

PLAT RECORDING SHEET

PLAT NAME: Horseshoe Cove Replat No 1 And Extension

PLAT NO: _____

ACREAGE: 4.601

LEAGUE: William Stanley Survey

ABSTRACT NUMBER: A-599

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

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") 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) 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 FACILITIES AND STRUCTURES.

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 ADJUTING 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 INTERESTS, LTD, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, JAMIL M. MUSA, THEREUNTO AUTHORIZED THIS 23rd DAY OF MARCH, 2023.

JMLR INTERESTS, LTD.,
A TEXAS LIMITED PARTNERSHIP

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

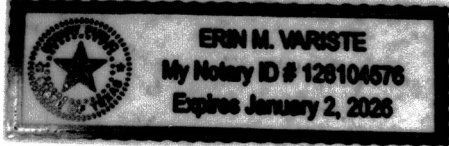
BY: Jamil M. Musa
JAMIL M. MUSA, MANAGER

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 MARCH, 2023.

Erin M. Variste
PRINTED NAME:
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: January 2, 2026



IN TESTIMONY WHEREOF, JMLR SB LAKEMONT LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, LUTFI RUKAB, THEREUNTO AUTHORIZED THIS 23 DAY OF MARCH, 2023.

JMLR SB LAKEMONT LLC,
A TEXAS LIMITED LIABILITY COMPANY

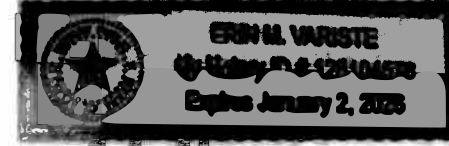
BY: Lutfi Rukab
LUTFI RUKAB, MANAGING MEMBER

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 MARCH, 2023.

Erin M. Variste
PRINTED NAME:
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: January 2, 2026



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.

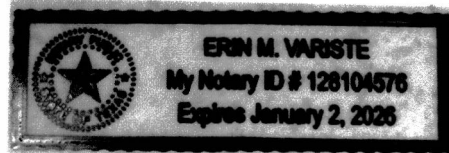
STELLAR BANK, A TEXAS BANKING ASSOCIATION
(AS SUCCESSOR BY MERGER TO COMMUNITY BANK OF TEXAS)

BY: Michael C. Molesek
(PRINT) Michael C. Molesek

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael C. Molesek 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 STATED.

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



NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

Erin M. Variste
PRINT NAME

MY COMMISSION EXPIRES: January 2, 2026

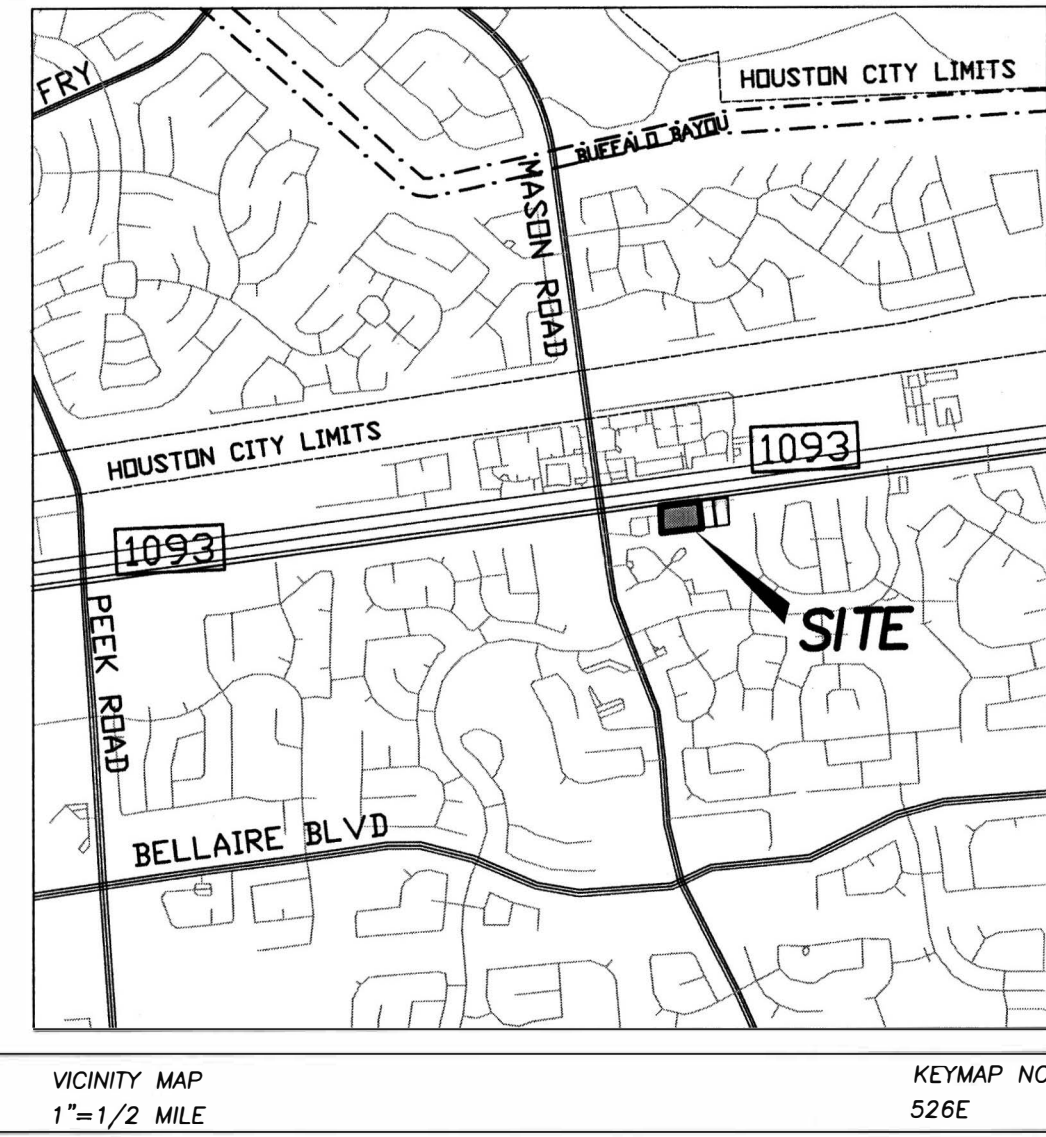
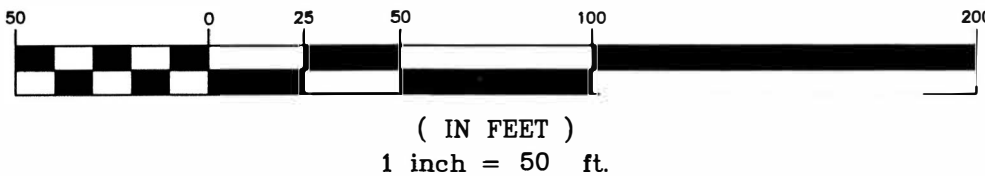
LEGEND

B.L.
U.E.
S.S.E.
STM. S.E.
W.L.E.
A.E.
D.E.
L.E.
ESMT.
W/ADJ.
I.R.C.
R.O.W.
VOL.
FC.
NO.
F.B.C.D.R.
F.B.C.C.F.N.
F.B.C.P.R.
O.P.R.O.P.
SEC.
SQ. FT.
AC.

BUILDING LINE
UTILITY EASEMENT
SANITARY SEWER EASEMENT
STORM SEWER EASEMENT
WATER LINE EASEMENT
AERIAL EASEMENT
DRAINAGE EASEMENT
LANDSCAPE EASEMENT
EASEMENT
WITH ADJACENT
CAPPED IRON ROD
RIGHT OF WAY
VOLUME
PACE
NUMBER
FORT BEND COUNTY DEED RECORDS
FORT BEND COUNTY CLERKS FILE NUMBER
FORT BEND COUNTY PLAT RECORDS
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
SECTION
SQUARE FEET
ACRE



GRAPHIC SCALE



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.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

BY: VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

BY: GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

BY: KP GEORGE
COUNTY JUDGE

BY: W.A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

BY: DEXTER L. MCCOY
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., IN PLAT NO. _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: LAURA RICHARD
COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

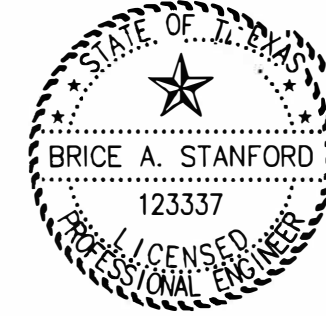
I, RANDY S. MCCLENDON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY 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.

Brice A. Stanford
BRICE A. STANFORD, P.E.
TEXAS REGISTRATION NO. 123337
STANFORD ENGINEERING, LLC
TBE 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 5th DAY OF April, 2023

BY: Martha L. Stein
MARITHA L. STEIN, CHAIR

OR BY: M. SONNY GARZA, VICE CHAIRMAN

BY: Margaret Wallace Brown
MARGARET WALLACE BROWN, M.P., C.M.A., SECRETARY



OWNERS:

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

JMLR SB LAKEMONT LLC
A TEXAS LIMITED LIABILITY COMPANY
LUTFI RUKAB, MANAGING MEMBER
1418 HIGHWAY 6
SUGAR LAND, TX 77478
(281) 989-4908