

PLAT RECORDING SHEET

PLAT NAME: E Lox Biz Park

PLAT NO: _____

ACREAGE: 3.7980

LEAGUE: William Morton Survey

ABSTRACT NUMBER: 62

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Wenyang Chen & Xiaomei Zhang

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, Wenyang Chen and Xiaomei Zhang, husband and wife, hereinafter referred to as the Owners of the 3.7980 acre tract described in the above and foregoing map of E LOX BIZ PARK, 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 easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so so dedicated.

FURTHER, Owner has dedicated and by these presents does 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 designed 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, Owner has dedicated and by these presents does 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 (14'-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 designed 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 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 is hereby restricted to keep such drainage ways 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, Owner does hereby acknowledge the receipt of the "Order for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with the order as adopted by the Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

WITNESS our hands in Fort Bend County, Texas, this the _____ day of _____, 20____.

By: Wenyang Chen, Owner
By: Xiaomei Zhang, Owner

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Wenyang Chen, 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 the _____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires:

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Xiaomei Zhang, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted, and that the plat boundary corners have been tied to the nearest survey corner and the Texas State Plane Coordinate System (NAD83).



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

Date

This plat of E LOX BIZ PARK is approved by the City Manager of the City of Richmond, Texas, this the _____ day of _____, 20____.

Terri Vela, City Manager

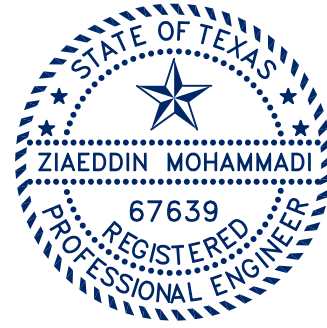
This plat of E LOX BIZ PARK was approved on the _____ day of _____, 20____, by the City of Richmond City Commission, and

signed this the _____ day of _____, 20____, provided however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

Rebecca Haas, Mayor

LaSha Gillespie, City Secretary

I, Zia Mohammadi, P.E., 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.



Zia Mohammadi, P.E.
Texas Registration No. 67639
HouTex Engineering, LLC
Firm Number F-12522

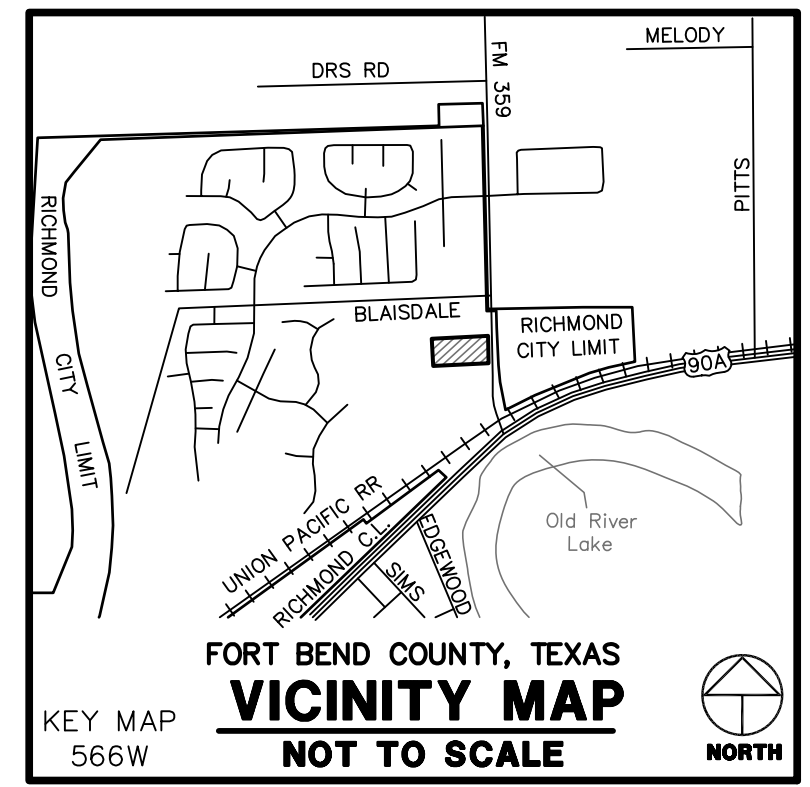
GENERAL NOTES

- 1. The property is located within Fort Bend County, Fort Bend County Drainage District, Lamar Consolidated Independent School District, and the City of Richmond's Extraterritorial Jurisdiction (ETJ).
- 2. In no case shall any slab be less than 12 inches above the extreme event sheet flow or ponding elevation as determined by the engineering site design.
- 3. Land use within this subdivision is limited to an average imperviousness of no more than fifty-two percent (52%). The drainage system has been designed under the assumption that this percentage will not be exceeded. If this percentage of average imperviousness is exceeded, a replot and/or redesign of the system may be necessary.
- 4. This property lies within Zone "AE" according to FEMA FIRM Map Nos. 4815700255L, revised/effective date of April 2, 2014. Zone "AE" is defined as "Areas subject to inundation by the 1-percent annual chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply." 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, Inc.
- 5. All visible easements and easements of record affecting this property as reflected on the title report from Charter Title Company, Order No. 2015-0320, effective date of November 18, 2022, issued November 18, 2022, are shown hereon. Surveyor has relied upon the above-mentioned title commitment with regard to any easements, setbacks, restrictions, or rights-of-way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights-of-way, or other matters of record has been performed by the surveyor.
- 6. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- 7. 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 - 0.999873993.
- 8. Primary Benchmark is National Geodetic Survey (NGS) Monument No. AW4733, located 0.4 miles northeast of the junction of Haro Castle Street, at the Crossing of a steel lower power transmission line, in the top of the concrete foundation of the northwest leg of the third lower west of the overpass, 47 feet southeast of the centerline of the road, 0.5 feet northwest of the steel leg, and about 1 foot higher than the road. Elevation = 99.85 (NAVD 1988, 1986 Adjustment).
- 9. Temporary Benchmark is a railroad spike in power pole located along the west side of FM 359 just outside of the east property line of the subject tract. Elevation = 86.63 (NAVD 1988, 1986 Adjustment)
- 10. The drainage system for this subdivision shall be designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 11. 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. All property is required to drain into the drainage easements through an approved drainage structure.
- 12. All pipelines or pipeline easements are shown hereon.
- 13. This property is located wholly within Fort Bend County Lighting Zone No. 3, according to the "Order for Regulation of Outdoor Lighting."
- 14. Sidewalks shall be built or caused to be built by the developer, homebuilder or homeowners' association at a width not less than 5 feet 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. and Section 4.5.201 of the City of Richmond Unified Development Code.
- 15. Subject to covenants and restrictions recorded in Vol. 736, Pg. 326, F.B.C.D.R. and F.B.C.C.F. No. 2004044775.
- 16. Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
- 17. The property owner or their successors or assigns shall be responsible for the maintenance of all detention facilities and drainage easements.
- 18. Easement from JOHN F. DILLARD to SOUTHWESTERN BELL TELEPHONE COMPANY recorded in Volume 256, Page 412 of the Deed Records of Fort Bend County, Texas. (DOES NOT LIE WITHIN THE SUBJECT TRACT)
- 19. Declaration of Maintenance Covenant and Easement for Stormwater Control Facilities as recorded under Fort Bend County Clerk's File No. 2021128941.
- 20. The top of all floor slabs shall be a minimum of 85.20 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 restrain, whichever is higher.
- 21. 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.
- 22. 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 A.D.A.

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

DISTRICT NAMES

WCID	N/A
MUD	N/A
LID	N/A
DID	FBC DRAINAGE
SCHOOL	LAMAR CISD
FIRE	RICHMOND
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF RICHMOND ETJ
UTILITIES CO.	CENTERPOINT, AT&T
MGMT. DISTRICT	WEST FT BEND MGMT. DIST.



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, do 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

FINAL PLAT

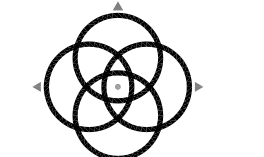
E LOX BIZ PARK

A SUBDIVISION OF
3.7980 ACRES OR 165,443 SQ. FT.,
SITUATED IN THE WILLIAM MORTON SURVEY,
ABSTRACT NO. 62,
CITY OF RICHMOND ETJ,
FORT BEND COUNTY, TEXAS.

0 LOTS 1 BLOCK 2 RESERVES
MARCH 2023

Surveyor

Owners
Wenyang Chen & Xiaomei Zhang
4211 Rutland Park Ln.,
Katy, TX 77450
(281) 647-0141



WINDROSE
LAND SURVEYING | PLATTING

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

