PLAT RECORDING SHEET

PLAT NAME: **Wealth Team**

PLAT NO:

ACREAGE: **1.4456**

LEAGUE: **Leonard Burknapp Survey**

ABSTRACT NUMBER: **A-108**

NUMBER OF BLOCKS: **1**

NUMBER OF LOTS: **0**

NUMBER OF RESERVES: **1**

OWNERS: **The Wealth Team, LLC**

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, The Wealth Team, LLC, a Texas limited liability company, acting by and through Ahmer Ghauri, Manager, and Hira Kahn, Manager, Officers of The Wealth Team, LLC, a Texas limited liability company, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 1.4456 acre tract described in the above and foregoing map of WEALTH TEAM, 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 easement), 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 feet (20'–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, Harris 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 achnowledge the receipt of the "Orders for Regulations of Outdoor Lighting in the Unicorporated 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, The Wealth Team, LLC, a Texas limited liability company has caused these presents to be signed by Ahmer Ghauri, its Manager, thereunto authorized, attested by its Manager, Hira Kahn this _____ day of _____, 20___.

BY: The Wealth Team, LLC,
a Texas limited liability company

Attest:

By: _____
Ahmer Ghauri
Manager

By: _____
Hira Kahn
Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority on this day personally appeared Ahmer Ghauri, and Hira Kahn, Managers of The Wealth Team, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___.

_____
Notary Public in and for the
State of Texas

_____
My Commission Expires:

I, Robert Kness, 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 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, south central zone.

STATE OF TEXAS
REGISTERED
ROBERT KNESS
6486
PROFESSIONAL
LAND SURVEYOR

_____
Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

I, Mario Ipina, 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.

_____
Mario Ipina
Texas Registration No. 94721
Bovay Engineers., Inc.
11757 Katy Fwy., Suite 700A
Houston, TX 77079
Texas Firm Registration No. F–2130

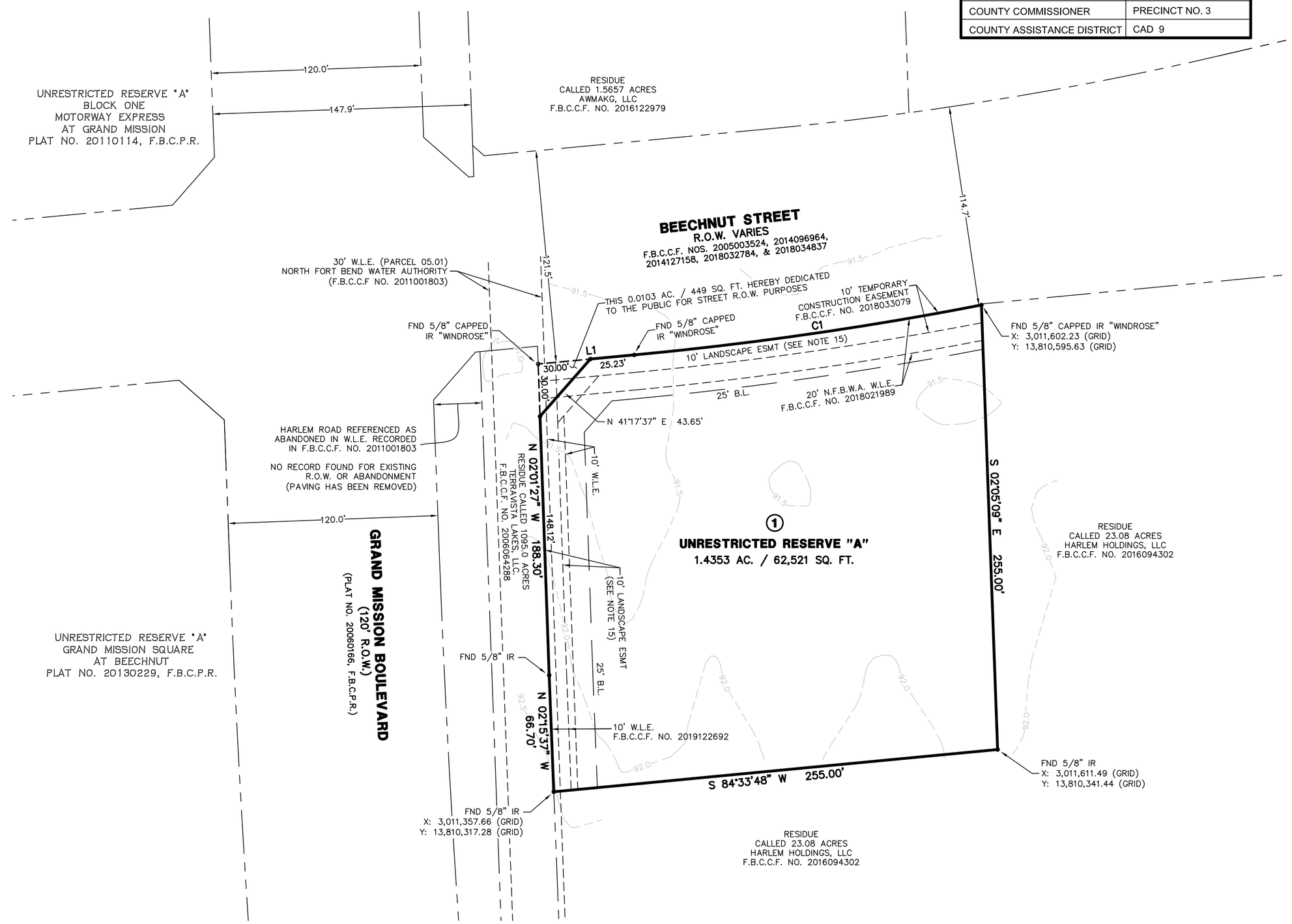
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WEALTH TEAM in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 20___.

By: _____ By: _____
Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: _____
Margaret Wallace Brown, AICP, CNU–A
Secretary

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 84°36'40" E	55.23'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C1	05°34'51"	2060.00'	200.65'	N 81°49'14" E	200.57'

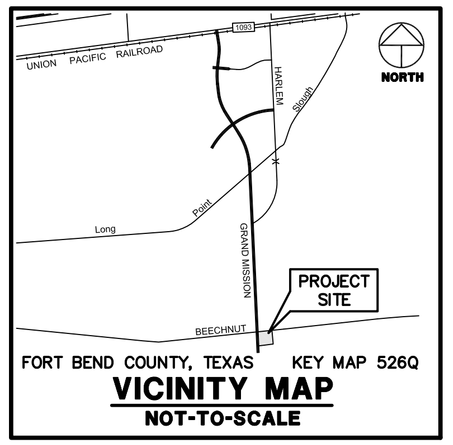


DISTRICT NAMES

WCID	NONE
MUD	FBC MUD 30
LID	NONE
DID	FBC DRAINAGE
SCHOOL	FORT BEND I.S.D.
FIRE	ESD NO. 5
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	ESD NO. 100
COUNTY COMMISSIONER	PRECINCT NO. 3
COUNTY ASSISTANCE DISTRICT	CAD 9

NORTH

40 0 40 80 Feet
GRAPHIC SCALE: 1" = 40 '



FORT BEND COUNTY, TEXAS KEY MAP 526Q
VICINITY MAP
NOT-TO-SCALE

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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, parent stream, 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 the _____ 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, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, at _____ o'clock___M., in Plat No. _____ of Fort Bend 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

GENERAL NOTES

1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
2. All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following scale factor 0.999881625.
3. 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.
4. The subject tract lies within the City of Houston's ETJ and this plat was prepared to meet City of Houston and Fort Bend County requirements.
5. Primary Benchmark is brass disk for National Geodetic Survey (NGS) Monument Number E1280,
   Elevation = 125.06 feet, NAVD 1988, 2001 adjusted.

   Temporary Benchmark is a set cut box on inlet near the Northeast corner of Beechnut Road and Grand Mission Blvd. located on first inlet North of Beechnut Road on the East side of Grand Mission Blvd.
   Elevation = 91.42 feet, NAVD 1988, 2001 adjusted.
6. The top of all floor slabs shall be a minimum of 94 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 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 restraing, whichever is higher.
7. 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.
8. 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.
9. All property to drain into a drainage easement only through an approved drainage structure.
10. Pipeline easements, if any, within the platted area shown hereon.
11. This plat lies wholly within Fort Bend County Lighting Zone LZ3.
12. This property lies within Unshaded Zone "X" according to FEMA FIRM Map No. 48157 C0140L, effective date April 2, 2014.
13. 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.
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 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.
15. Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
16. 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.

ABBREVIATIONS

A.E.	– AERIAL EASEMENT
B.L.	– BUILDING LINE
F.B.C.C.F.	– HARRIS COUNTY CLERKS FILE
F.B.C.D.R.	– HARRIS COUNTY DEED RECORDS
F.B.C.M.R.	– HARRIS COUNTY MAP RECORDS
F.C.	– FILM CODE
FND	– FOUND
IP	– IRON PIPE
IR	– IRON ROD
NO.	– NUMBER
PG.	– PAGE
R.O.W.	– RIGHT–OF–WAY
Ⓢ	– SET 5/8" IR STAMPED "WINDROSE LAND SERVICES"
SQ. FT.	– SQUARE FEET
S.S.E.	– SANITARY SEWER EASEMENT
ST.S.E.	– STORM SEWER EASEMENT
U.E.	– UTILITY EASEMENT
VOL.	– VOLUME
W.L.E.	– WATER LINE EASEMENT

WEALTH TEAM

A SUBDIVISION OF 1.4456 AC. / 62,970 SQ. FT. OF LAND
SITUATED IN THE LEONARD BURKNAPP SURVEY, A-108
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE 0 LOTS

APRIL 2021

Owner
The Wealth Team, LLC
a Texas limited liability company
4907 Harvest Chase Lane
Sugar Land, Tx 77479
Phone: (832) 659-5651

Platting Consultant

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

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