

STATE OF TEXAS  
COUNTY OF FORT BEND

We, FORT BEND COUNTY, acting by and through KP GEORGE, its County Judge, Owner of the 51.758 acres of Land described in the above and foregoing map of EPICENTER, do hereby make and establish said subdivision and development plat 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we do 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, we 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, 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 March 23, 2004.

IN TESTIMONY WHEREOF, FORT BEND COUNTY has caused these presents to be signed by KP GEORGE, its County Judge, thereto authorized

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**FORT BEND COUNTY**

By: KP GEORGE  
County Judge

Attested:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared KP George, 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 in the capacity therein and herein set out.

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

\_\_\_\_\_  
Notary Public in and for the State of Texas

**PLANNING COMMISSION APPROVAL**

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of EPICENTER in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the

recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Pete Pavlovsky, Chairman  
Anthony Sulak, Secretary

**CITY COUNCIL APPROVAL**

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of EPICENTER in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the recording of this

plat this \_\_\_\_\_ day of \_\_\_\_\_, 2021

Kevin Raines, Mayor  
Danyel Swint, City Secretary

**SUBDIVISION NOTES:**

1.) B.L. INDICATES BUILDING LINE;  
U.E. INDICATES UTILITY EASEMENT;  
STM. S.E. INDICATES STORM SEWER EASEMENT;  
W.L.E. INDICATES WATER LINE EASEMENT;  
S.S.E. INDICATES SANITARY SEWER EASEMENT;  
H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.

2.) ELEVATION REFERENCE: N.G.S. M-1219 1973 [PID AW4792] - FOUND DISK ON CONCRETE HEADWALL; LOCATED ON EAST SIDE OF STATE HIGHWAY 36 AT 600 FEET NORTH OF FAIRGROUNDS BOULEVARD.  
ELEVATION= 94.48' NAVD88

**3.) PROJECT BENCHMARK & TEMPORARY BENCHMARKS:**

PROJECT BENCHMARK - SET 1-1/2 INCH DIAMETER BRASS DISK (LABELLED "PRM 1943 4349 5829") IN CONCRETE ALONG EAST PROPERTY LINE OF RESERVE "A" AT 80.95 FEET NORTH OF THE SOUTHEAST CORNER; LOCATED ON WEST RIGHT-OF-WAY LINE OF NORTH FAIRGROUNDS ROAD AT 800 FEET SOUTH OF RETAIL LANE.  
X= 2,981,880.88'  
Y= 13,753,477.83'  
ELEVATION= 91.18'

TEMPORARY BENCHMARK No. 96 (TBM-96) - FOUND "I" CUT ON TOP OF CONCRETE INLET BOX ON WEST SIDE OF BAMORE ROAD AT 300 FEET SOUTH OF THE NORTHBOUND FEEDER ROAD OF U.S. HIGHWAY 59.  
X= 2,979,976.85'  
Y= 13,754,199.16  
ELEVATION= 96.71'

4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD88.

5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.

6.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY FIDELITY NATIONAL TITLE AGENCY, INC., DATED MAY 7, 2021 (GF No. FAH2009867A). THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

7.) THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE INCORPORATED CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.

8.) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP No. 4815700240L, MAPS REVISED APRIL 2, 2014): A PORTION OF EPICENTER APPEARS TO LIE WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; A PORTION OF EPICENTER APPEARS TO LIE WITHIN ZONE X SHADED - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; A PORTION OF EPICENTER APPEARS TO LIE WITHIN ZONE AE - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED (BASE FLOOD ELEVATION AT THIS SITE = 94 FEET); AND THE PORTION OF EPICENTER LOCATED WITHIN THE BANKS OF SEABOURNE CREEK APPEARS TO LIE WITHIN FLOODWAY AREAS IN ZONE AE - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHT.

9.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

10.) EXCEPT AS SHOWN HEREON, THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

11.) FIVE-EIGHTHS INCH (5/8") IRON RODS TWO FEET (2') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.

12.) MINIMUM BUILDING SLAB ELEVATIONS SHALL BE SHALL BE 97.90 FEET (NINETY-SEVEN AND NINE-TENTHS FOOT), OR SET AT OR ABOVE THE ELEVATIONS SPECIFIED IN SECTION 2-57 OF THE CITY OF ROSENBERG UNIFIED DEVELOPMENT CODE, WHICHEVER IS HIGHER.

13.) 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.

14.) ALL BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR= 0.999870017.

15.) THE RESERVES IN THIS SUBDIVISION ARE RESTRICTED TO NON-RESIDENTIAL USE.

16.) SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF ROSENBERG.

17.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.

18.) RESERVE "A" OF EPICENTER IS SUBJECT TO RESTRICTIONS AS DESCRIBED IN THE FOLLOWING INSTRUMENTS:

- FORT BEND COUNTY CLERK'S FILE No. 2008099188;
- FORT BEND COUNTY CLERK'S FILE No. 2008099189;
- FORT BEND COUNTY CLERK'S FILE No. 2008099190;
- FORT BEND COUNTY CLERK'S FILE No. 2008099191; AND
- FORT BEND COUNTY CLERK'S FILE No. 2008099192.

NOTE: THESE INSTRUMENTS INCLUDE THE SAME RESTRICTIVE DOCUMENT TEXT, AS APPROVED AND SIGNED BY MULTIPLE INDIVIDUAL RIGHTS-HOLDERS.

19.) THE 50-FOOT WIDE PIPELINE EASEMENT GRANTED TO ENTERPRISE CRUDE PIPELINE LLC, AS DESCRIBED IN INSTRUMENTS RECORDED ON JULY 11, 2014 (PAGES 4 THROUGH 7; FORT BEND COUNTY CLERK'S FILE No. 2014073616, AND PAGES 6 THROUGH 9; FORT BEND COUNTY CLERK'S FILE No. 2014073620; CALLED 3.44 ACRES, CENTERLINE LENGTH= 3000.72 FEET), INCLUDES A 75-FOOT WIDE "TEMPORARY WORKSPACE AREA" EASEMENT FOR CONSTRUCTION (CALLED 4.97 ACRES) AND INCLUDES FOUR 50-FOOT WIDE "ADDITIONAL TEMPORARY WORKSPACE AREA" EASEMENTS FOR CONSTRUCTION (CALLED 0.59 ACRE). NO OFFICIAL RELEASE IS AVAILABLE IN THE PUBLIC RECORD FOR THESE "TEMPORARY" CONSTRUCTION EASEMENTS, AND THEY ARE NOT DEPICTED HEREON.

20.) THE 50-FOOT WIDE PIPELINE EASEMENT GRANTED TO M2E3 LLC, AS DESCRIBED IN INSTRUMENT RECORDED ON SEPTEMBER 9, 2019, IN FORT BEND COUNTY CLERK'S FILE No. 2019101955 (PAGES 8 AND 9 OF 14; CALLED 3.33 ACRES, CENTERLINE LENGTH= 2899.89 FEET), INCLUDES A 60-FOOT WIDE "TEMPORARY WORKSPACE AREA" EASEMENT FOR CONSTRUCTION (CALLED 4.02 ACRES) AND INCLUDES FOUR 50-FOOT WIDE "ADDITIONAL TEMPORARY WORKSPACE AREA" EASEMENTS FOR CONSTRUCTION (CALLED 0.79 ACRE). NO OFFICIAL RELEASE IS AVAILABLE IN THE PUBLIC RECORD FOR THESE "TEMPORARY" CONSTRUCTION EASEMENTS, AND THEY ARE NOT DEPICTED HEREON.

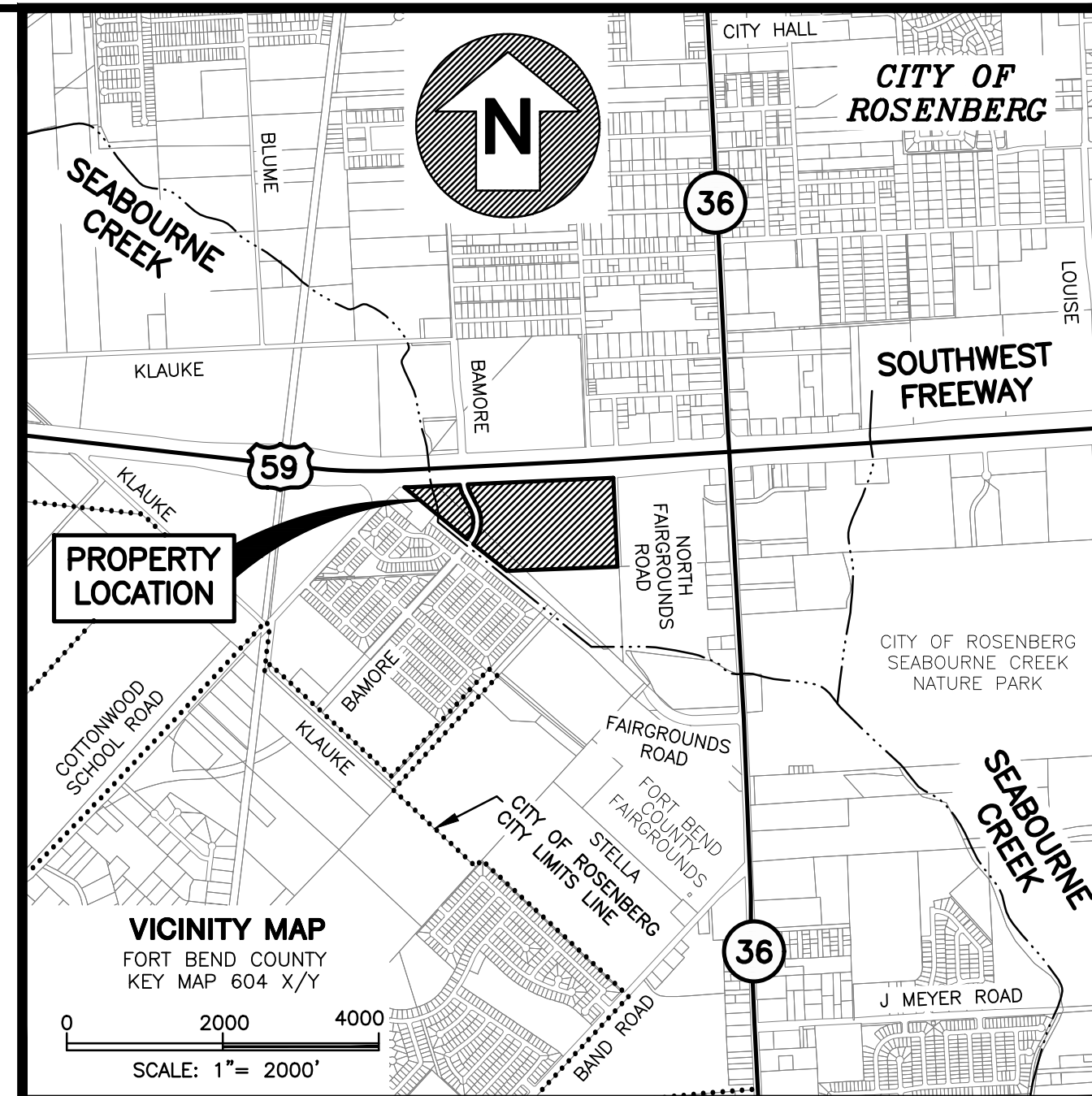
21.) BASED ON DIMENSIONS AND DESCRIPTIONS IN INSTRUMENTS RECORDED IN FORT BEND COUNTY CLERK'S FILE Nos. 2014073616 AND 2019101955, THE ENTERPRISE CRUDE PIPELINE LLC EASEMENT (SEE NOTE 19.) AND THE M2E3 LLC EASEMENT (SEE NOTE 20.) DO NOT APPEAR TO BE PARALLEL TO EACH OTHER, AND NEITHER EASEMENT APPEARS TO BE PARALLEL TO THE BOUNDARY LINES OF THIS SUBDIVISION.

I, Brad L. Schodek, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby state that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) rods having an outside diameter of not less than five-eighths (5/8) inch except as noted hereon.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



Brad L. Schodek  
Registered Professional Land Surveyor  
Texas Registration No. 6430



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 \_\_\_\_\_, 2021, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF 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

RESERVE No.	RESTRICTED USE	ACREAGE	SQUARE FOOTAGE
RESERVE "A"	NON-RESIDENTIAL	44.349	1,931,850
RESERVE "B"	NON-RESIDENTIAL	6.754	294,200
	ROAD R.O.W. DEDICATED TO U.S. HIGHWAY 59	0.655	28,521
OVERALL TOTAL		51.758	2,254,571

# EPICENTER

A SUBDIVISION OF 51.758 ACRES OF LAND  
OVERALL BEING A CALL 45.00 ACRE TRACT AND  
A CALL 6.75 ACRE TRACT (TRACT I & TRACT II;  
FORT BEND COUNTY CLERK'S FILE No.  
2021049801) BEING IN THE I. & G.N. RAILROAD  
COMPANY SURVEY SECTION F, ABSTRACT No. 358,  
AND IN THE KINCH HILLYER SURVEY,  
ABSTRACT No. 749, CITY OF ROSENBERG,  
FORT BEND COUNTY, TEXAS.

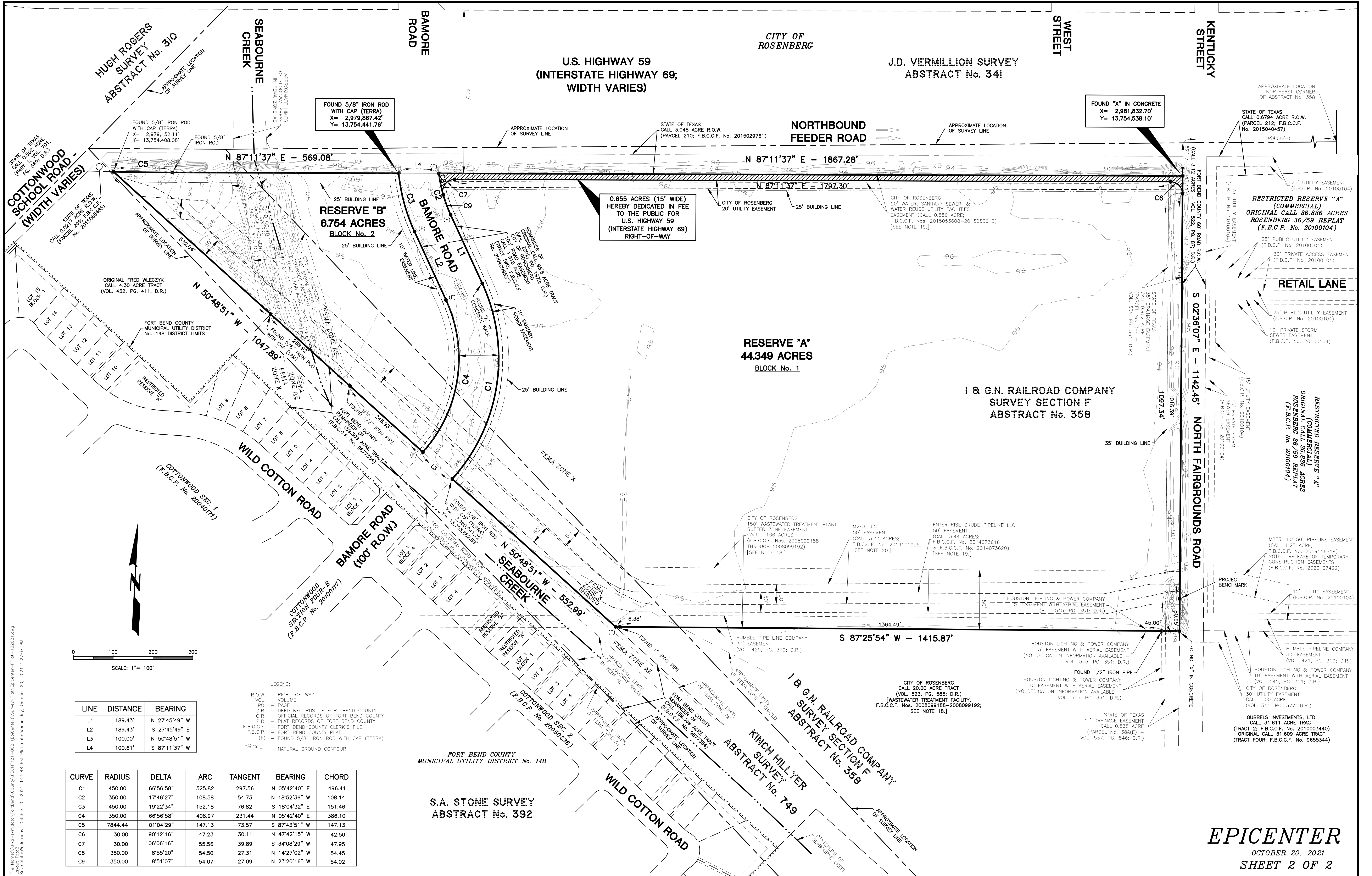
0 LOTS      2 RESERVES      2 BLOCKS

OWNER  
FORT BEND COUNTY  
401 JACKSON STREET  
RICHMOND, TEXAS 77469  
(281) 342-3411  
KP GEORGE, COUNTY JUDGE

SURVEYOR AND ENGINEER  
KALUZA, INC.  
CONSULTING ENGINEERS AND SURVEYORS  
ENGINEERING FIRM No. F-1339  
TEXAS LICENSED SURVEYING FIRM No. 10010000  
3014 AVENUE I  
ROSENBERG, TEXAS 77471  
(281) 341-0808  
bschodek@kaluzainc.com

OCTOBER 20, 2021

File Name: \\kvr-svr\data\FortBend\County\TBCN721-002 (Epicenter)\Survey\Plat\EPICENTER-Fort-02021.dwg  
Layout: 'tab1'  
Save date: Wednesday, October 20, 2021 1:32:37 PM. Plot date: Wednesday, October 20, 2021 1:32:50 PM



FOUND 5/8" IRON ROD WITH CAP (TERRA)  
 X = 2,979,867.42'  
 Y = 13,754,441.76'

FOUND "X" IN CONCRETE  
 X = 2,981,832.70'  
 Y = 13,754,538.10'

0.655 ACRES (15' WIDE)  
 HEREBY DEDICATED IN FEE TO THE PUBLIC FOR U.S. HIGHWAY 59 (INTERSTATE HIGHWAY 69) RIGHT-OF-WAY

RESERVE 'B'  
 6.754 ACRES  
 BLOCK No. 2

RESERVE 'A'  
 44.349 ACRES  
 BLOCK No. 1

I & G.N. RAILROAD COMPANY  
 SURVEY SECTION F  
 ABSTRACT No. 358

RESTRICTED RESERVE "A"  
 (COMMERCIAL)  
 ORIGINAL CALL 36.836 ACRES  
 ROSENBERG 36/59 REPLAT  
 (F.B.C.P. No. 20100104)

RESTRICTED RESERVE "A"  
 (COMMERCIAL)  
 ORIGINAL CALL 36.886 ACRES  
 ROSENBERG 36/59 REPLAT  
 (F.B.C.P. No. 20100104)

LINE	DISTANCE	BEARING
L1	189.43'	N 27°45'49" W
L2	189.43'	S 27°45'49" E
L3	100.00'	N 50°48'51" W
L4	100.61'	S 87°11'37" W

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	450.00	66°56'58"	525.82	297.56	N 05°42'40" E	496.41
C2	350.00	17°46'27"	108.58	54.73	N 18°52'36" W	108.14
C3	450.00	19°22'34"	152.18	76.82	S 18°04'32" E	151.46
C4	350.00	66°56'58"	408.97	231.44	N 05°42'40" E	386.10
C5	7844.44	01°04'29"	147.13	73.57	S 87°43'51" W	147.13
C6	30.00	90°12'16"	47.23	30.11	N 47°42'15" W	42.50
C7	30.00	106°06'16"	55.56	39.89	S 34°08'29" W	47.95
C8	350.00	8°55'20"	54.50	27.31	N 14°27'02" W	54.45
C9	350.00	8°51'07"	54.07	27.09	N 23°20'16" W	54.02

LEGEND:  
 R.O.W. - RIGHT-OF-WAY  
 VOL. - VOLUME  
 PG. - PAGE  
 D.R. - DEED RECORDS OF FORT BEND COUNTY  
 O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY  
 P.R. - PLAT RECORDS OF FORT BEND COUNTY  
 F.B.C.P. - FORT BEND COUNTY CLERK'S FILE  
 F.B.C.F. - FORT BEND COUNTY PLAT  
 (F) - FOUND 5/8" IRON ROD WITH CAP (TERRA)  
 - NATURAL GROUND CONTOUR