

# PLAT RECORDING SHEET

**PLAT NAME:** Ivy Point Cinco Ranch

\_\_\_\_\_

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

**ACREAGE:** 6.000

**LEAGUE:** Stephen Hobermaker One-Quarter League

**ABSTRACT NUMBER:** 189

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Cinco Land Partners, LLC

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\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, Cinco Land Partners, LLC, a Texas limited liability company acting by and through Ignacio Grillo, President, owner, hereinafter referred to as Owners of the 5.000 acre tract described in the above and foregoing plat of IVY POINT CINCO RANCH, do hereby make and establish said subdivision 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, alleys, parks, watercourses, 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 purposes 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 purposes 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 all 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 bays, creeks, gulches, 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 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 Cinco Land Partners, LLC, a Texas limited liability company has caused these presents to be signed by Ignacio Grillo, President, hereunto authorized, this 30<sup>th</sup> day of September, 2022.

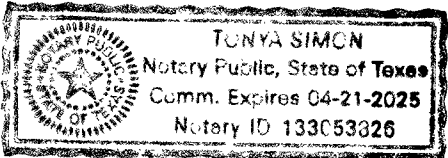
By: Cinco Land Partners, LLC, a Texas limited liability company

*Ignacio E. Grillo*  
Ignacio Grillo, President

STATE OF TEXAS  
COUNTY OF HARRIS

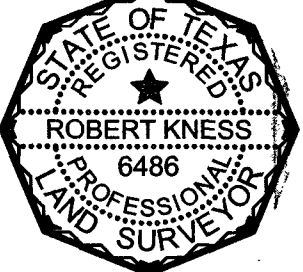
Before me, the undersigned authority, on this day personally appeared Ignacio Grillo, President of Cinco Land Partners, LLC, a Texas limited liability company known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30<sup>th</sup> day of September, 2022.



*Tanya Simcic*  
Notary Public in and for the State of Texas  
My Commission Expires: 04-21-2025

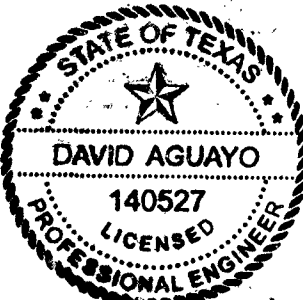
I, Robert Kness, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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.



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

#### ENGINEER'S PLAT AFFIDAVIT

I, David Aguayo, 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.



*David Aguayo*  
David Aguayo, P.E.  
Texas Registration No. 140527  
WARD, GETZ & ASSOCIATES, PLLC  
Firm Number F-9756

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of IVY POINT CINCO RANCH 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\_\_

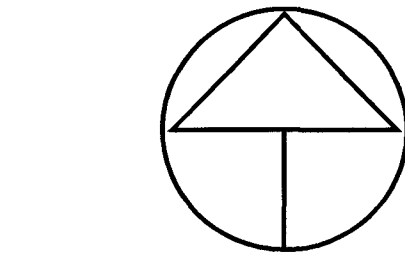
By: Martha L. Stein or M. Sonny Ortiz  
Chair Vice Chairman  
By: Margaret Wallace Brown, AICP, GNU-A  
Secretary

#### GENERAL NOTES

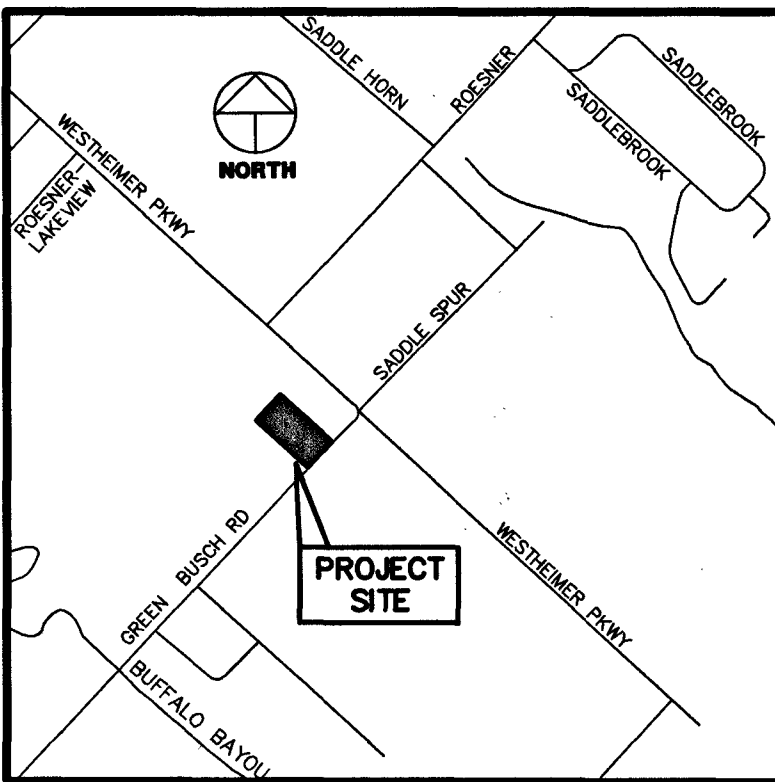
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999886955.
- ALL OF THE PROPERTY LOCATED IN THIS PLAT IS WITHIN FORT BEND COUNTY, THE CITY OF HOUSTON'S EXTRATERRITORIAL JURISDICTION, AND KATY INDEPENDENT SCHOOL DISTRICT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48201C0045L AND MAP NO. 48201C0045L, BOTH REVISED/DATED APRIL 2, 2014, AND FOR FORT BEND COUNTY, TEXAS, MAP NO. 48201C001L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- ALL PIPELINE EASEMENTS WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON, BASED ON THE TITLE RESEARCH PROVIDED IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0263, DATED APRIL 11, 2022.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 123.35 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 RESTRAINING, WHICHEVER IS HIGHER.
- 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.
- ALL PROPERTY TO DRAIN INTO A DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE LZ3.
- 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. 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.
- 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.
- 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.
- SUBJECT TO A PIPELINE RIGHT-OF-WAY EASEMENT IN FAVOR OF UNION PRODUCING COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 296, PAGE 534 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
- SUBJECT TO AN EASEMENT AS SET FORTH IN AGREED FINAL JUDGMENT IN CAUSE NO. 11,375 IN THE COUNTY COURT AT LAW NO. 1 OF FORT BEND COUNTY, TEXAS, RECORDED AT/UNDER CLERK'S FILE NO. 9716627 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. (BLANKET EASEMENT)
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL ONSITE DRAINAGE AND DETENTION FACILITIES.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- WAIVER AGREEMENT RECORDED AT/UNDER CLERK'S FILE NO. 2020136017 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- WAIVER AGREEMENT RECORDED AT/UNDER CLERK'S FILE NO. 2021046837 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

#### DISTRICT NAMES

CO. ASSISTANCE DISTRICT	CAD 10
WCID	NONE
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE	WILLOWFORK
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	ESD NO. 2
COUNTY COMMISSIONER	PRECINCT NO. 1



**NORTH**  
GRAPHIC SCALE: 1" = 50'



KEY MAP: 484R, FORT BEND COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'

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 intersecting 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 \_\_\_\_ 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 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., and duly recorded on \_\_\_\_\_, 20\_\_, in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said 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

## IVY POINT CINCO RANCH

A SUBDIVISION OF  
6.000 AC. / 261,345 SQ. FT.

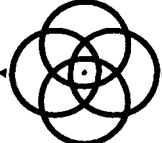
SITUATED IN THE  
STEPHEN HOBERMAKER ONE-QUARTER  
LEAGUE, ABSTRACT NO. 189  
CITY OF HOUSTON ETJ, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE  
SEPTEMBER 2022

Owner  
Cinco Land Partners, LLC,  
a Texas limited liability company

675 Bering, Suite 560  
Houston Texas 77057  
(713) 337-5973

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

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

#### ABBREVIATIONS

A.E. = AERIAL EASEMENT  
D.E. = DRAINAGE EASEMENT  
ESMT. = EASEMENT  
FND = FOUND  
F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE  
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS  
F.B.C.M.R. = FORT BEND COUNTY MAP RECORDS  
IP = IRON PIPE  
IR = IRON ROD  
NO. = NUMBER  
PAGE = PAGE  
R.O.W. = RIGHT-OF-WAY  
AC. = ACRES  
SQ. FT. = SQUARE FEET  
VOL. = VOLUME  
B.L. = BUILDING LINE  
W.L.E. = WATER LINE EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
U.E. = UTILITY EASEMENT  
5" = SET 5/8" CAPPED IR "WINDROSE"