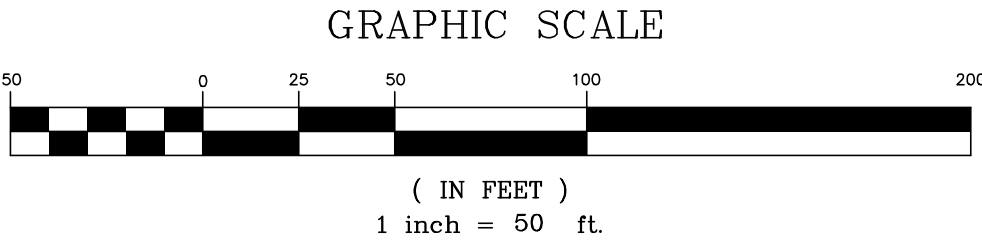
RESERVE TABLE			
RESERVE	TYPE	ACREAGE	SQ.FT.
A	COMMERCIAL	2.797	121,855
TOTAL		2.797	121,855

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	73.19'	70.32'	S 59°50'45" W	55°54'54"
C2	30.00'	46.26'	41.81'	S 76°03'57" W	88°21'17"
C3	2060.00'	12.90'	12.90'	N 59°56'10" W	0°21'31"

LINE	BEARING	DISTANCE
L1	N 29°53'04" E	116.92'
L2	S 05°26'25" E	120.19'
L3	S 31°54'18" W	101.68'
L4	S 60°06'56" E	108.32'
L5	N 01°59'58" W	47.28'

#### NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD'83.
2. 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 FACTOR 1.00013.
3. THIS PROPERTY LIES IN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48157C0105L EFFECTIVE DATE APRIL 2, 2014.
4. 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.
5. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
6. ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
7. EXISTING SHEET FLOW DRAINAGE PATTERNS WITHIN THIS SUBDIVISION SHALL NOT BE IMPEDED BY BUILDERS.
8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 135.50' 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.
9. ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST THIRTY (30) INCHES ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE.
10. LOCAL BENCHMARK: BOX OUT ON A CURB INLET, WITH A 1-1/2" BRASS DISK STAMPED "FORT BEND COUNTY ENGINEERING NO. 408", ON THE NORTH CURB LINE OF SPRING GREEN BLVD. APPROXIMATELY 250 FEET NORTHWEST OF LAURA HARVEST LN.
11. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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.
12. THERE IS A 30 FOOT ACACIA NATURAL GAS CORPORATION EASEMENT WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
13. 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.



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 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 \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

BY: \_\_\_\_\_  
KP GEORGE  
COUNTY JUDGE

BY: \_\_\_\_\_  
W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

BY: \_\_\_\_\_  
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 \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN PLAT NO. \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

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

BY: \_\_\_\_\_  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# SILVER RANCH PLAZA

A SUBDIVISION OF 2.797 ACRES  
LOCATED IN THE  
ALEXANDER PHILIPS SURVEY, A-300  
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVES  
JUNE 1, 2021

OWNER:

LORGAN TEXAS INVESTMENTS, LLC  
TEXAS LIMITED LIABILITY COMPANY  
SIRINI SRIGADHA  
4818 ASPEN CREST DR  
FULSHEAR, TX 77441  
(214)-799-5369

ENGINEER:

SURVEYOR:

CATALYST TECHNICAL GROUP, INC. TEJAS SURVEYING, INC.  
FIRM NO. 15775 FIRM NO. 10031300  
MADHAVI TALLURI, P.E. RANDY S. MCCLENDON, RPLS  
440 COBIA DR, SUITE 1503 1810 FIRST OAKS STREET, SUITE 220  
KATY, TEXAS 77494 RICHMOND, TX 77406  
(832) 913-1888 (281) 240-9099