

PLAT RECORDING SHEET

PLAT NAME: Olympia Falls Plaza

PLAT NO: _____

ACREAGE: 2.133

LEAGUE: Thomas Hobermaker Survey

ABSTRACT NUMBER: 191

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Alpha Olympia LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF HARRIS

We, Alpha Olympia LLC, a Texas limited liability company, acting by and through Salim Charolia, Manager and Salim Charolia, Manager, being officers of Alpha Olympia LLC, a Texas limited liability company, Owners, hereinafter referred to as Owners of the 2.133 acre tract described in the above and foregoing map of OLYMPIA FALLS PLAZA, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions, and notations on said maps of 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 therein expressed, and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the 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 purpose 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 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, 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' 0") feet wide on each side of the center line of any and all bays, creeks, gulches, ravines, ditches or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris 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, Owners 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 amendments.

IN TESTIMONY WHEREOF, the Alpha Olympia LLC, a Texas limited liability company, has caused these presents to be signed by Salim Charolia, its Manager, thereunto authorized, attested by its Manager, Salim Charolia, this 20 day of November, 2022.

Alpha Olympia LLC, a Texas limited liability company
By: Salim Charolia
Attest: Salim Charolia
Salim Charolia, Manager

STATE OF TEXAS
COUNTY OF HARRIS

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

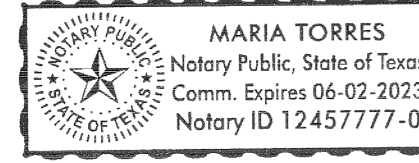
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20 day of November, 2022

Neil M. Harris
Notary Public in and for the State of Texas
My Commission expires: 06-29-2024



We, Prosperity Bank, owner and holder of a lien against the property described in the plat known as OLYMPIA FALLS PLAZA, said lien being evidenced by instrument of record in the Clerk's File No. 22022011981 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: James Cooper Jr
Print Name: James Cooper Jr
Title: President

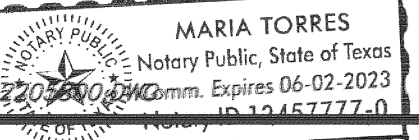


STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, James Cooper Jr, Prosperity Bank, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of November, 2022

Maria Torres
Notary Public in and for the State of Texas
My Commission expires: 06-02-2023



I, Mary M. McKenzie, am registered 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



By: Mary M. McKenzie
Mary M. McKenzie
Texas Registration No. 6123

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of OLYMPIA FALLS PLAZA 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 14 day of November, 2022.

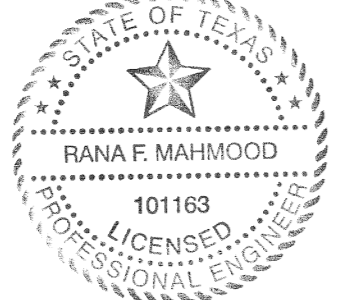


By: Martha L. Stein
Martha L. Stein
Chair

By: M. Sonny Garza
M. Sonny Garza
Vice Chairman

By: Margaret Wallace Brown
Margaret Wallace Brown, AICP, CNU-A
Secretary

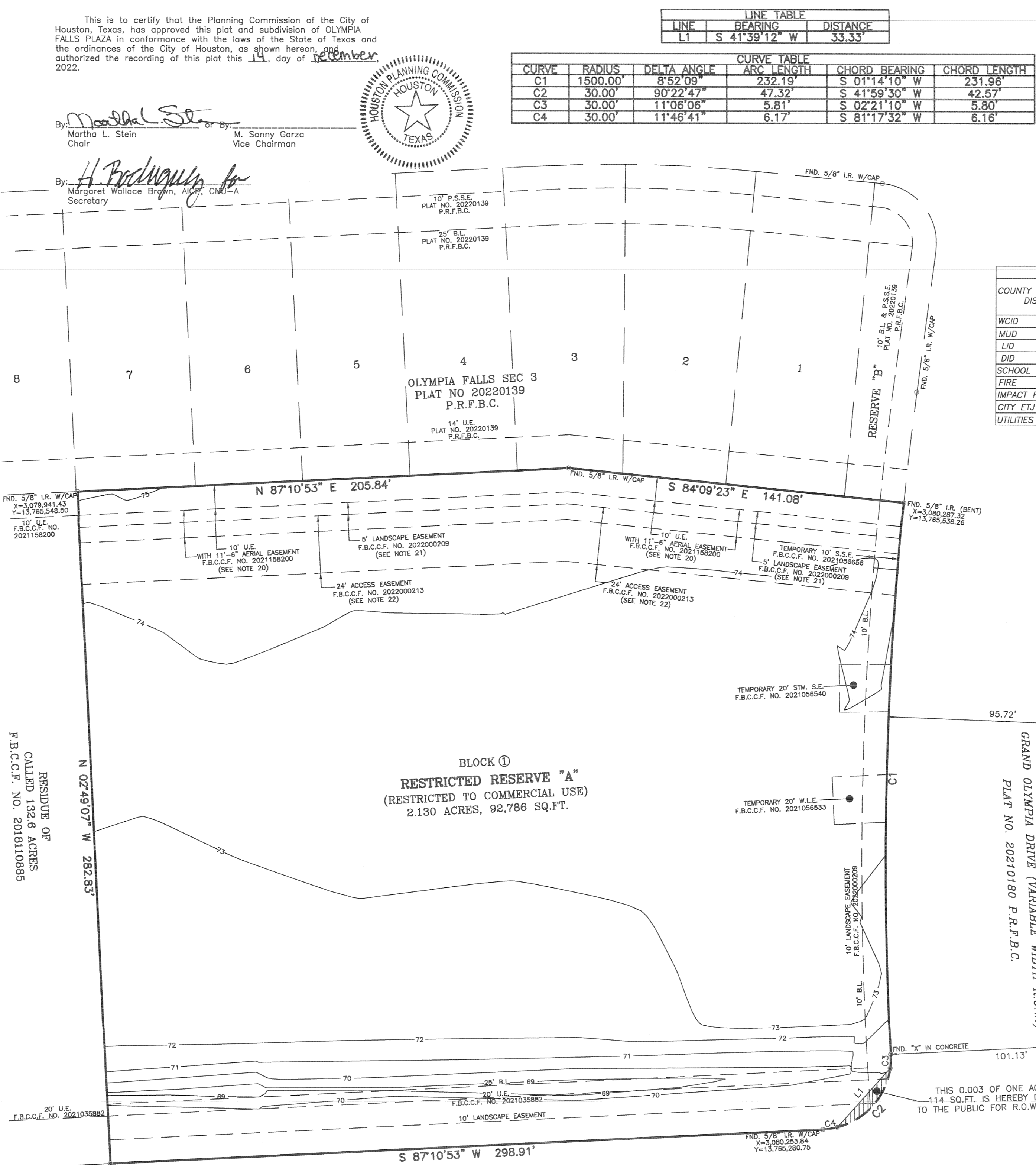
I, Rana Mahmood, a Professional Engineer Registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.



By: Rana Mahmood
Rana Mahmood
Texas Registration No. 101163

NOTES

- 1. Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- 2. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99987046
- 3. 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.
- 4. 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 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 5. This plat was prepared from information furnished by Texas American Title Company, G.F. No. 2791022-06786, Dated: July 24, 2022.
- 6. Based on graphical plotting this property lies within Zone "X" (unshaded) as per Flood Insurance Rate Maps, Map Number 4815700315L dated April 2, 2014.
- 7. The top of all slabs shall be a minimum of 74.49 feet above mean sea level (NAVD 88, 2001 Adj.). In addition, no top of slab 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.
- 8. Control Benchmark: Missouri City Control Monument PCM-003: A 4 inch brass disk in concrete at the Southwest corner of the intersection of Sierra Parkway and Trammel Fresno Road, Located ±51 feet West of the centerline of the Southbound lane of Sierra Parkway and ± 43 feet South of the centerline of Trammel Fresno Road. Elevation = 66.07' (NAVD 88, 2001 Adj.).
- 9. Elevations used for delineated contour lines are based on NAVD 88, 2001 Adjustment.
- 10. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
- 11. All Drainage Easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 12. All property to drain into the drainage easement only through an approved drainage structure.
- 13. Sidewalks shall be built or caused to be built not less than five feet (5') in width on both sides of all dedicated right-of-ways with said plat and on the contiguous right-of-ways of all perimeter roads surrounding said plat in accordance with the ADA.
- 14. This plat lies within Zone "L23" of the Fort Bend County Lighting Ordinance Zone, Dated June 2004.
- 15. This property lies within Fort Bend County, Fort Bend County MUD No. 168, Fort Bend County Drainage District, Fort Bend I.S.D., Fort Bend ESD 7 and the City of Houston ETJ.
- 16. Site plans shall be submitted to Fort Bend County and may 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 the beginning of construction.
- 17. Subject to Restrictive Covenants as set out under F.B.C.C.F. Nos. 2018110241, 2021176139 & 2022000210.
- 18. Subject to unlocated pipeline easement recorded under Volume 102, Page 421 of the D.R.F.B.C.
- 19. Subject to unlocated pipeline easement recorded under Volume 277, Page 508 of the D.R.F.B.C.
- 20. Subject to an unobstructed aerial easement 11 feet 6 inches wide, beginning at a plane 16 feet above the ground and extending upward, located Southerly of and adjoining the 10 foot wide easement recorded under F.B.C.C.F. No. 2021158200.
- 21. Subject to the terms, conditions and stipulations contained in that certain Landscape Easement recorded under F.B.C.C.F. No. 2022000209, 5' Landscape Easement depicted on Exhibit C of F.B.C.C.F. No. 2022000209 & Exhibit C-1 & C-2 of F.B.C.C.F. No. 2022000213.
- 22. Subject to the terms, conditions and stipulations contained in that certain Access Easement recorded under F.B.C.C.F. No. 2022000213.

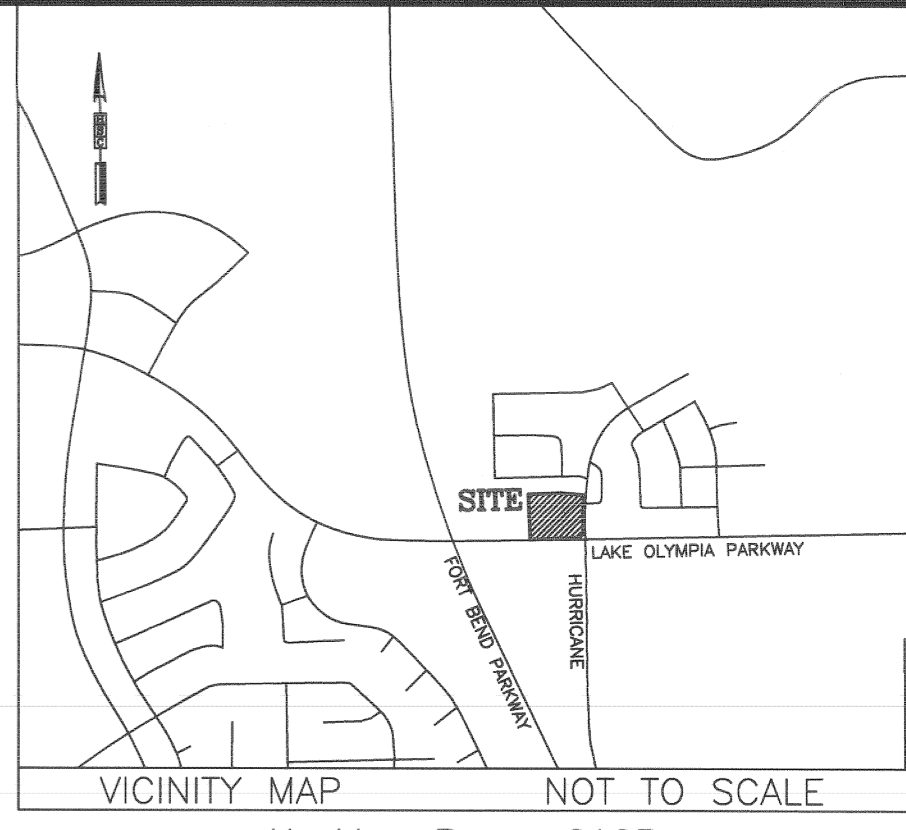
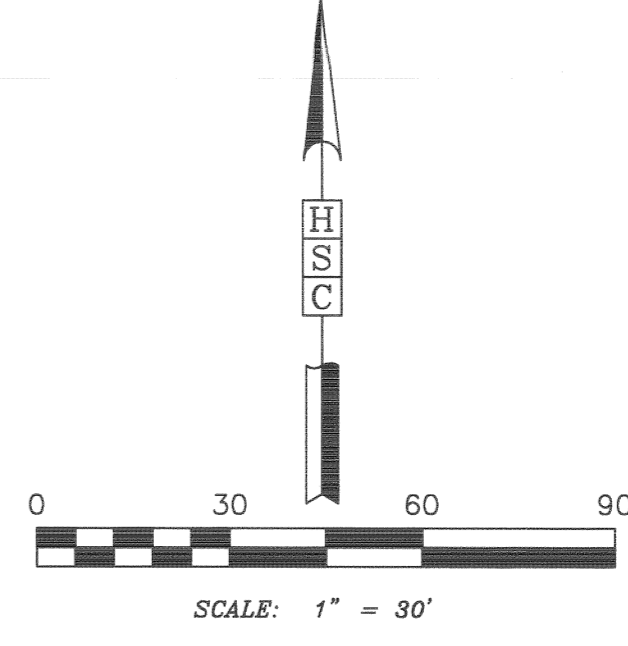


LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°39'12" W	33.33'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1500.00'	8°52'09"	232.19'	S 01°14'10" W	231.96'
C2	30.00'	90°22'47"	47.32'	S 41°59'30" W	42.57'
C3	30.00'	11°06'06"	5.81'	S 02°21'10" W	5.80'
C4	30.00'	11°46'41"	6.17'	S 81°17'32" W	6.16'



DISTRICT NAMES

COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 168
LID	N/A
LDID	FORT BEND COUNTY DRAINAGE DIST.
SCHOOL	FORT BEND I.S.D.
FIRE	HARRIS-FORT BEND ESD 7
IMPACT FEE AREA	N/A
CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT

I, J. Stacy Slawinski, 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 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 ___, 2022.

Vincent Morales, Jr. Precinct 1, County Commissioner
Grady Prestage Precinct 2, County Commissioner
KP George County Judge
W.A. (Andy) Meyers Precinct 3, County Commissioner
Ken R. DeMerchant 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 ___ day of ___, 2022, at ___ o'clock ___ in Plot 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

OLYMPIA FALLS PLAZA
A SUBDIVISION OF 2.133 ACRES OF LAND SITUATED IN THE THOMAS HOBERMAKER SURVEY, ABSTRACT NO 191, FORT BEND COUNTY, TEXAS
1 RESERVE, 0 LOTS, 1 BLOCK

PREPARED BY:
HOVIS SURVEYING COMPANY
Land Surveys - Computer Mapping
Acreage - Residential - Industrial - Commercial
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovis@hovisurveying.com
Texas Firm Registration No. 10030400
DATE: NOVEMBER 16, 2022 SCALE: 1" = 30' JOB NO. 22-058-00

OLYMPIA FALLS PLAZA
2022-2177