

# PLAT RECORDING SHEET

**PLAT NAME:** Innglo Global Places Sec 1

\_\_\_\_\_

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

**ACREAGE:** 10.099

\_\_\_\_\_

**LEAGUE:** John Leverton Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 402

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 2

\_\_\_\_\_

**OWNERS:** Innglo Global, Inc

\_\_\_\_\_

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



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, INNGLO GLOBAL, INC. ACTING BY AND THROUGH INNOCENT EMEDO, PRESIDENT AND ATTESTED BY ESE EMEDO, HEREINAFTER REFERRED TO AS OWNERS, OF THE 10.099 ACRE OR 439,930 SQ FEET TRACT IN THE ABOVE AND FOREGOING MAP OF INNGLO GLOBAL PLACES, SEC 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL UNES, 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), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, I (OR WE) DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, I (OR WE) DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, I (OR WE) DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1 3/4) SQUARE FEET (24 INCH DIAMETER).

FURTHER, I (OR WE) 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, I (OR WE) 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, I (OR 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 FOR THIS PROPERTY LOCATED IN ZONE LZ3.

IN TESTIMONY WHEREOF, the INNGLO GLOBAL, INC. has caused these presents to be signed by Innocent Emedo, its president, thereunto authorized, attested by its Secretary, ESE Emedo, this 24 day of March, 2023.

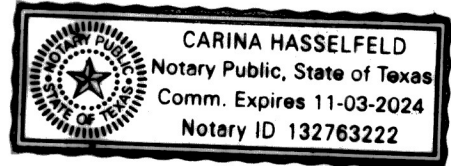
INNGLO GLOBAL, INC.  
By: Innocent Emedo, President  
Attest: ESE Emedo

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Innocent Emedo and ESE Emedo, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

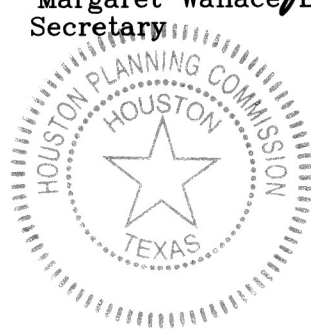
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of March, 2023.

Notary Public in and for the State of Texas  
My Commission expires: 11-03-2024



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of INNGLO GLOBAL PLACES, SEC 1 is 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 3 day of March, 2023.

By: Martha L. Stein  
Martha L. Stein, Chair  
By: Margaret Wallace Brown  
Margaret Wallace Brown, AICP, CNU--A  
Secretary



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

NOTES:

- COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83 AND WERE DERIVED BY THE POST-PROCESSING OF STATIC GPS OBSERVATIONS USING THE NATIONAL GEODETIC SURVEY (NGS) OPUS UTILITY (ONLINE POSITIONING USER SERVICE).
- 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.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999999857895.
- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON FORT BEND COUNTY CLERK FILE NO. 2021203635 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 93.15 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB SHALL BE NO 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 DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THE SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

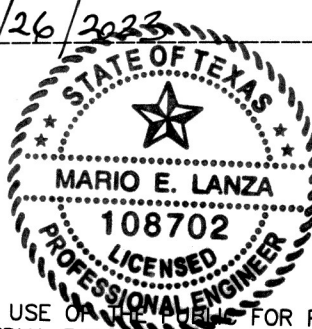
I, Richard S. Willett, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, point 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; and that the plat boundary corners have been tied to the nearest street intersection.

Richard S. Willett  
Texas Registration No. 4615



I, Mario Efrain Lanza, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County, Texas.

Mario Efrain Lanza  
PROFESSIONAL ENGINEER  
NO. 108702



FURTHER, WE DO HEREBY 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 FIVE FEET, SIX INCHES (5' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR 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.

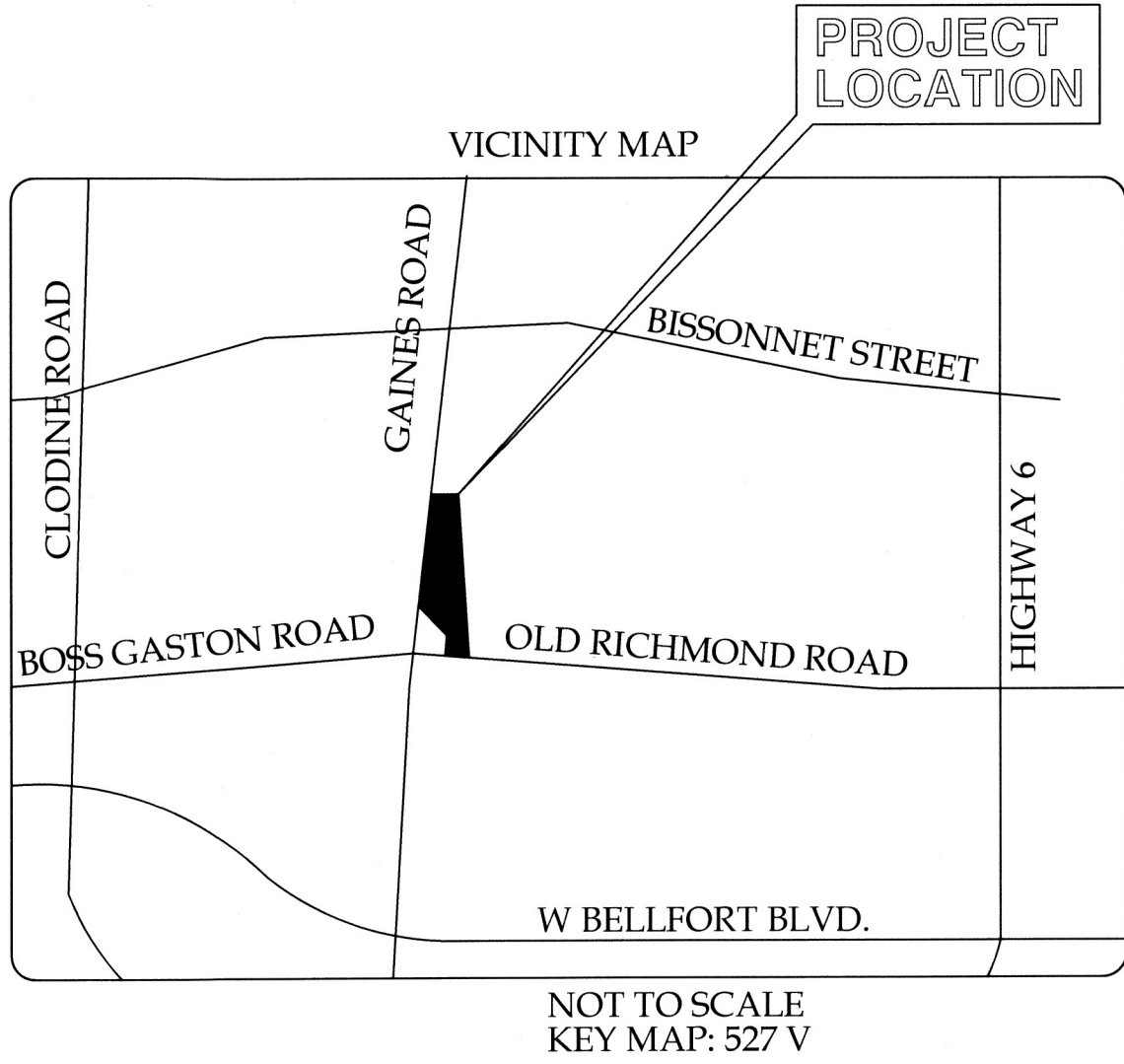
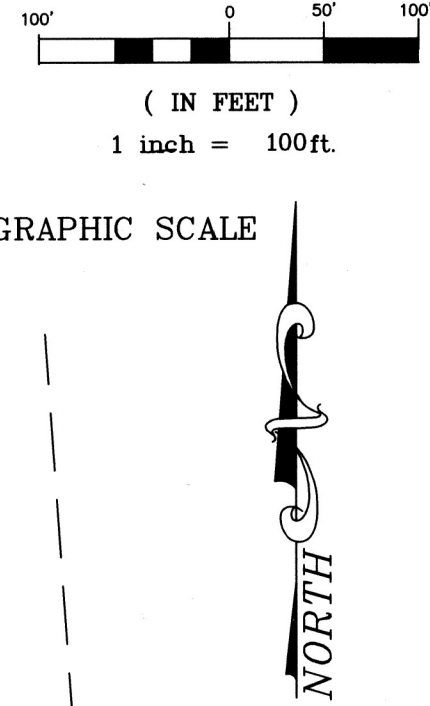
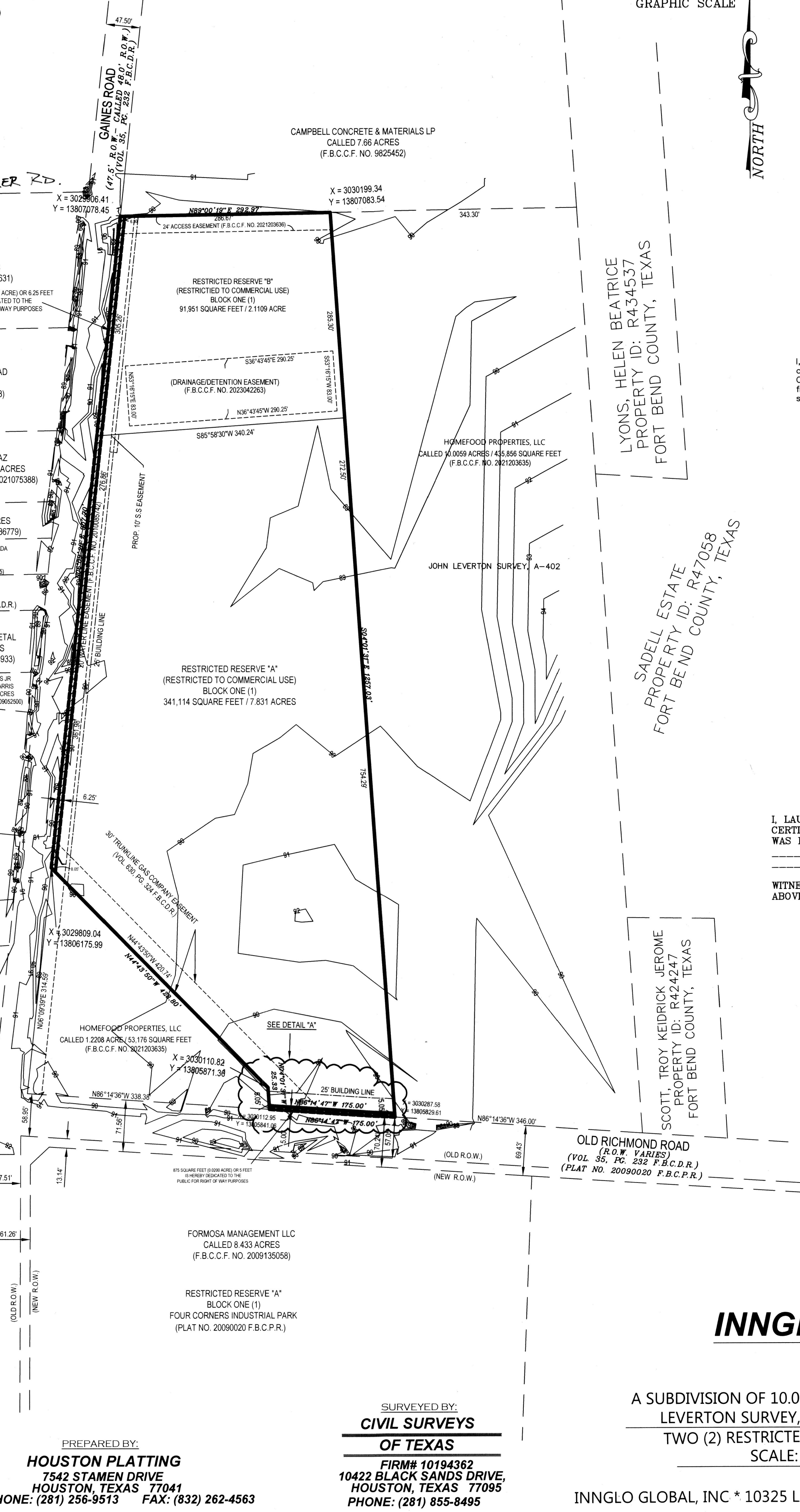
FURTHER, WE DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 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.

LEGEND	
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
F.B.C.C.F.#	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
R.O.W.	RIGHT OF WAY
BLDG LINE	BUILDING LINE
SQ. FT.	SQUARE FEET
ESMT.	EASEMENT
BLDG LINE	BUILDING LINE
UTIL. ESMT.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT

NOTES: (CONT.)

- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND FRESHWATER SUPPLY DISTRICT NO. 2, FORT BEND COUNTY DRAINAGE, FORT BEND ISD, CAD 11 AND ESD 5.
- THIS PROPERTY LIES WITHIN HOUSTON EXTRATERRITORIAL JURISDICTION.
- TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THE ONLY EXISTING PIPELINES OR PIPELINE EASEMENTS THAT EXIST WITHIN THE SUBDIVISION IS A THIRTY FOOT (30') PIPELINE EASEMENT GRANTED TO TRUNKLINE GAS COMPANY BY DEED RECORDED IN VOLUME 830, PAGE 324, OF THE DEED RECORDS OF FORT BEND COUNTY.
- VERTICAL CONTROL - CITY OF HOUSTON SURVEY MARKER NO. 4753/1503 LOCATED SOUTH OF BELKNAP ROAD APPROXIMATELY 0.6 MILES SOUTH OF RICHMOND ROAD. ELEV. = 86.74 FEET, 1978 ADJUSTMENT.
- THE PLATTED AREA IS LOCATED WITHIN ZONE "X", OUTSIDE THE 500-YEAR FLOOD PLAIN, BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL 48157C0145L, EFFECTIVE APRIL 2, 2014.
- ALL DRAINAGE EASEMENTS ARE TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THESE OPERATION AND MAINTENANCE BY THE DRAINAGE FACILITY.
- THE LIGHTING ZONE CODE IS LZ3.
- 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.
- 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 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 put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL ON-SITE STORM WATER DRAINAGE AND DETENTION FACILITIES AS FURTHER DEFINED IN FBOCF NO. 2023042263

JOHN LEVERTON SURVEY  
ABSTRACT NO. 402



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 intersecting drainage artery or 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 DAY OF March, 2023.

VINCENT M. MORALES, JR.  
Precinct 1, County Commissioner

W.A. "ANDY" MEYERS  
Precinct 3, County Commissioner

KP GEORGE  
County Judge

GRADY PRESTAGE  
Precinct 2, County Commissioner

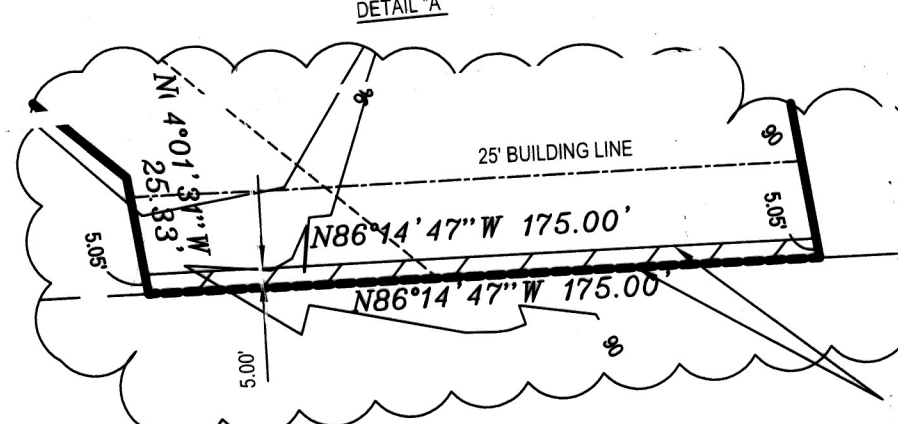
DEXTER L. MCCOY  
Precinct 4, County Commissioner

I, LAURA RICARDO, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON March 24, 2023, AT 10:00 O'CLOCK A.M., IN PLAT NO. 2023042263 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 RICARDO  
COUNTY CLERK  
OF FORT BEND COUNTY, TEXAS

BY: Scott Troy Kendrick Jerome  
DEPUTY



INNGLO GLOBAL PLACES  
SEC 1

A SUBDIVISION OF 10.099 ACRE (439,930 SQUARE FEET), SITUATED IN THE JOHN LEVERTON SURVEY, ABSTRACT NO. 402, IN FORT BEND COUNTY, TEXAS.  
TWO (2) RESTRICTED RESERVES AND ONE (1) BLOCK AND ZERO (0) LOTS  
SCALE: 1"= 100' DATE PREPARED: 02/19/2023  
OWNER:

INNGLO GLOBAL, INC \* 10325 LANDSBURY DR, SUITE 414, HOUSTON, TX 77099 \* 713-780-4055

SURVEYED BY:  
CIVIL SURVEYS  
OF TEXAS

FIRM# 10194362  
10422 BLACK SANDS DRIVE,  
HOUSTON, TEXAS 77095  
PHONE: (281) 855-8495

PREPARED BY:  
HOUSTON PLATTING  
7542 STAMEN DRIVE  
HOUSTON, TEXAS 77041  
PHONE: (281) 256-9513 FAX: (832) 262-4563