PLAT RECORDING SHEET

PLAT NAME:	Horseshoe Cove Replat No 1 And Extension
PLAT NO:	
	4.701
ACREAGE:	4.601
LEAGUE:	William Stanley Survey
ABSTRACT NUMBER: A-599	
	·
NUMBER OF E	RLOCKS: 1
	
NUMBER OF RESERVES: 2	
OWNERS: JMLR Interest, LTD and JMLR SB Lakemont LLC	
	·
(DEPUTY CLERK)	

STATE OF TEXAS

COUNTY OF FORT BEND COUNTY

WE, JMLR INTERESTS, LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JAMIL M. MUSA, MANAGER OF HORSESHOE MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, AND JMLR SB LAKEMONT LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH LUTFI RUKAB, ITS MANAGING MEMBER, OWNER HEREINAFTER REFERRED TO AS THE OWNERS OF THE 4.601 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HORSESHOE COVE REPLAT NO 1 AND EXTENSION, 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 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") PÉRIMETER GROUND EASEMENTS. FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LÈVEL ÚPWARD. 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) 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

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, 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.

FURTHER, THE OWNERS HEREBY CERTIFY THAT THIS REPLAT OR AMENDING PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO(2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, HORSESHOE MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF JMLR

JMLR INTERESTS, LTD., A TEXAS LIMITED PARTNERSHIP

BY: HORSESHOE MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMIL M. MUSA, MANAGER OF HORSESHOE MANAGEMENT, LLC, 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, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF MAPPINE, 2023.

PRINTED NAME: NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:



IN TESTIMONY WHEREOF, JMLR SB LAKEMONT LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE

JMLR SB LAKEMONT LLC, A TEXAS LIMITED LIABILITY COMPANY

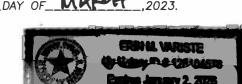
LUTFI RUKAB, MANAGING MEMBER

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LUTFI RUKAB, MANAGING MEMBER OF JMLR SB LAKEMONT LLC, 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, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 DAY OF MAKENT .2023.

EDIN VANUSTE NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: JAMAGEM > 30%



STATE OF TEXAS

COUNTY OF FORT BEND

WE, STELLAR BANK, A TEXAS BANKING ASSOCIATION (AS SUCCESSOR BY MERGER TO COMMUNITY BANK OF TEXAS), OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS HORSESHOE COVE REPLAT NO 1 AND EXTENSION, DESCRIBED IN INSTRUMENT OF RECORD IN FORT BENDS COUNTY CLERK'S FILE NO. 2021020447 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE SAID LIEN TO SAID PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

> STELLAR BANK, A TEXAS BANKING ASSOCIATION (AS SUCCESSOR BY MERGER TO COMMUNITY BANK OF TEXAS)

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL 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 STATED.



1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD'83.

6. ALL PROPERTY TO DRAIN INTO DRAINAGE FASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

7. EXISTING SHEET FLOW DRAINAGE PATTERNS WITHIN THIS SUBDIVISION SHALL NOT BE IMPEDED BY BUILDERS.

FEEDER ROAD LOCATED 200 FEET EAST OF MASON ROAD. ELEVATION = 97.36' (NAVD '88, 2001 ADJUSTMENT).

TEXAS. IN EFFECT AT THE TIME THIS PLAT WAS APPROVED. WHICH MAY BE AMENDED FROM TIME TO TIME.

17. THIS PLAT WAS PREPARED TO MEET CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.

14. THIS PROPERTY IS IN THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE "LZ3".

12. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.

MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00013.

DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

AND MAINTENANCE OF THE DRAINAGE FACILITY.

ADJUSTMENT.)

ACCORDANCE WITH THE A.D.A.

LEAST 12" ABOVE THE MAXIMUM PONDING ELEVATION ON THE SITE.

0.9153 ACRES IS ENTIRELY WITHIN FORT BEND MUD NO. 122.

BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

OCTOBER 18, 1948 AS SHOWN ON SKETCH S-7273-R

EASEMENT, L.E. INDICATES LANDSCAPE EASEMENT, ESMT. INDICATES EASEMENT.

2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD'83) AND

4. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY

3. THIS PROPERTY LIES IN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP NO. 48157C0130L, EFFECTIVE DATE APRIL 2,

5. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION

8. THE TOP OF ALL FLOOR SLABS CONSTRUCTED HEREAFTER SHALL BE A MINIMUM OF 98.85 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

ROADWAY OR DRAINAGE RESTRAINT, WHICH IS HIGHER. FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT

9. BENCHMARK: H.C.F.P.R.M. STAMPED 190015, BRASS DISK LOCATED ON THE EAST SIDE OF THE NORTHBOUND MASON ROAD BRIDGE

APPROXIMATELY 0.6 MILES NORTH FROM THE INTERSECTION OF MASON ROAD AND F.M. 1093. ELEVATION = 101.48' (NAVD '88, 2001

10. LOCAL BENCHMARK: BOX CUT ON A THE SOUTH NOSE OF A TRIANGULAR MEDIAN ENTRANCE/EXIT TO THE F.M. 1093 EASTBOUND

13. 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

15. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE 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

16. 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 OWNERS, ANY UNAUTHORIZED IMPROVEMENTS OR

OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED

18. ALL PROPERTY LOCATED ON THE ABOVE AND FOREGOING PLAT IS ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, FORT BEND COUNTY, FORT BEND DRAINAGE DISTRICT, HARRIS-FORT BEND COUNTY EMERGENCY SERVICE DISTRICT

NO. 100, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND LID NO. 12, COUNTY ASSISTANCE DISTRICT NO. 9, AND

19. B.L. INDICATES BUILDING LINE, U.E. INDICATES UTILITY EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E INDICATES

201008780, 2010116698, 2012138429, 2020083319, 2020083435, 2020102907, 2021045172 AND IN PLAT NO. 20080139, F.B.C.P.R.

23. RESERVES "A" AND "B" ARE SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS SET FORTH IN THE ACCESS, PARKING AND SIGN EASEMENT AGREEMENT RECORDED IN F.B.C.C. FILE NO. 2020083435 IN ACCORDANCE WITH THE GENERAL LOCATIONS DEPICTED ON

24. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL

26. THIS LOCATION IS THE APPROXIMATE CENTERLINE OF AN UNRECORDED 10'X76' HL&P CO. UNOBSTRUCTED EASEMENT AND 20'X76' AERIAL EASEMENT, AND A 25' GUY EASEMENT EXTENDED TO THE SOUTH, GRANTED BY J.D. GRIMES AND WIFE BEATRICE GRIMES, DATED

RESPECT TO THE INDIVIDUAL SITE PERMITTÍNG PROCESS, IN ACCORDANCE WITH THE 30 TEXAS ADMINISTRATIVE CODE CHAPTER 285 OSSF

TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT

25. CENTERPOINT ENERGY HAS RIGHTS TO PLACE GAS AND ELECTRIC INFRASTRUCTURE WITHIN ALL UTILITY EASEMENTS HEREBY

EXISTING OR DEDICATED BY THIS PLAT AND IS NOT RESTRICTED BY THE SANITARY CONTROL EASEMENT RECORDED IN F.B.C.C.F.N.

27. THE ON-SITE SEWAGE FACILITY (OSSF) SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH

WATER LINE EASEMENT, STM.S.E. INDICATES STORM SEWER EASEMENT, A.E INDICATES AERIAL EASEMENT, D.E. INDICATES DRAINAGE

20. THIS PROPERTY IS SUBJECT TO RESTRICTIONS SET FORTH IN F.B.C.C. FILE NO. 2003157193, 2006041804, 2006152508,

21. ACCESS TO THE 5,625 SQUARE FOOT CELL TOWER SITE IS PURSUANT TO THOSE AGREEMENTS SET FORTH IN F.B.C.C.F.N. 9879622, AND AS AMENDED AND REVISED IN F.B.C.C.F.N. 2005066891, 2012138430, 2012138431, 2012138432 AND 2023011975.

22. MAINTENANCE OF THE DETENTION POND SHALL BE THE JOINT OBLIGATION OF THE FEE TITLE OWNERS OF THE RESERVES

PUT SAID WOODEN POSTS AND PANELED WOODEN FENCED BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

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

11. UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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.

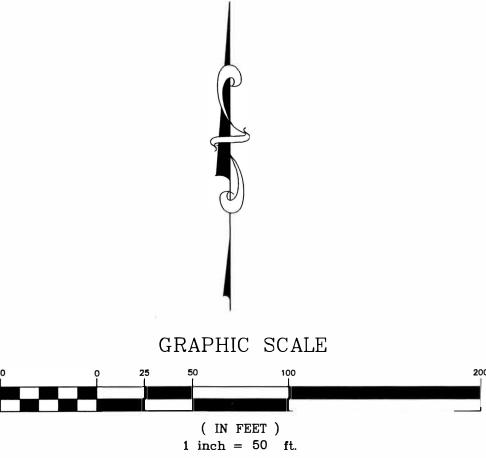
THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT

rumanste NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS BULL V MELSTE

MY COMMISSION EXPIRES: January 2,000

GRAPHIC SCALE (IN FEET) 1 inch = 50 ft.

LEGEND BUILDING LINE UTILITY EASEMENT U.F. S.S.E. SANITARY SEWER EASEMENT STORM SEWER EASEMENT STM. S.E W.L.E. WATER LINE EASEMENT A.E. AERIAL EASEMENT D.E. DRAINAGE EASEMENT LANDSCAPE EASEMENT ESMT. EASEMENT w/ADJ. WITH ADJACENT I.R.C. CAPPED IRON ROD R.O.W. RIGHT OF WAY VOL. VOLUME PAGE NUMBER F.B.C.D.R. FORT BEND COUNTY DEED RECORDS F.B.C.C.F.N. FORT BEND COUNTY CLERKS FILE NUMBER F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS 0.P.R.O..P OFFICIAL PUBLIC RECORDS OF REAL PROPERTY SEC. SECTION SQ. FT. SQUARE FEET ACRE



HOUSTON CITY LIMITS BELLAIRE BL KEYMAP NO. VICINITY MAP 526E 1"=1/2 MILE 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 J. STACY SLAWINSKI, P.E.

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.

FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY

VINCENT M. MORALES, JR.

COMMISSIONER, PRECINCT

GRADY PRESTAGE COMMISSIONER, PRECINCT 2

HOUSTON CITY LIMITS

KP GEORGE COUNTY JUDGE

W.A. "ANDY" MEYERS DEXTER L. MCCOY COMMISSIONER. PRECINCT 4 COMMISSIONER, PRECINCT 3

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 ______ O'CLOCK ____.M., IN PLAT NO. _____ _ OF THE PLAT RECORDS OF SAID

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

I. RANDY S. MCCLENDON, 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.

RANDY S. McCLENDON REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4079



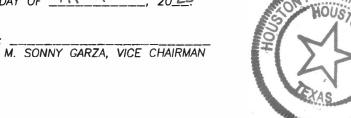
I, BRICE A. STANFORD, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

TEXAS REGISTRATION NO. 123337 STANFORD ENGINEERING, LLC TBPE FIRM NO. 23646



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HORSESHOE COVE REPLAT NO 1 AND EXTENSION 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 _______



(PLAT NO. 20080139, F.B.C.P.R.) REASON FOR THE REPLAT:

TO ADD ACREAGE AND CREATE 2 RESERVES

HORSESHOE COVE

REPLAT NO 1 AND EXTENSION

A SUBDIVISION OF 4.601 ACRES

LOCATED IN THE

WILLIAM STANLEY SURVEY, A-599

FORT BEND COUNTY, TEXAS

BEING A REPLAT OF HORSESHOE COVE

1 BLOCK 2 RESERVES MARCH 17, 2023

SURVEYOR:

TEJAS SURVEYING FIRM NO 10194739 RANDY S. MCCLENDON, RPLS 1810 FIRST OAKS STREET, SUITE 220 RICHMOND, TX 77406 (281) 240-9099 JOB NO. BAS/44-2062P

OWNERS:

JMLR SB LAKEMONT LLC A TEXAS LIMITED PARTNERSHIP A TEXAS LIMITED LIABILITY COMPANY 1418 HIGHWAY 6 (281) 989-4908

JMLR INTEREST, LTD HORSESHOE MANAGEMENT, LLC JAMIL MUSA, MANAGER 1418 HIGHWAY 6 SUGAR LAND, TX 77478 (281) 989-4908

LUTFI RUKAB, MANAGING MEMBER SUGAR LAND, TX 77478

SH 2 0F 2