

PLAT RECORDING SHEET

PLAT NAME: A-A-A HWY. 6 Replat No. 2

PLAT NO: _____

ACREAGE: 10.491

LEAGUE: Manuel Escalera Survey

ABSTRACT NUMBER: 170

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 5

OWNERS: Quintet Capital Group, LLC and Philips Capital Investment, LLC

(DEPUTY CLERK)

STATE OF TEXAS 8
COUNTY OF FORT BEND 8

WE, QUINTET CAPITAL GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER, PHILIPS CAPITAL INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY HERINAFTER REFERRED TO AS OWNERS OF THE 10.491 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF A-A-A HWY 6, 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 FOR 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 TO 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 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 FIFTEEN FEET (15' 0") 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, 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 AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 2021, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, QUINTET CAPITAL GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY AJITH ANTONY AND ANISH SIMON, PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID LIMITED LIABILITY COMPANY, THIS _____ DAY OF _____, 2021.

QUINTET CAPITAL GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY
807 SAINT ELMO COURT
MISSOURI CITY, TX 77459
(713) 515-6056

BY: *Ajith Antony*
AJITH ANTONY - PRESIDENT

BY: *Anish Simon*
ANISH SIMON - SECRETARY

IN TESTIMONY WHEREOF, PHILIPS CAPITAL INVESTMENT LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ABRAHAM PHILIP, PRESIDENT, RESPECTIVELY, OF SAID LIMITED LIABILITY COMPANY, THIS _____ DAY OF _____, 2021.

PHILIPS CAPITAL INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
4322 PENSACOLA OAKS LN
SUGARLAND, TX 77479
(832) 607-0111

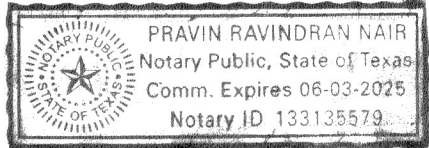
BY: *Abraham Philip*
ABRAHAM PHILIP - PRESIDENT

STATE OF TEXAS 8
COUNTY OF FORT BEND 8

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 07/30/2021, 2021 BY AJITH ANTONY AND ANISH SIMON, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF QUINTET CAPITAL GROUP, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES 06/03/2025

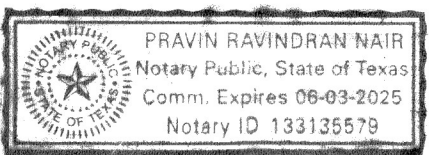


STATE OF TEXAS 8
COUNTY OF FORT BEND 8

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 07/30/2021, 2021 BY ABRAHAM PHILIP, PRESIDENT, RESPECTIVELY, OF PHILIPS CAPITAL INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES 06/03/2025



APPROVED BY MOTION ADOPTED BY THE CITY COUNCIL ON THE 15 DAY OF April, 2021

CITY OF ARCOLA, TEXAS

BY: *Fred A. Burton*
FRED A. BURTON, MAYOR

ATTEST (SEAL): *Sally Pantu*
SALLY PANTU, CITY SECRETARY

REVIEW: ADVICE GIVEN TO CITY COUNCIL:

ZONING & PLANNING COMMISSION CITY OF ARCOLA, TEXAS

BY: _____
PRESIDING OFFICER

I, FELIX M. GONZALEZ, AM 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 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 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, SOUTH CENTRAL ZONE.

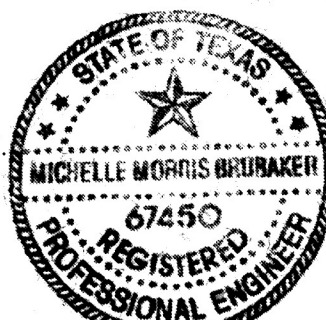
Felix M. Gonzalez 07/12/21
FELIX M. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5418
BIG SKY SURVEYING, LLC
FIRM REG. 10194204
4025 CHRIS DRIVE
ABILENE, TEXAS 79606
(325) 428-6959



I, MICHELLE MORRIS BRUBAKER, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND CITY OF ARCOLA TO THE BEST OF MY KNOWLEDGE.

Michelle Morris Brubaker 7/22/2021
MICHELLE MORRIS BRUBAKER
LICENSED PROFESSIONAL ENGINEER NO. 67450
THOMPSON LAND ENGINEERING, LLC.
FIRM REG. 10220
804 CUERNAVACA
AUSTIN, TEXAS 78733
(512) 328-0002

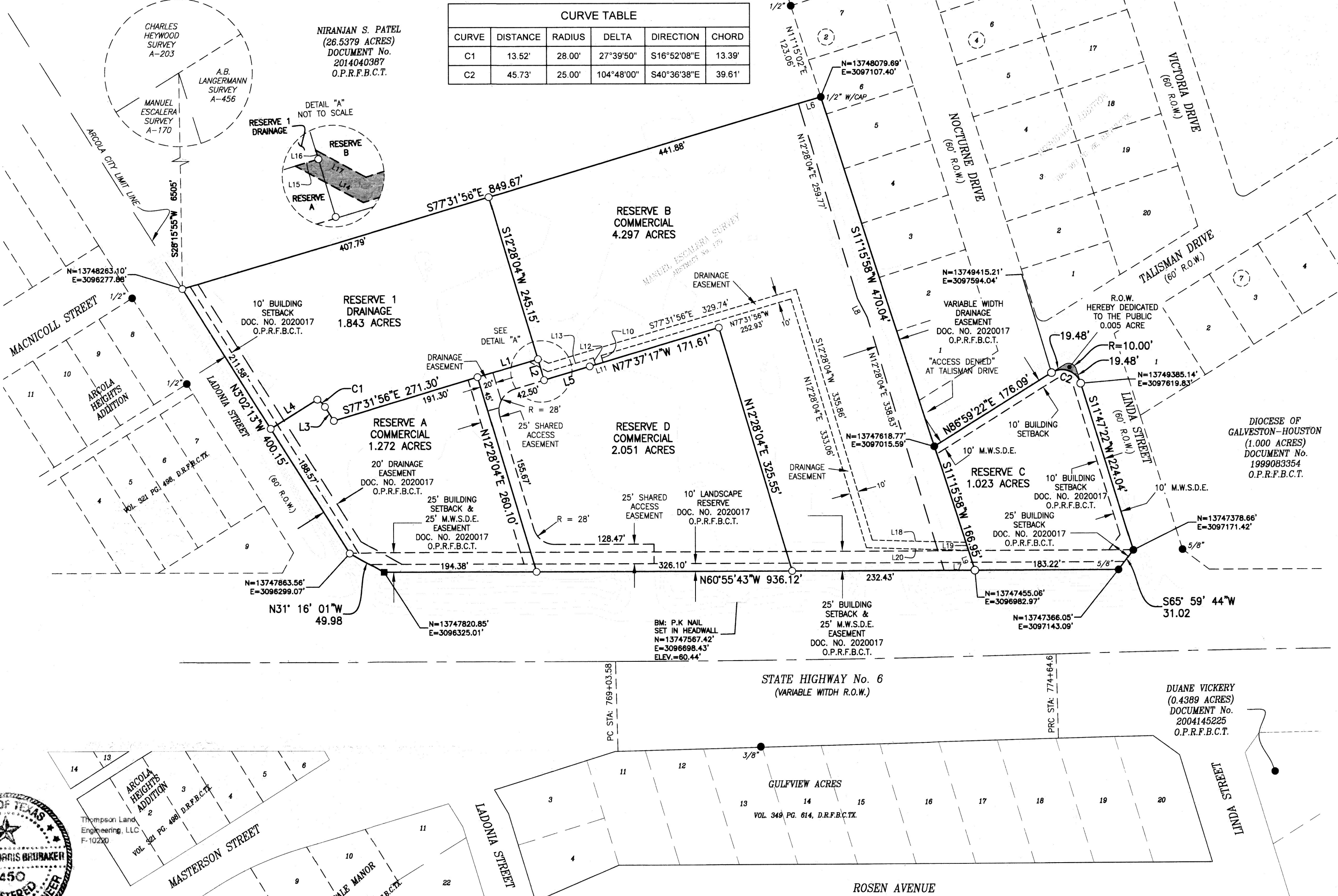
DATE



NOTES

- BENCHMARK: PK NAIL SET IN HEADWALL SHOWN HEREON. ORIGINAL BENCHMARK USED TO ESTABLISH VERTICAL CONTROL IS NGS CONTROL POINT DESIGNATION NO. S-1214.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0315 L FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, REVISED DATE APRIL 2014, THE SUBJECT PROPERTIES LIE IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "L22" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
- SIDEWALK NOTE: 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..
- PIPELINES: THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION.
- THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) SHALL BE A MINIMUM OF 65.20 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN (18) INCHES ABOVE NATURAL GROUND.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00013. THE PLAT DRAWING AS SHOWN MAY ALSO BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.9998700169.
- PROPERTY OWNERS FOR RESERVE A, RESERVE B, RESERVE C AND RESERVE D WILL SHARE IN THE MAINTENANCE OF THE DETENTION POND, STORM WATER PUMP FACILITIES AND DRAINAGE CHANNELS WITHIN RESERVE 1.
- THE OWNERS OF RESERVE A, RESERVE B, RESERVE C AND RESERVE D SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE EASEMENTS WHICH FALL WITHIN THE LIMITS OF THEIR RESPECTIVE RESERVES. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE EASEMENTS AT THEIR DISCRETION.
- LANDSCAPE EASEMENT SHALL BE KEPT CLEAR OF ANY STRUCTURES, PARKING AND SIGNS, EXCEPT FOR DRIVEWAYS OR UNLESS OTHERWISE APPROVED. THE OWNERS OF RESERVE A, RESERVE B, RESERVE C AND RESERVE D SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE EASEMENT WHICH FALL WITHIN THE LIMITS OF THEIR RESERVES.
- DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOR THE PURPOSE OF THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY, OR UNLESS OTHERWISE APPROVED.
- STORM WATER DETENTION MUST BE PROVIDED FOR ALL AREAS COVERED BY THIS PLAT IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, UNLESS OTHERWISE APPROVED BY FORT BEND COUNTY. THE FORT BEND COUNTY DRAINAGE DISTRICT. DETENTION MUST BE ON-SITE AND MUST BE PROVIDED AND MAINTAINED BY THE OWNER OF EACH SITE SERVED, EXCEPT AS OTHERWISE APPROVED BY FORT BEND COUNTY (OR FORT BEND COUNTY DRAINAGE DISTRICT). THE DESIGN OF ALL DRAINAGE SYSTEMS MUST COMPLY WITH THE ESTABLISHED PRINCIPLES AND PRACTICES GIVEN IN THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.
- ALL IMPROVEMENTS REQUIRED BY APPLICABLE REGULATIONS (INCLUDING, E.G., PERMANENT BENCHMARK SURVEY MARKER, DRAINAGE FACILITIES, STORM WATER DETENTION, LANDSCAPING) MUST BE COMPLETED AND RECEIVE APPROVAL (IF REQUIRED) BY FORT BEND COUNTY OR FORT BEND COUNTY DRAINAGE DISTRICT AT THE TIME OF DEVELOPMENT (BEFORE OCCUPANCY OF ANY RESERVE).
- FIRE DEPARTMENT ACCESS EASEMENT NOTE: INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ADJACENT RESERVES 1, A, D AND B FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER FIRE PREVENTION CODE. ANY CROSS ACCESS (INCLUDING VEHICULAR GATE AT THE WEST END OF RESERVE B AND PEDESTRIAN GATE BETWEEN RESERVES D AND B) SHALL REMAIN ACCESSIBLE FOR FIRE ACCESS. RESERVES A, B AND D SHALL HAVE COMPLETE ACCESS TO DRIVEWAYS ON HIGHWAY 6 AND FIRE ACCESS ROAD LOCATED IN RESERVE A AND D. THE OWNERS OF RESERVES A AND D SHALL PROVIDE APPROVED FIRE ACCESS TO EITHER LADONIA STREET OR HIGHWAY 6 FROM THE WEST END OF RESERVE A.
- THE FOLLOWING EASEMENTS, LOCATED ON LOTS 1, 2, & 3, BLOCK 1, ROSEDALE ADDITION, AS RECORDED IN VOLUME 383, PAGE 84, DEED RECORDS OF FORT BEND, COUNTY TEXAS, ARE HEREBY VACATED. THE 8' EASEMENT, THE 5' X 20' AERIAL EASEMENT, THE 25' BUILDING LINE ADJACENT TO TALISMAN DRIVE AND THE 10' BUILDING LINE ADJACENT TO LINDA STREET, AS SHOWN ON SAID PLAT.

CURVE TABLE					
CURVE	DISTANCE	RADIUS	DELTA	DIRECTION	CHORD
C1	13.52'	28.00'	27°39'50"	S16°52'08"E	13.39'
C2	45.73'	25.00'	104°48'00"	S40°36'38"E	39.61'



19. "M.W.S.D.E." MEANS AN EASEMENT 25 FEET WIDE ALONG HIGHWAY 6 OR 10 FEET WIDE ALONG TALISMAN AND LINDA DEDICATED TO THE PUBLIC BY THIS PLAT, FOR BUILDING, PLACING, CONSTRUCTING, INSTALLING, OPERATING, CONNECTING, MAINTAINING, USING, DISCONNECTING, INSPECTING, REPAIRING, REBUILDING, RELOCATING, REPLACING AND REMOVING MUNICIPALLY-OWNED (OR MUNICIPALLY OPERATED OR AUTHORIZED) FACILITIES AND EQUIPMENT FOR WATER, SEWER, DRAINAGE.

THE 25' M.W.S.D.E. ALONG HIGHWAY 6 MAY OVERLAP THE BUILDING LINE AND LANDSCAPE RESERVE. THE 10' M.W.S.D.E.'S ALONG TALISMAN AND LINDA MAY OVERLAP THE BUILDING LINES.

THE M.W.S.D.E.'S SHOWN ON THIS PLAT IS DEDICATED FOR USE AT SOME UNKNOWN TIME IN THE FUTURE. THEREFORE, THE OWNER(S) OF THE LOTS OF THIS SUBDIVISION ARE NOT RESTRICTED FROM USING THE LAND IN THE MWSDE (INCLUDING USING FOR PONDS, PAVEMENT, UTILITY SERVICES, IRRIGATION AND LANDSCAPING). ONLY THE PLACEMENT OF BUILDINGS IN THE MWSDE IS PROHIBITED IN THE FUTURE. IF A UTILITY (INCLUDING DRAINAGE) IS PLACED IN THE EASEMENT, ANY DAMAGE TO ANY LOT OWNER IMPROVEMENTS DURING CONSTRUCTION OR MAINTENANCE WILL BE REPLACED IN LIKE CONDITION AND CONSTRUCTION BY THE ENTITY INSTALLING OR MAINTAINING THE UTILITY. ADDITIONALLY, IF THE OWNER OF A LOT WISHES TO ADD, MODIFY, OR REPLACE A USE IN THE EASEMENT AT A LATER DATE, THE OWNER WILL NOT BE PROHIBITED SO LONG AS THE CONDITION OF THE UTILITY IN THE EASEMENT IS PRESERVED (THE UTILITY LINE IS NOT DAMAGED AND THE COVER OVER THE UTILITY IS PRESERVED OR INCREASED).

- 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.
- OWNERS OF THE RESERVES MUST KEEP THEIR RESPECTIVE STORM INLETS CLEAR OF DEBRIS.

DISTRICT NAMES	
W.C.I.D.	N/A
MUD	N/A
LID	N/A
ESD	F.B.C.E.S.D. No. 4
SCHOOL	FORT BEND I.S.D.
FIRE	F.B.C. FIRE MARSHALL
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF ARCOLA ETJ
UTILITIES CO.	AT&T AND CENTERPOINT ENERGY

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S77°31'56"E	80.00'
L2	S12°28'04"W	28.00'
L3	N03°02'13"W	21.16'
L4	S86°57'47"W	70.28'
L5	N77°31'56"W	60.89'
L6	S77°31'56"E	29.38'
L7	N60°55'43"W	39.38'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L8	N01°58'34"E	27.46'
L9	N11°15'58"E	26.56'
L10	S12°28'04"W	9.05'
L11	N77°31'17"W	10.00'
L12	N12°28'04"E	9.06'
L13	N77°31'56"W	60.93'
L14	N32°40'46"W	26.83'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L15	S77°31'56"E	11.43'
L16	N12°28'04"E	2.73'
L17	S32°40'46"E	18.53'
L18	S59°03'48"E	119.14'
L19	S11°15'58"W	10.62'
L20	N59°03'48"W	129.92'

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 PARENT STREAM OR ON 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 MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. "ANDY" MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

THE STATE OF TEXAS 8
COUNTY OF FORT BEND 8

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 RECORDATION IN MY OFFICE

ON _____ DAY OF _____, 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.

COUNTY CLERK, LAURA RICHARD
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

A-A-A HWY. 6 REPLAT No. 2

A SUBDIVISION OF 10.491 ACRES
BEING A REPLAT OF A-A-A HWY 6
AS RECORDED IN PLAT NO. 2020017, OFFICIAL PUBLIC RECORDS
OF THE FORT BEND COUNTY RECORDS, AND ALL OF LOTS, 1, 2, & 3,
BLOCK 1, ROSEDALE ADDITION, RECORDED IN VOLUME 393, PAGE 86,
DEED RECORDS, FORT BEND COUNTY, TEXAS OUT OF THE MANUEL
ESCALERA SURVEY ABSTRACT NO. 170, FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: TO RELOCATE ONE OR MORE
LOT LINES BETWEEN ONE OR MORE ADJACENT LOTS AND ADD 3
ADJACENT LOTS OUT OF THE ROSEDALE ADDITION.
TO ADD LOTS 1-3, BLOCK 1 OUT OF THE ROSEDALE ADDITION, AS
RECORDED IN VOL. 393, PG. 84,
TO CREATE ONE NEW RESERVE, AND DEDICATE 0.005 ACRE OF
RIGHT-OF-WAY AT LINDA STREET AND TALISMAN DRIVE.

0 LOTS 1 BLOCK 5 RESERVES

SCALE: 1"=100' DATE: JULY 22, 2021

OWNERS
QUINTET CAPITAL GROUP, LLC

807 SAINT ELMO COURT
MISSOURI CITY, TEXAS 77459
(713) 515-6056

PHILIPS CAPITAL INVESTMENT, LLC

4322 PENSACOLA OAKS LN
SUGARLAND, TX 77479
(832) 607-0111

BIG SKY
SURVEYING

4025 CHRIS DRIVE ABILENE, TEXAS 79606
FIRM NO. 10184504