PLAT RECORDING SHEET

PLAT NAME:	Fulshear Substation
	·
DI ATINO.	
PLAT NO:	
ACREAGE:	23.900
LEAGUE:	Micajah Autrey Survey
ABSTRACT NU	UMBER: 100
NUMBER OF F	RLOCKS: 1
NUMBER OF I	
NUMBER OF F	RESERVES: 1
OWNERS: Ce	enterPoint Energy Houston Electric, LLC
	·
(DEPUTY CLERK)	 '

STATE OF TEXAS § COUNTY OF FORT BEND §	
I, Jerry Cleveland, Agent and Attorney—in—Fact, being an officer of Centerpoint Energy 23.900 acre tract described in the above and foregoing map of FULSHEAR SUBSTATION, subdivision and development plat of said property according to all lines, dedications, restror plat and hereby dedicate to the use of the public forever, all streets (except those stalleys, parks, water courses, drains, easements and public places shown thereon for the expressed; and do hereby bind myself, my heirs and assigns to warrant and forever	do hereby make and establish said rictions and notations on said maps reets designated as private streets), purposes and considerations therein
dedicated. FURTHER, I do hereby dedicate for public utility purposes an unobstructed aerial easer plane twenty (20) feet above the ground level upward, located adjacent to all public utilit	• •
FURTHER, I do hereby declare that all parcels of land designated as lots on this plat o single family residential dwelling units thereon (or the placement of mobile homes) and the terms and conditions of such restrictions filed separately.	re intended for the construction of
FURTHER, I do hereby covenant and agree that all of the property within the boundaries prevent the drainage of any septic tanks into any public or private street, road or alley or indirectly.	
FURTHER, I do hereby covenant and agree that all of the property within the boundaries provide that drainage structures under driveways shall have a net drainage opening area flow of water without backwater and in no instance have a drainage opening of less th square feet (24" diameter).	of sufficient size to permit the free
FURTHER, I do hereby dedicate to the public a strip of land twenty (20) feet wide on a and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said sub purposes. Fort Bend County or any other governmental agency shall have the right to en all times for the purposes of construction and maintenance of drainage facilities and stru	division, as easements for drainage ter upon said easement at any and
FURTHER, I do hereby covenant and agree that all of the property within the boundaries any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restrice easements clear of fences, buildings, excessive vegetation and other obstructions to the drainage facility and that such abutting property shall not be permitted to drain directions of an approved drainage structure.	of this subdivision and adjacent to ted to keep such drainage ways and operations and maintenance of the
FURTHER, I do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor I of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with County Commissioners Court on March 23, 2004, and any subsequent amendments.	
IN TESTIMONY WHEREOF, Centerpoint Energy Houston Electric, LLC has caused these prese Agent and Attorney—in—Fact, and it's common seal hereunto affixed	nts to be signed by Jerry Cleveland,
this day of , 2022.	
By: Centerpoint Energy Houston Electric, LLC	
Ву:	
Jerry Cleveland, Agent and Attorney—in—Fact	
GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of Notary Public in and for the State of Texas	, 2022.
Print Name	
My commission expires:	
I, Austan W. Lupher, 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 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) pipes or rods having a minimum outside diameter of five eights (5/8) inch and a minimum length of three (3) feet.	AUSTAN W. LUPHER
Austan W. Lupher Texas Registration Number 6711	SURV
l, Brian Tao, 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.	STATE OF TEXAS
	BRIAN TAO 86401 CENSED CONTROL CONT
Brian Tao, P.E. Texas Registration No. 86401	W. CONAL CONTRACTOR
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.	

STATE OF TEXAS COUNTY OF FORT BEND This plat of Fulshear Substation is approved by the City Planning Commission of the City of Fulshear, Texas. this day of Amy Pearce, Chair Dar Hakimzadeh, Co-Chair This plat of Fulshear Substation was approved on , 2022, by the City of Fulshear City Council and signed on this ____ day of _ , 202 , provided, however, this approval shall be invalid and null and void unless the plat is filed with the County Clerk of Fort Bend County, Texas within six (6) months Aaron Groff, Mayor

Description of 23.900 Acres Fulshear Substation

Mariela Rodriguez, Acting City Secretary

Description of 23.900 acres or 1,041,097 square feet of land located in the Micajah Autry Survey, Abstract 100, Fort Bend County, Texas and out of the called 1,316.47 acre tract conveyed by Gift Deed to RaeLynn Franz Werner (now known as RaeLynn Franz), Trustee of FH&L 2012 Trust, Raymond Dale Franz, Trustee of RDF Trust, Kevin Scott Franz, Trustee of BAMM Trust and Kelli Jean Franz Spilman, Trustee of KJFS Trust as recorded in Clerk's File Number 2012149037 of the Official Public Records of Fort Bend County, Texas; said 23.900 acre tract more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

COMMENCING at a 5/8 inch iron rod with cap found in the east line of the H.&T.C. R.R. Company Survey, Section 75, Block 1, Abstract 732, and the west line of the H.&T.C. R.R. Company Survey, Section 105, Block 1, Abstract 261, for an interior corner of Jordan Ranch Section 15, a subdivision recorded in Clerk's File Number 20190029 of The Official Public Records of Fort Bend County, Texas and the northeast corner of said 1,316.47 acre tract, having GRID coordinates X=2,951,591.48 and Y=13,832,596.14;

S 01°59'18" E, along and with the west line of Said Section 15, and the west line of a called 1,353.01 acre tract conveyed to Fort Bend Jordan Ranch, LP as recorded in Clerk's File Number 2015027940 of the Official Public Records of Fort Bend County, Texas, the west line of a called 187.19 acre tract conveyed to Muske 187, JV as recorded in Clerk's File Number 2015088944 of the Official Public Records of Fort Bend County, Texas, and the east line of said 1,316.47 acre tract, at 1050.00 feet passing the southeast corner of the H.&T.C. R.R. Company Survey, Section 75, Block 1, and the northeast corner of said M. Autry Survey, continuing for a total distance of 2,651.55 feet to a 5/8 inch iron rod with cap stamped "Pape—Dawson" for the northeast corner and POINT OF BEGINNING of the tract herein described, having GRID coordinates X=2,951,683.46 and Y=13,829,946.49;

S 01°59'18" E, continuing along and with the west line of said 187.19 acre tract and the east line of said 1,316.47 acre tract, a distance of 1,741.49 feet to a 5/8 inch iron rod with cap stamped "Pape—Dawson" set in the south line of a 50 foot wide pipeline easement conveyed to Enterprise Crude Pipeline, LLC as recorded in Clerk's File Number 2015071882 of the Official Public Records of Fort Bend County, Texas, for the southeast corner of the tract herein described:

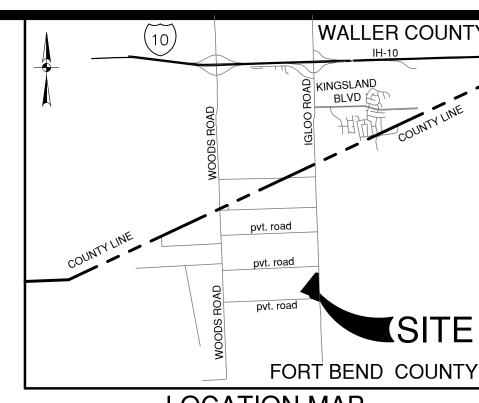
departing the west line of said 187.19 acre tract, over and across said 1,316.47 acre tract, along and with the south line of said 50' wide pipeline easement the following courses and distances:

- N 67°35'11" W a distance of 537.96 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 52°37'32" W a distance of 37.54 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 37°37'32" W a distance of 45.16 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,
- N 22°37'32" W a distance of 93.72 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" set for corner,

N 37°37'32" W a distance of 34.74 feet to a 5/8 inch iron rod with cap stamped

- "Pape-Dawson" set for corner, N 52°37'32" W a distance of 34.71 feet to a 5/8 inch iron rod with cap stamped
- N 67°40'53" W a distance of 521.48 feet to a 5/8 inch iron rod with cap stamped "Pape—Dawson" set in the west line of a 30 foot wide pipeline easement conveyed to Trunkline Gas Company as recorded in Volume 280, Page 180 of the Deed Records of Fort Bend County, Texas, for the southwest corner of the tract herein described;
- THENCE N 38°46'07" E, along and with the west line of said 30' wide pipeline easement a distance of 1,466.80 feet to a 5/8 inch iron rod with cap stamped "Pape—Dawson" set for the northwest corner of the tract herein described;
- EAST a distance of 143.09 feet to the POINT OF BEGINNING, containing 23.900 acres in Fort Bend County, Texas.

"Pape-Dawson" set for corner,



LOCATION MAP 1 inch = 6000 feet Key Map: 482 R, V

the day of _		, 2022.
Vincent M. Morales Precinct 1, County		Grady Prestage Precinct 2, County Commissioner
	KP George County Judge	
W. A. (Andy) Meyer Precinct 3, County		Ken DeMerchant Precinct 4, County Commissioner
I, Laura Richard, Coun instrument with its c	ty Clerk in and for For ertificate of authentica	rt Bend County, hereby certify that the foregoin ation was filed for recordation in my office o
		, at o'clockM. in plat numbe
		of the plat records of Fort Bend County, Texas

Approved by the Commissioners' Court of Fort Bend County, Texas on

COUNTY OF FORT BEND

FINAL PLAT OF

FULSHEAR SUBSTATION

23.900 ACRES OF LAND CONTAINING ONE RESERVE OUT OF THE MICAJAH AUTREY SURVEY, ABSTRACT 100 FORT BEND COUNTY, TEXAS

County Clerk, Fort Bend County, Texas

Deputy

RESERVE

BLOCK

SCALE: 1"= 100' NOVEMBER 2022

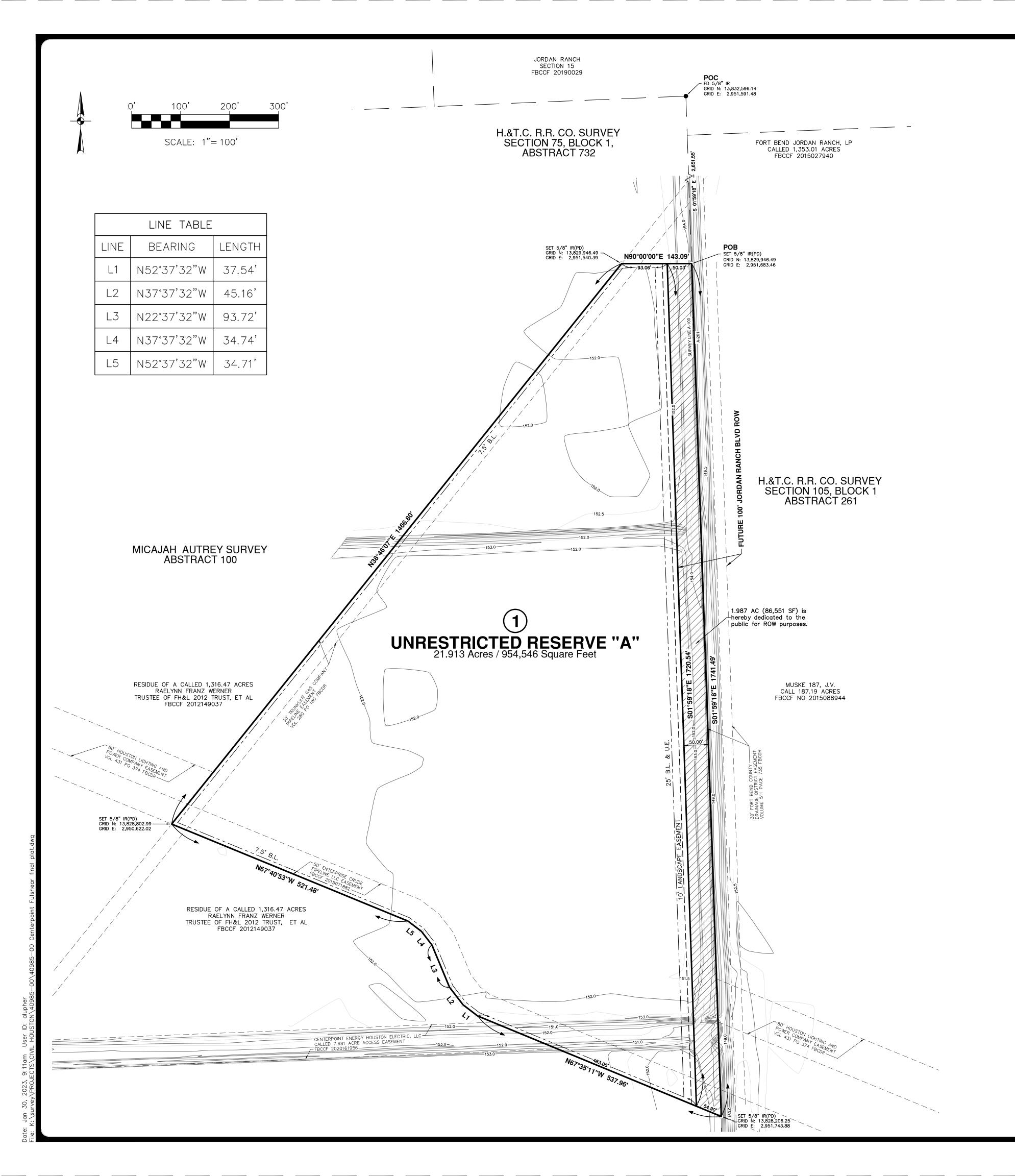
CenterPoint Energy Houston Electric, LLC SURVEYING & RIGHT OF WAY William J. Dougherty, Manager, Surveying and Right-of-way P.O. Box 1700 Houston, TX 77251-1700 713-207-2222

> **ENGINEER:** TTL CORP

P.O. BOX 1537, CYPRESS, TX 77410-1537 713-501-6993 INFO.TTLCORP.COM TBPE RN: F-7725

SURVEYOR: PAPE-DAWSON

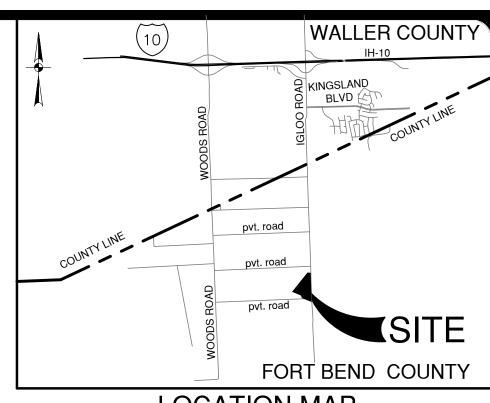
NORTH HOUSTON I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 24445 TOMBALL PARKWAY, STE 200 I TOMBALL, TX 77375 I 281.655.0634 TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10194495



Public Facilities Listing			
CAD	District 7		
CITY/ETJ	City of Fulshear ETJ		
DID	Fort Bend County Drainage District		
SCHOOL	Lamar CISD		
FIRE	Fort Bend County Emergency Services District Number 4		
UTILITIES:			
MUD	Fort Bend MUD 222		
ELECTRIC	CenterPoint Energy		
GAS	CenterPoint Energy		
TELEPHONE	Verizon		

Acreage Summary			
Acres			
21.913			
1.987			
23.900			

- Bearings based on Texas Coordinate System, South Central Zone, NAD 83 as determined by GPS observations utilizing Leica Equipment and Leica Smartnet.
- All coordinates shown are GRID coordinates and can be converted to SURFACE by multiplying by a scale factor of 1.000115045.
- 3. All distances shown are SURFACE distances.
- 4. Subject tract classified within Zone X (unshaded) within FEMA FIRM Panel 48157C0085M, effective January 29,
- 6. All existing easements, rights—of—way, fee strips and significant topographical features on the land being platted are shown and accurately identified on the plat.
- 7. The plat includes all of the contiguous land owned by CenterPoint Energy Houston Electric, LLC
- 8. CenterPoint Energy Houston Electric, LLC neither owns nor has any legal interest in the adjoining properties.
- 9. CenterPoint Energy Houston Electric, LLC will have maintenance responsibility for all onsite drainage and
- detention facilities. 10. The top of all floor slabs shall be a minimum of 157.08 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 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 restraint, whichever is higher.
- 11. 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
- 12. All drainage easements to be kept clear of fences, buildings vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- 13. All property to drain into the drainage easement only through an approved drainage structure.
- 14. All utilities have been notified of the intent to subdivide.
- 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 the A.D.A.
- 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
- 17. All existing pipeline easements are shown.
- Lies within Fort Bend County Lighting Ordinance Zone Number LZ3.
- Subject to Declaration of Maintenance Covenant and Easement for Storm Water Cotrol Facilities recorded under FBCCF No. 2022121762



LOCATION MAP 1 inch = 6000 feet Key Map: 482 R, V DEED/PLAT REFERENCE

<u>LEGEND</u>

● FOUND

BL BUILDING LINE UE UTILITY EASEMENT — SET 5/8" IR(Pape-Dawson)

FBCDR Fort Bend County Deed Records
FBCCF Fort Bend County Clerk's File

FINAL PLAT OF

FULSHEAR SUBSTATION

23.900 ACRES OF LAND CONTAINING ONE RESERVE OUT OF THE MICAJAH AUTREY SURVEY, ABSTRACT 100 FORT BEND COUNTY, TEXAS

RESERVE

SCALE: 1"= 100' NOVEMBER 2022

CenterPoint Energy Houston Electric, LLC SURVEYING & RIGHT OF WAY William J. Dougherty, Manager, Surveying and Right—of—way
P.O. Box 1700 Houston, TX 77251—1700
713—207—2222

ENGINEER:

TTL CORP P.O. BOX 1537, CYPRESS, TX 77410-1537 713-501-6993 INFO.TTLCORP.COM TBPE RN: F-7725

SURVEYOR:



NORTH HOUSTON I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS 24445 TOMBALL PARKWAY, STE 200 I TOMBALL, TX 77375 I 281.655.0634 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10194495

BLOCK