

PLAT RECORDING SHEET

PLAT NAME: Circle Oak Section 1

PLAT NO: _____

ACREAGE: 36.136

LEAGUE: Jane H. Long Survey and William Lusk Survey

ABSTRACT NUMBER: 187 and 276

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 7

OWNERS: Berry Place Holding, LP

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, BERRY PLACE HOLDINGS, LP, ACTING BY AND THROUGH ROGER ADAMSON, CHIEF EXECUTIVE OFFICER, BEING AN OFFICER OF BERRY PLACE HOLDINGS, LP OWNERS OF THE 36.136 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF CIRCLE OAK SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVETS 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 PURPOSES FOREVER UNOBTSTRUCTED 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, 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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS 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.

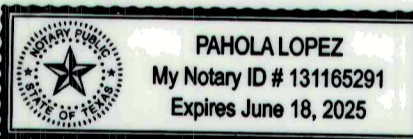
FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF CIRCLE OAK SECTION 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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 AND ANY SUBSEQUENT AMENDMENT.

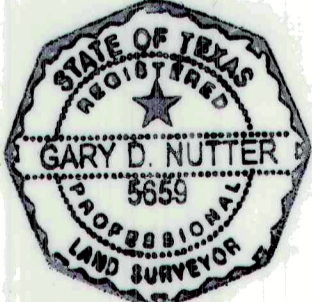
IN TESTIMONY WHEREOF, BERRY PLACE HOLDINGS, LP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROGER ADAMSON, ITS CHIEF EXECUTIVE OFFICER.
THEREUNTO AUTHORIZED, THIS 16th DAY OF AUGUST, 2022.

BERRY PLACE HOLDINGS, LP
BY: [Signature]
ROGER ADAMSON, CHIEF EXECUTIVE OFFICER

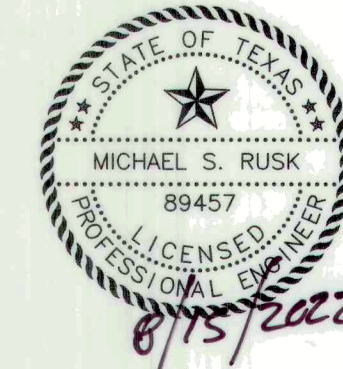
STATE OF TEXAS
COUNTY OF FORT BEND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGER ADAMSON, CHIEF EXECUTIVE OFFICER OF BERRY PLACE HOLDINGS, LP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.
GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS 16th DAY OF August, 2022



I, GARY D. NUTTER, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND 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 AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "LJA SURVEY" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 8).



I, MICHAEL S. RUSK, 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.
[Signature]
MICHAEL S. RUSK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 89457



NOTES:

- 1. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998701.
- 2. BENCHMARK: ALUMINUM DISK STAMPED TxDOT LOCATED AT THE NORTHERLY CORNER OF THE INTERSECTION OF THE SOUTHWEST BOUND FRONTAGE ROAD OF HWY 59 AND FM 762. THE POINT IS LOCATED +/-33' NORTHWEST FROM THE EDGE OF PAVEMENT OF THE ABOVE MENTIONED FRONTAGE ROAD AND +/-80' NORTHEAST OF THE NORTHEASTERLY EDGE OF PAVEMENT OF FM 762.
ELEV. = 93.53' NAVD83(GEIOD03)
- 3. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 82.00' 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 RESTRAIN, WHICHEVER IS HIGHER.
- 4. LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 70 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- 5. THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
- 6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, FILE NO. 2022-0222 DATED APRIL 27 2022. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NOS 144 & 207, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, WEST FORT BEND MANAGEMENT DISTRICT, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF RICHMOND AND FORT BEND COUNTY.
- 8. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- 9. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) AND ZONE X (SHADED) AND LABELED "SEE NOTE 1". NOTE 1 READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0265L, MAP EFFECTIVE DATE 04/02/2014. "LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".
- 10. THERE ARE NO NATURAL GAS PIPELINES NOR NATURAL GAS PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 11. 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.
- 12. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 14. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 207.
- 15. 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 ADA REQUIREMENTS AND SECTION 4.5.201 OF THE CITY OF RICHMOND UNIFIED DEVELOPMENT CODE.
- 16. THIS PLAT LIES WITHIN LIGHTING ZONE 3, WHICH IS CREATED AND ADMINISTERED BY FORT BEND COUNTY, TEXAS.
- 17. 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.
- 18. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

- 19. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD-88, 2001 ADJUSTMENT.
- 20. PARKING AND LANDSCAPE SETBACKS WITHIN INDIVIDUAL RESERVES MUST MEET THE REQUIREMENTS OF SECTION II OF THE DEVELOPMENT STANDARDS WITHIN THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHMOND, THE GEORGE FOUNDATION AND BERRY PLACE VENTURES, LP, AS RECORDED IN FILE NO. 2016108865, F.B.C.O.P.R.
- 21. PUBLIC RIGHT-OF-WAY:
MANEFOED BOULEVARD = 3.276 ACRES (142,710.478 SQ.FT.)
KIANS WAY = 1.335 ACRES (58,149.147 SQ.FT.)
TOTAL = 4.611 ACRES (200,859.625 SQ.FT.)
- 22. CONTRACTOR MUST OBTAIN A PERMIT FROM THE FORT BEND COUNTY ENGINEERING DEPARTMENT PRIOR TO ANY WORK WITHIN THE FORT BEND COUNTY DRAINAGE DISTRICT'S RABBS BAYOU RIGHT-OF-WAY.
- 23. RESERVES "A" AND "D" SHALL ONLY HAVE ACCESS FROM KIANS WAY.
- 24. THIS PLAT IS SUBJECT TO THE WEST FORT BEND MANAGEMENT DISTRICT STANDARDS.
- 25. WEST FORT BEND MANAGEMENT DISTRICT REQUIRES A TREE SURVEY AND TREE PRESERVATION PLAN ISSUANCE OF A SITE CLEARING PERMIT AND/OR HERITAGE TREE REMOVAL PERMIT, AS APPLICABLE, PRIOR TO REMOVAL OF ANY TREES FROM PROPERTY.
- 26. THE CITY OF RICHMOND, AGENT FOR WEST FORT BEND MANAGEMENT DISTRICT, SHALL BE NOTIFIED PRIOR TO ANY SITE CLEARING OR CONSTRUCTION.
- 27. THIS PLAT WAS PREPARED TO MEET WEST FORT BEND MANAGEMENT DISTRICT REQUIREMENTS.

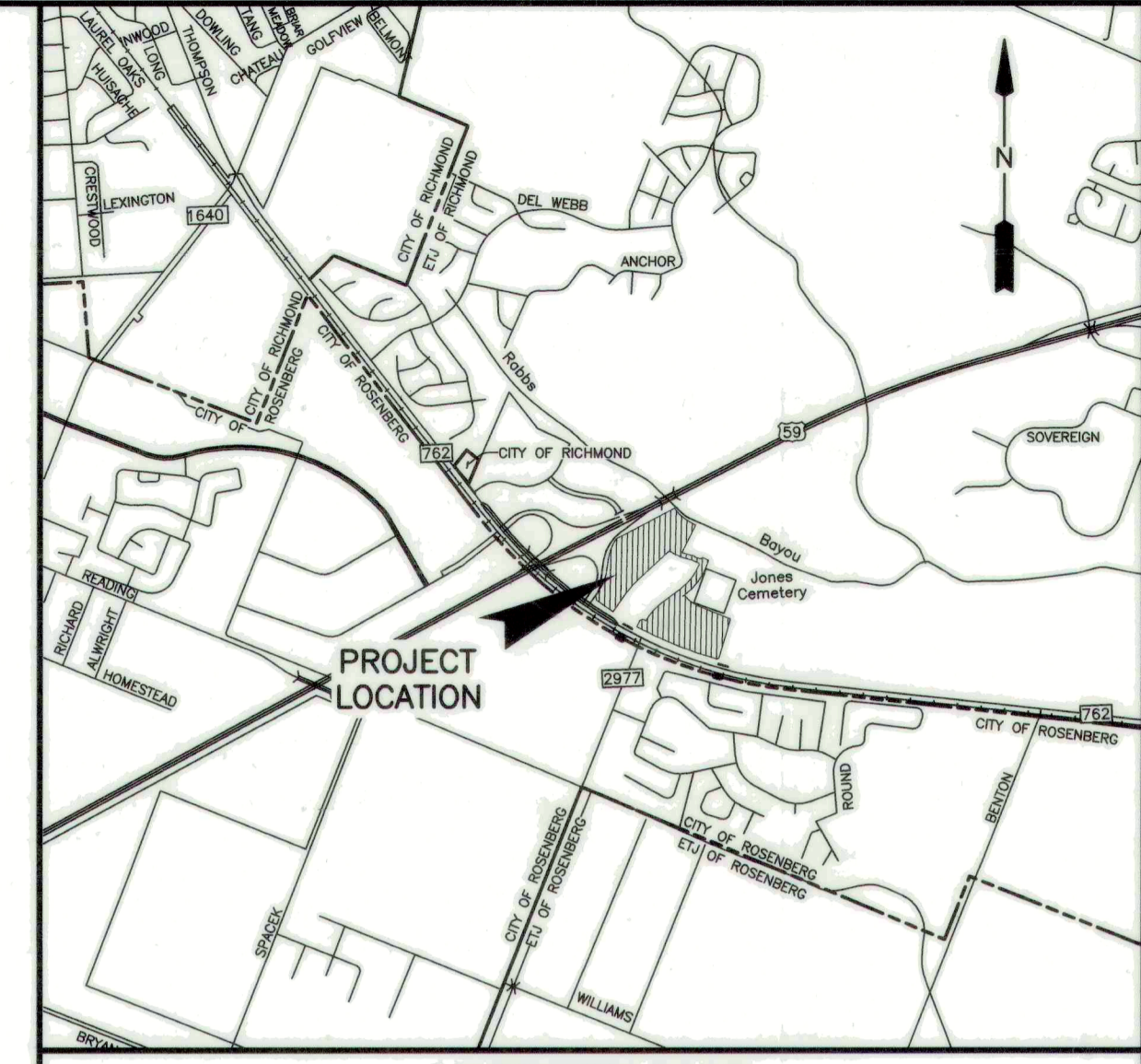
STATE OF TEXAS
COUNTY OF FORT BEND
THIS PLAT OF CIRCLE OAK SECTION 1 APPROVED ON August 15, 2022
BY THE CITY OF RICHMOND CITY COMMISSION AND SIGNED THIS THE 24th DAY OF August, 2022 PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID, NULL AND VOID, UNLESS THIS PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS, WITHIN ONE (1) YEAR HEREAFTER.

[Signature]
REBECCA HAAS, MAYOR

[Signature]
SECRETARY

THIS PLAT OF CIRCLE OAK SECTION 1 APPROVED BY THE CITY MANAGER OF THE CITY OF RICHMOND, TEXAS
THIS 24th DAY OF August, 2022

[Signature]
TERRI VELA, CITY MANAGER



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 605R,V / 606N,S

I, J. STACY SLAWINSKI, 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 _____, 20__.

VINCENT M. MORALES, JR. GRADY PRESTAGE
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS KEN R. DEMERCHANT
PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

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 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

CIRCLE OAK SECTION 1

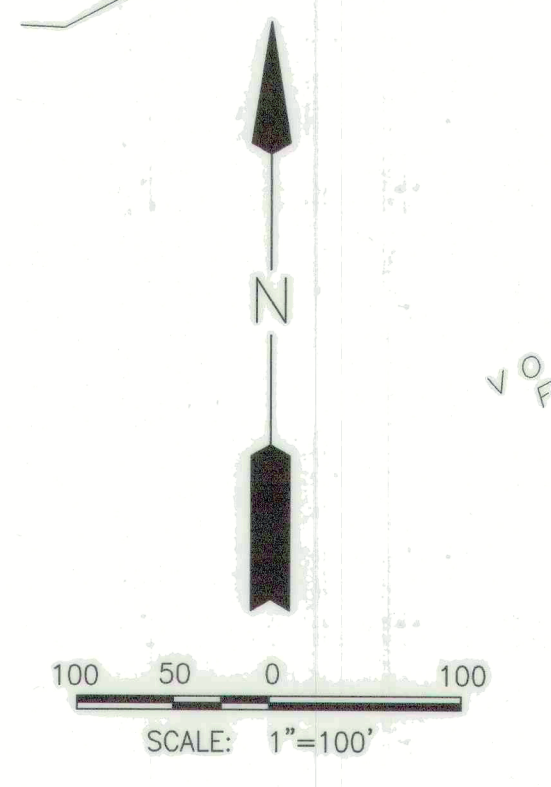
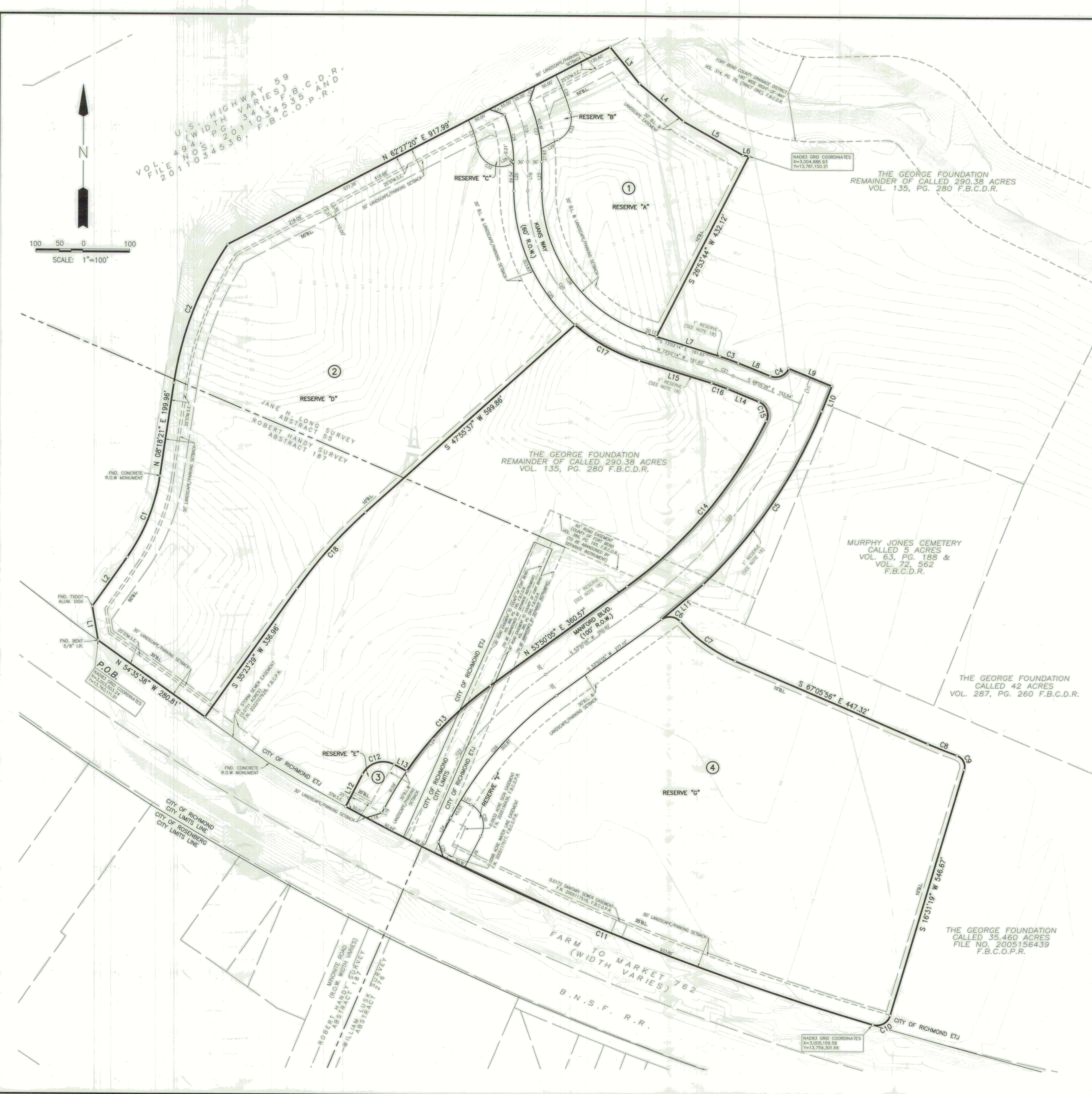
A SUBDIVISION OF 36.136 ACRES OF LAND SITUATED IN THE JANE H. LONG SURVEY, ABSTRACT 55, THE ROBERT HANDY SURVEY, ABSTRACT 187 AND THE WILLIAM LUSK SURVEY, ABSTRACT 276, FORT BEND COUNTY, TEXAS.

0 LOTS 7 RESERVES (31.525 ACRES) 4 BLOCKS
AUGUST 15, 2022 JOB NO. 2051-2102C

OWNERS:
BERRY PLACE HOLDINGS, LP
ROGER ADAMSON, CHIEF EXECUTIVE OFFICER
310 MORTON STREET, RICHMOND, TEXAS 77469
PHONE 281.342.6109

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North Phone 713.953.5200
Suite 100 Fax 713.953.5026
Katy, Texas 77449 FRN-F-1386

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.L.S. Firm No. 10194382

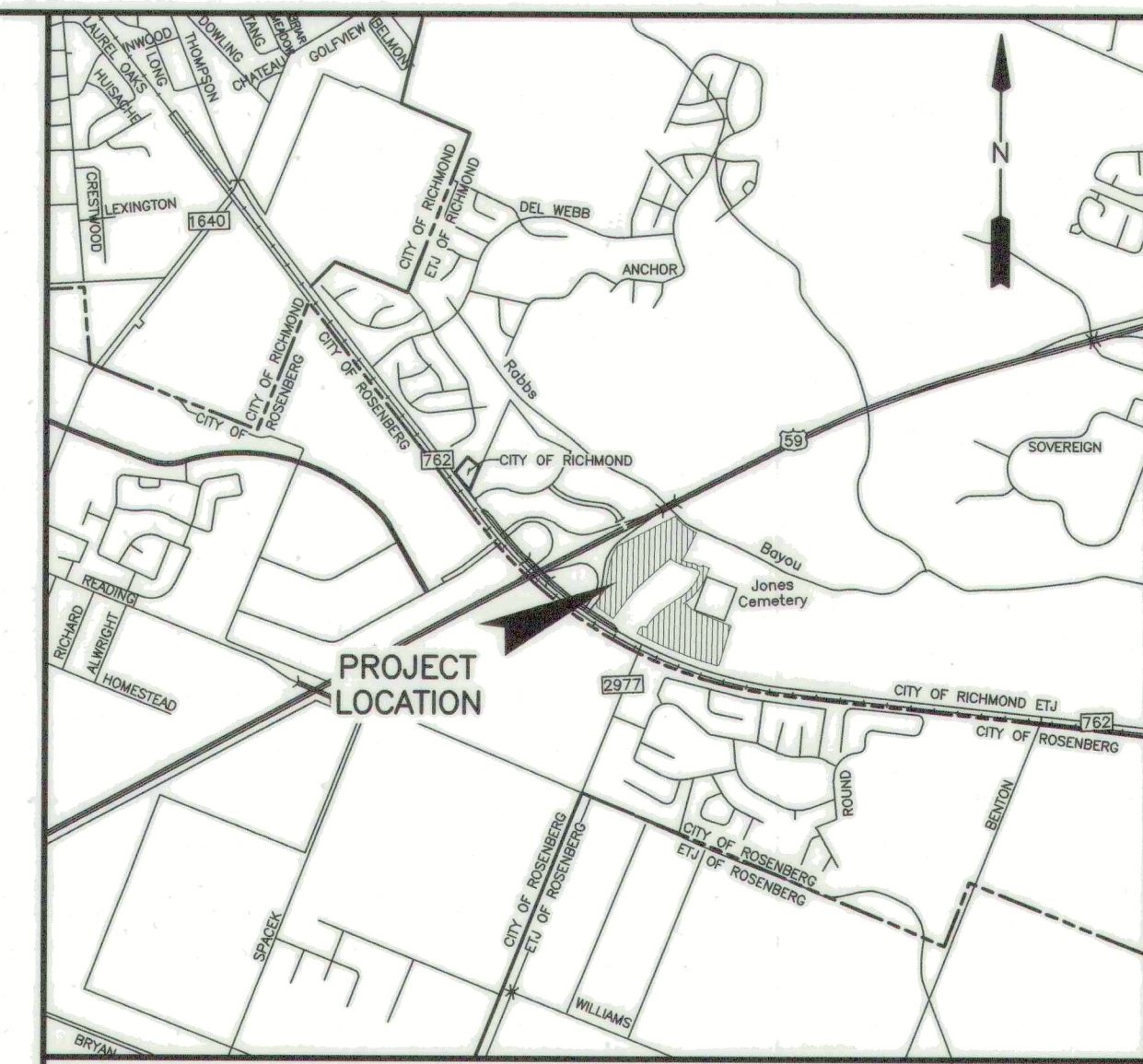


CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	400.00'	27°00'39"	188.57'	N 21°40'41" E	186.83'
C2	720.00'	25°26'07"	319.63'	N 20°59'04" E	317.01'
C3	480.00'	4°57'47"	41.58'	S 70°34'20" E	41.57'
C4	30.00'	90°00'00"	47.12'	N 69°54'34" E	42.43'
C5	1050.00'	24°34'39"	450.41'	S 34°11'53" W	446.96'
C6	30.00'	84°15'23"	44.12'	S 84°02'14" E	40.25'
C7	330.00'	25°11'24"	145.08'	S 54°30'14" E	143.92'
C8	1230.00'	3°06'52"	66.86'	S 68°39'23" E	66.85'
C9	25.00'	86°44'07"	37.85'	S 26°50'45" E	34.33'
C10	30.00'	89°28'15"	46.85'	S 61°15'26" W	42.23'
C11	5678.34'	12°17'56"	1218.90'	N 67°51'28" W	1216.56'
C12	50.00'	90°00'00"	78.54'	N 72°15'43" E	70.71'
C13	750.00'	19°34'32"	256.25'	N 44°02'48" E	255.00'
C14	950.00'	28°03'50"	465.32'	N 39°48'10" E	460.68'
C15	30.00'	93°51'41"	49.15'	N 21°09'36" W	43.83'
C16	420.00'	4°57'47"	36.38'	N 70°34'20" W	36.37'
C17	360.00'	23°47'26"	157.78'	N 61°09'31" W	156.65'
C18	1000.00'	12°32'09"	218.79'	S 41°39'33" W	218.35'
C19	300.00'	27°06'27"	141.94'	S 13°59'26" E	140.62'
C20	350.00'	72°37'01"	443.59'	S 36°44'43" W	414.49'
C21	450.00'	4°57'47"	38.98'	S 70°34'20" E	38.97'
C22	1000.00'	31°55'31"	557.20'	S 37°52'19" W	550.02'
C23	1000.00'	26°38'11"	464.89'	S 40°30'59" W	460.72'
C24	750.00'	26°34'22"	347.84'	N 40°32'54" E	344.73'
C25	380.00'	72°37'01"	481.61'	N 36°44'43" W	450.02'
C26	270.00'	21°48'02"	102.73'	N 11°20'14" W	102.11'
C27	330.00'	22°45'58"	131.12'	S 11°49'11" E	130.26'
C28	320.00'	72°37'01"	405.57'	S 36°44'43" E	378.96'
C29	750.00'	26°34'22"	347.84'	S 40°32'54" W	344.73'
C30	50.00'	90°00'00"	78.54'	S 17°44'17" E	70.71'
C31	195.00'	17°49'33"	60.67'	S 18°37'54" E	60.42'
C32	50.00'	107°49'33"	94.10'	S 63°37'54" E	80.81'
C33	50.00'	77°48'12"	67.90'	S 23°33'14" W	62.80'
C34	405.00'	12°11'48"	86.21'	S 21°26'46" E	86.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°38'17" W	74.13'
L2	N 35°17'15" E	127.95'
L3	S 38°53'23" E	100.40'
L4	S 49°44'31" E	123.14'
L5	S 60°39'44" E	146.17'
L6	S 82°12'22" E	12.70'
L7	S 73°03'14" E	141.51'
L8	S 68°05'26" E	73.94'
L9	S 68°05'26" E	100.00'
L10	S 21°54'34" W	58.05'
L11	S 49°34'48" W	116.22'
L12	N 27°15'43" E	77.56'
L13	S 62°44'17" E	30.59'
L14	N 68°05'26" W	71.85'
L15	N 73°03'14" W	161.63'
L16	S 00°26'13" E	61.75'
L17	S 21°54'34" W	58.05'
L18	N 72°27'41" E	35.23'
L19	N 27°15'43" E	12.05'
L20	N 00°26'13" W	61.75'
L21	N 71°13'04" W	34.53'
L22	S 18°32'27" W	36.02'
L23	S 00°26'13" E	61.75'
L24	S 27°15'43" W	57.58'
L25	S 18°20'38" E	34.79'
L26	S 27°15'43" W	75.53'
L27	S 62°44'17" E	23.65'
L28	N 62°27'20" E	6.09'
L29	S 62°27'20" W	41.58'
L30	S 27°19'37" E	26.72'
L31	S 27°19'38" E	26.68'

BOUNDARY & ROW TABLE		
PARCEL #	AREA	
1 BOUNDARY	36.136 ACRES	1,574,095.296 SQ.FT.
2 ROW	4.611 ACRES	200,859.625 SQ.FT.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	3.700	161,174	GENERAL COMMERCIAL/OFFICE
B	0.206	8,967	LANDSCAPE/ENTRY MONUMENTATION
C	0.189	8,214	LANDSCAPE/ENTRY MONUMENTATION
D	13.934	606,960	GENERAL COMMERCIAL
E	0.205	8,926	LANDSCAPE/ENTRY MONUMENTATION
F	0.198	8,627	LANDSCAPE/ENTRY MONUMENTATION
G	13.094	570,368	MULTIFAMILY
RESERVE TOTAL	31.525	1,373,236	



VICINITY MAP
SCALE: 1" = 1/2 MILE
KEY MAP NO. 605R,V / 606N,S

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.P.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.M.E. INDICATES FORCE MAIN EASEMENT
 - F.N. INDICATES FILE NUMBER
 - S.N. INDICATES SEE NOTE
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - R.O.W. INDICATES RIGHT-OF-WAY

CIRCLE OAK SECTION 1
A SUBDIVISION OF 36.136 ACRES OF LAND SITUATED IN THE JANE H. LONG SURVEY, ABSTRACT 55, THE ROBERT HANDY SURVEY, ABSTRACT 187 AND THE WILLIAM LUSK SURVEY, ABSTRACT 276, FORT BEND COUNTY, TEXAS.

0 LOTS 7 RESERVES (31.525 ACRES) 4 BLOCKS
AUGUST 15, 2022 JOB NO. 2051-2102C

OWNERS:
BERRY PLACE HOLDINGS, LP
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310 MORTON STREET, RICHMOND, TEXAS 77469
PHONE 281.342.6109

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1904 W. Grand Parkway North Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SURVEYOR:
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3600 W Sam Houston Parkway S Suite 175
Houston, Texas 77042
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Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382