

# PLAT RECORDING SHEET

**PLAT NAME:** Bobby Joseph Packer Lane Development

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 2.0000

**LEAGUE:** William T. Neal ¼ League Survey

**ABSTRACT NUMBER:** 64

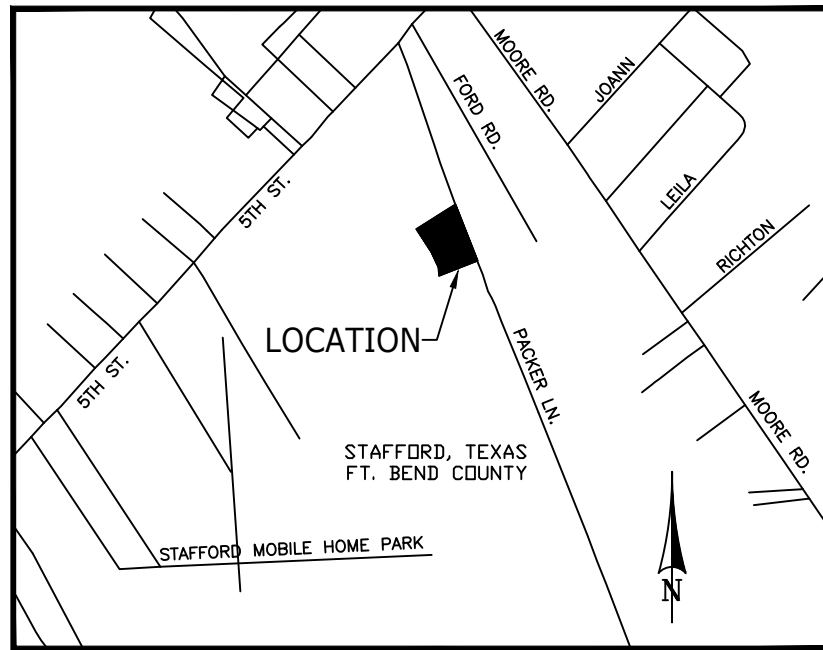
**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

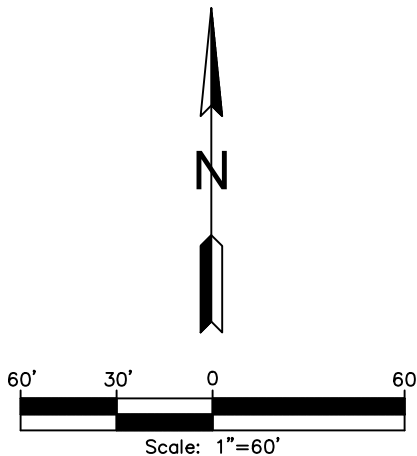
**OWNERS:** Bobby Commercial Corporation

\_\_\_\_\_  
(DEPUTY CLERK)



## VICINITY MAP N.T.S.

WILLIAM T. NEAL 1/4  
LEAGUE, SURVEY  
A-64  
FT. BEND COUNTY,  
TEXAS



### NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) 2001 ADJUSTMENT AS DEFINED BY GPS OBSERVATIONS. DISTANCES SHOWN HEREON ARE SURFACE HORIZONTAL (U.S. SURVEY FEET) AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99987358. COORDINATES SHOWN HEREON ARE GRID VALUES.
- ALL BOUNDARY CORNERS SHOWN HEREON AS FOUND OR SET ON THIS MAP ARE DETERMINED TO BE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- FLOODPLAIN INFORMATION: THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 48157C0285M, MAP REVISED JANUARY 29, 2021.
- SUBJECT PROPERTY APPEARS VESTED UNTO SAMMY SHIPPING LLC., BY DEEDS RECORDED UNDER FORT BEND COUNTY CLERK NO. 2018088993, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- SUBJECT PROPERTY LIES WITHIN FORT BEND COUNTY DRAINAGE DISTRICT.
- 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 PRIOR TO BEGINNING CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 73.50 FEET ABOVE MEAN SEA LEVEL (NAVD83 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.

STATE OF TEXAS  
COUNTY OF FORT BEND

We, BOBBY COMMERCIAL CORPORATION, acting by and through Bobby Joseph, President and Linda Bobby Joseph, Secretary, of BOBBY COMMERCIAL CORPORATION, hereinafter referred to as owners of the 2.0000 acre tract described in the above and foregoing plat of BOBBY JOSEPH PACKER LANE DEVELOPMENT, 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 re-plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do 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 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 designated with aerial easements (U.E. & 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 purposes 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 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, we 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 (Zone LZ3).

IN TESTIMONY WHEREOF, the BOBBY COMMERCIAL CORPORATION, has caused these presents to be signed by Bobby Joseph and Linda Bobby Joseph, thereunto authorized, attested by its authorized acting directors for BOBBY COMMERCIAL CORPORATION, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Bobby Joseph, President,  
BOBBY COMMERCIAL CORPORATION

By: \_\_\_\_\_  
Linda Bobby Joseph, Secretary  
BOBBY COMMERCIAL CORPORATION

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Bobby Joseph and Linda Bobby Joseph, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said organization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of TEXAS

(Print Name)

My Commission Expires: \_\_\_\_\_

We, Allegiance Bank, a Texas banking corporation, owner and holder of a lien against the property described in the plat known as Bobby Joseph Packer Lane Development, said lien being evidenced by instrument of record in the Clerk's File No. 2022142155 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: \_\_\_\_\_  
Trustee, Allegiance Bank

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, Trustee, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

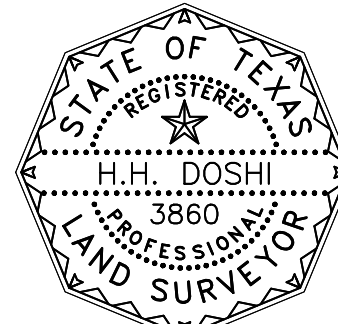
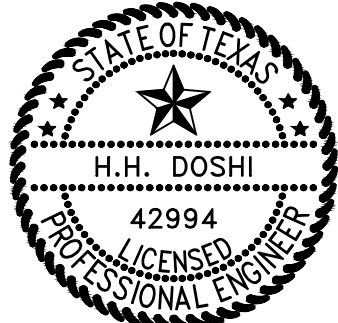
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of TEXAS

My Commission Expires: \_\_\_\_\_

I, Hasmukh H. Doshi, 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.

Hasmukh H. Doshi, P.E.  
Texas Registration No. 42994



I, Hasmukh H. Doshi, 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 having an outside diameter of not less than three (3/4) inch and a length of not less than (3) feet, and that the plat boundary has been tied to the nearest survey corner.

Hasmukh H. Doshi, R.P.L.S.  
Texas Registration No. 3860

This is to certify that the Planning Commission of the City of Stafford, Texas, has approved this replat and subdivision of Bobby Joseph Packer Lane Development in conformance with the laws of the State of Texas and the ordinances of the City of Stafford, as shown hereon, and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_ By: \_\_\_\_\_

Adam Sanchez  
Chairman  
Lana Hoising  
Secretary

This is to certify that the Mayor and the City Council of the City of Stafford, Texas has approved this replat and subdivision of BOBBY JOSEPH PACKER LANE DEVELOPMENT in conformance with the laws of the State of Texas and the ordinances of the City of Stafford as shown hereon and authorized the recording of this replat this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Cecil Willis, Jr.  
Mayor, City of Stafford

By: \_\_\_\_\_

Roxanne Benitez  
Secretary, City of Stafford

I, J. Stacy Slawinski, Fort Bend County Engineer, do hereby certify that the replat 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 area of the 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\_\_.

Vincent M. 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 on \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in Plat Number \_\_\_\_\_ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at \_\_\_\_\_, Texas, the day and date last written above.

Laura Richard, County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

## BOBBY JOSEPH PACKER LANE DEVELOPMENT

### 2 RESERVES, 1 BLOCK

A SUBDIVISION OF A 2.0000-ACRE (87,120 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM T. NEAL 1/4 LEAGUE, SURVEY, ABSTRACT NO. 64, FORT BEND COUNTY, TEXAS.

SCALE: 1" = 60'  
FEBRUARY, 2023

~ ENGINEER / SURVEYOR ~  
DOSHI ENGINEERING & SURVEYING COMPANY  
2019 SHADOW PARK DRIVE  
KATY, TEXAS 77494-2135  
H.H. DOSHI, P.E., R.P.L.S.  
(281)395-9906  
doshiengsur@gmail.com  
ENGINEERING FIRM REG. # F-9873  
SURVEY FIRM REG. # 10087000

~OWNER~  
BOBBY COMMERCIAL CORPORATION  
C/O BOBBY JOSEPH - PRESIDENT  
LINDA BOBBY JOSEPH - SECRETARY  
5407 BEACON SPRINGS LANE  
SUGARLAND, TEXAS 77477  
(713)972-2620

SHEET 1 OF 1

### ABBREVIATIONS & SYMBOLS LEGEND

FND.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
O.R.F.B.C.	OFFICIAL RECORDS OF FORT BEND COUNTY
R.O.W.	RIGHT-OF-WAY

### TABLE OF TAXING ENTITY AND UTILITY PROVIDERS

COUNTY: FORT BEND COUNTY  
SCHOOL DISTRICT: FORT BEND COUNTY INDEPENDENT SCHOOL DISTRICT  
COUNTY ASSISTANCE DISTRICT: \_\_\_\_\_  
WCID: \_\_\_\_\_  
MUD: \_\_\_\_\_  
LID: \_\_\_\_\_  
IMPACT FEE: \_\_\_\_\_  
FIRE: F.B.C.L.F.R.C.  
CITY ETJ: CITY OF STAFFORD  
UTILITIES CO. CENTERPOINT ENERGY  
GAS: CENTERPOINT ENERGY  
WCID: F.B.C. WCID #2

NOTE:  
OWNER TO BE REQUIRED TO  
PLAT PRIOR TO CONSTRUCTION.

SAMMY SHIPPING LLC.  
RESIDUE OF A 5.3659 ACRES  
(CALLED 5.3512 ACRES)  
C.C.F. NO. 2018088993  
C.C.F. NO. 2018107515  
O.P.R.F.B.C.

MARIA FUENTES  
UNDIVIDED 1/2 INTEREST  
CALLED 0.30 ACRE  
C.C.F. NO. 2004155132  
O.P.R.F.B.C.

OSCAR TORRES &  
MARIA TORRES  
CALLED 1.1024 ACRES  
C.C.F. NO. 99017056  
O.P.R.F.B.C.

UNRESTRICTED RESERVE "A"  
CALLED 1.1024 ACRES  
LAKEVIEW SUBDIVISION, SECTION 1  
SLIDE NO. 1744A  
M.R.F.B.C.

ZONE "AB"  
FORT BEND COUNTY  
CALLED 1.059 ACRES  
(STAFFORD RUN TRACT)  
C.C.F. NO. 9880877  
O.P.R.F.B.C.

FORT BEND COUNTY  
CALLED 3.686 ACRES  
(STAFFORD RUN, TRACT 20)  
C.C.F. NO. 9880877  
O.P.R.F.B.C.

FORT BEND COUNTY  
CALLED 1.791 ACRES  
(STAFFORD RUN TRACT)  
C.C.F. NO. 9880877  
O.P.R.F.B.C.

UNRESTRICTED RESERVE "A"  
0.9408 ACRE  
(40,891 SQ. FT.)

UNRESTRICTED RESERVE "B"  
0.9759 ACRE  
(42,509 SQ. FT.)

SET 5/8" I.R.  
X=3064134.82' (GRID)  
Y=13780505.22' (GRID)

SET 5/8" I.R.  
X=3063899.15' (GRID)  
Y=13780410.87' (GRID)

SET 5/8" I.R.  
X=3063757.42' (GRID)  
Y=13780688.59' (GRID)

SET 5/8" I.R.

S 68°11'06" W - 245.79'  
N 68°11'06" E - 245.79'

SET 5/8" I.R.  
X=3063999.59' (GRID)  
Y=13780843.05' (GRID)

SET 5/8" I.R.  
X=3063999.59' (GRID)  
Y=13780843.05' (GRID)

P.O.B.  
SET 5/8" I.R.  
X=3063999.59' (GRID)  
Y=13780843.05' (GRID)