

**PLAT RECORDING SHEET**

**PLAT NAME:** Venterra Fulshear Church Apartments

\_\_\_\_\_

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

**ACREAGE:** 21.50

\_\_\_\_\_

**LEAGUE:** Robert H. Kuykendall Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 274

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** VR Fulshear Church Limited Partnership

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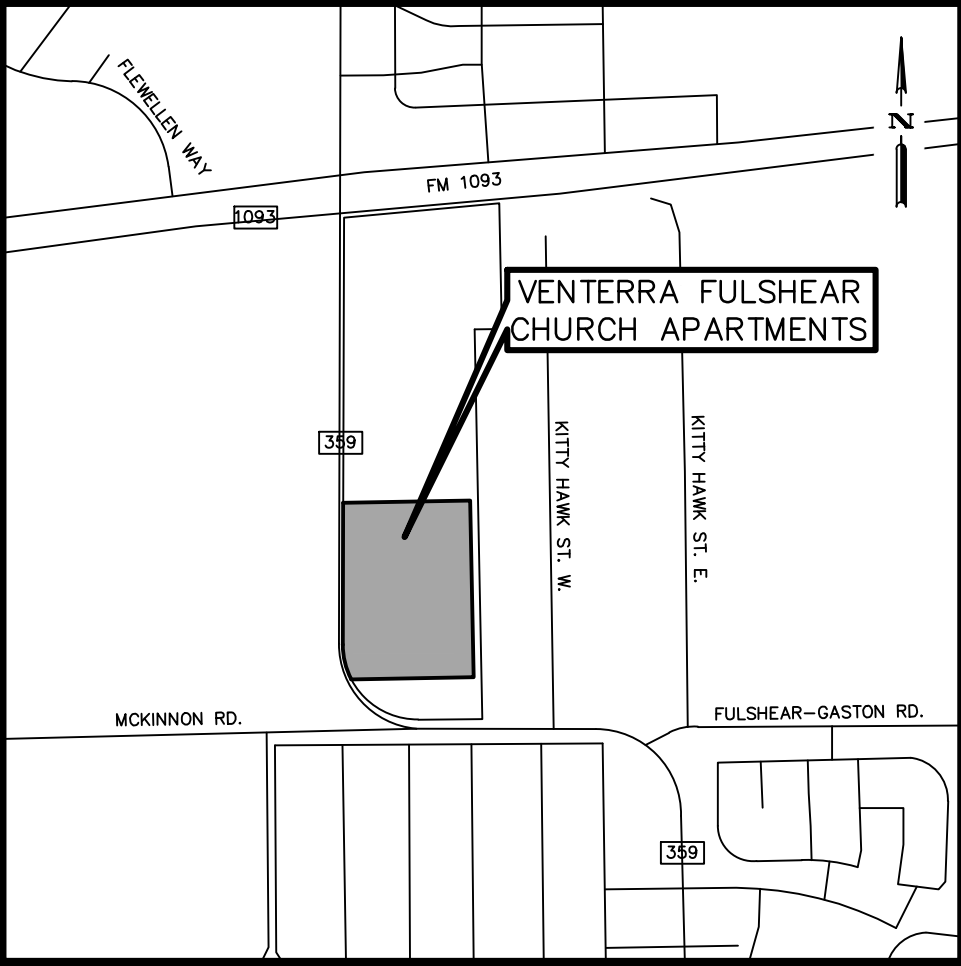
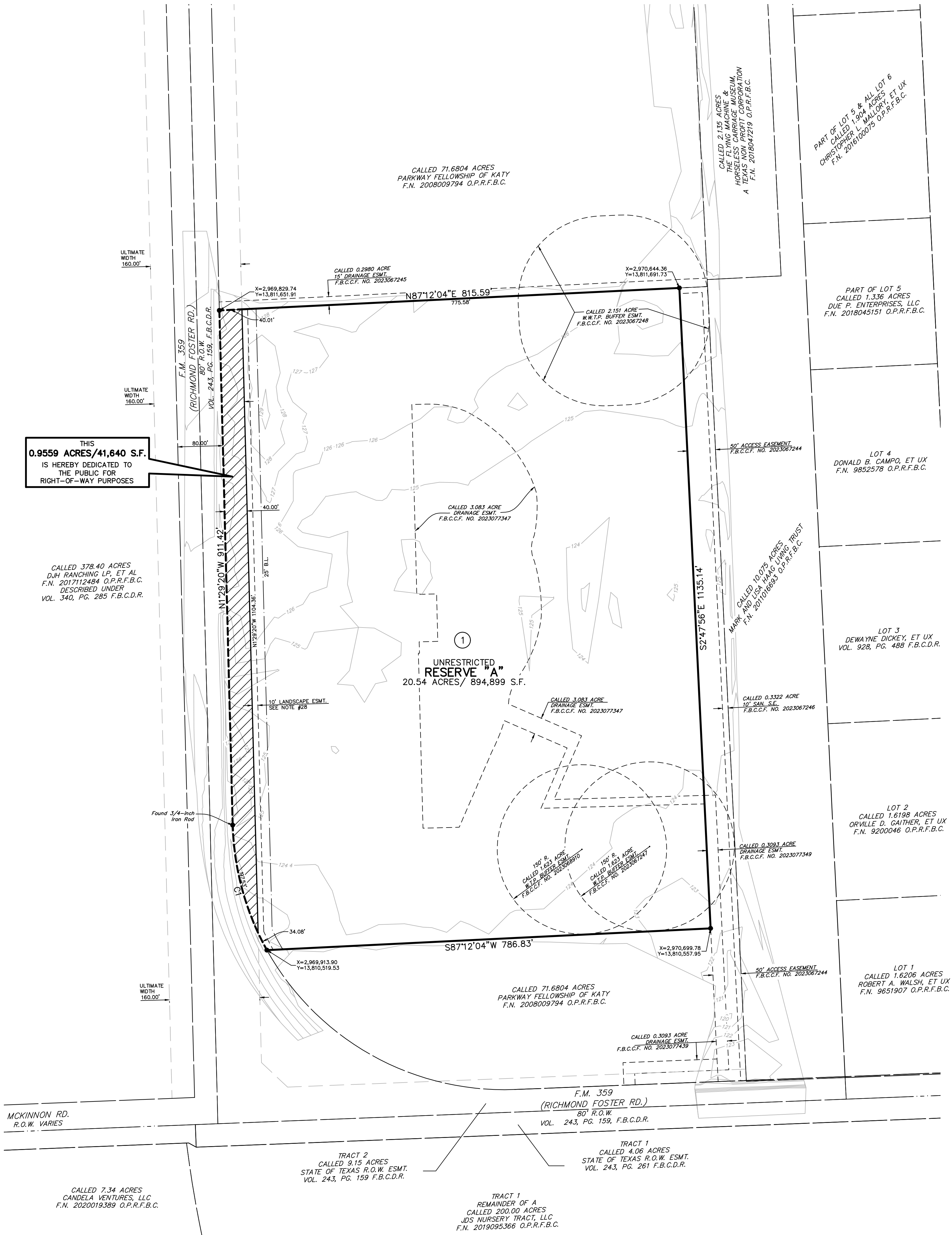
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\_\_\_\_\_  
**(DEPUTY CLERK)**

- GENERAL NOTES
- "①" indicates Block Number.
  - "B.L." indicates Building Line.
  - "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
  - "F.B.C.P.R." indicates Fort Bend County Plat Records.
  - "F.B.C.D.R." indicates Fort Bend County Deed Records.
  - "R" indicates Radius.
  - "ESMT." indicates Easement.
  - "W.W.T.P." indicates Waste Water Treatment Plant.
  - "W.T.P." indicates Water Treatment Plant.
  - "O.D." indicates outside diameter.
  - Bearing orientation is based on the Texas Coordinate System South Central Zone 4204, NAD83.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 0.9998797085.
  - The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
  - 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, in effect at the time this plat was approved, which may be amended from time to time.
  - The property lies in the Unshaded Zone "X" (areas determined to be outside the 500-year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0105L and 48157C0115L, April 2, 2014.
  - The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
  - Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-ways within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
  - 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.
  - This plat is within Lighting Zone LZ3.
  - The top of all floor slabs shall be a minimum of 127.11 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 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.
  - 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - Surveyor did not observe visible evidence of a pipeline or pipeline easements within the boundary of this proposed subdivision.
  - Set 1/2-inch Iron Pipe w/ cap stamped "BGE INC" at all plat boundary corners unless otherwise noted.
  - All drainage easements, detention facilities, and stormwater pump system shall be maintained by the current property owner. These maintenance responsibilities shall be transferred to any future owners should the property be sold.
  - This tract is located within the extraterritorial jurisdiction of the City of Houston and Fort Bend County.
  - 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 construction.
  - Required per Fort Bend County Regulations of Subdivisions, Section 7.3, A.
  - This tract is subject to a Temporary Construction and Access Easement Agreement recorded within Fort Bend County Official Public Records No. 2023067245.
  - All on-site storm water drainage and detention facilities shall be owned and maintained by the property owner as further detailed in the Declaration of Maintenance Covenant and Easement for Storm Water Control Facilities recorded within Fort Bend County Official Public Records No. 2023077347.
  - A variance was approved on May 12, 2022, reference number 2022-1146, to not require an east/west street through the property.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	480.90'	27°35'41"	231.61'	N 15°17'11" W	229.38'



VICINITY MAP  
N.T.S.  
KEY MAP PAGE NO. 524J

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	CAD 11 - FM 359 R.O.W.
W.C.I.D.	N/A
M.U.D.	N/A
L.I.D.	N/A
D.I.D.	N/A
SCHOOL	LAMAR C. I. S.D.
FIRE	FIRE DISTRICT FULSHEAR
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY

## VENTERRA FULSHEAR CHURCH APARTMENTS

A SUBDIVISION OF 21.50 ACRES OF LAND  
LOCATED IN THE  
ROBERT H. KUYKENDALL SURVEY,  
ABSTRACT NO. 274  
FORT BEND COUNTY, TEXAS

LOTS: 0 RESERVE: 1 BLOCK: 1  
SCALE: 1"=100' DATE: JULY, 2023

OWNER:  
VR Fulshear Church Limited Partnership,  
a Delaware limited partnership  
20333 HWY 249, SUITE 650  
HOUSTON, TX 77070  
281-822-9464



BGE, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00



STATE OF TEXAS  
COUNTY OF FORT BEND

We, VR Fulshear Church Limited Partnership, a Delaware limited partnership, acting by and through, VR Fulshear Church GP, LLC, a Delaware limited liability company, its General Partner, acting by and through, John Foresi, its President, and Andrew Stewart, Vice President and Secretary, owner, hereinafter referred to as Owners of the 21.50 acre tract described in the above and foregoing map of VENTERRA FULSHEAR CHURCH APARTMENTS, 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, sloughs 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, 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.

IN TESTIMONY WHEREOF, the VR Fulshear Church Limited Partnership, a Delaware limited partnership, acting by and through VR Fulshear Church GP, LLC, a Delaware limited liability company, its General Partner has caused these presents to be signed by John Foresi, its President, thereunto authorized, attested by its Vice President and Secretary, Andrew Stewart,

this 7 day of August, 2023.

VR Fulshear Church Limited Partnership, a Delaware limited partnership

By: VR Fulshear Church GP, LLC, a Delaware limited liability company  
its General Partner

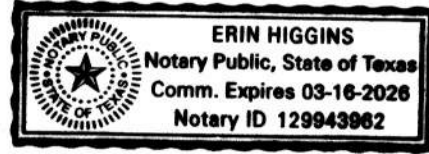
By: John Foresi  
John Foresi  
President

Attest: Andrew Stewart  
Andrew Stewart  
Vice President and Secretary

STATE OF TEXAS  
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared John Foresi, President, and Andrew Stewart, Vice President and Secretary, of VR Fulshear Church GP, LLC, a Delaware limited liability company, General Partner of VR Fulshear Church Limited Partnership, a Delaware limited partnership, known to me to be the persons whose names 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, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7 day of August, 2023.



Erin Higgins  
Printed Name: Erin Higgins  
Notary Public in and for the State of Texas  
Commission Expires: 03-16-2026

I, Ryan Stanley, 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 plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Ryan Stanley  
Ryan Stanley, R.P.L.S.  
Texas Registration No. 6485

I, Astrid Y. Castano, 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.



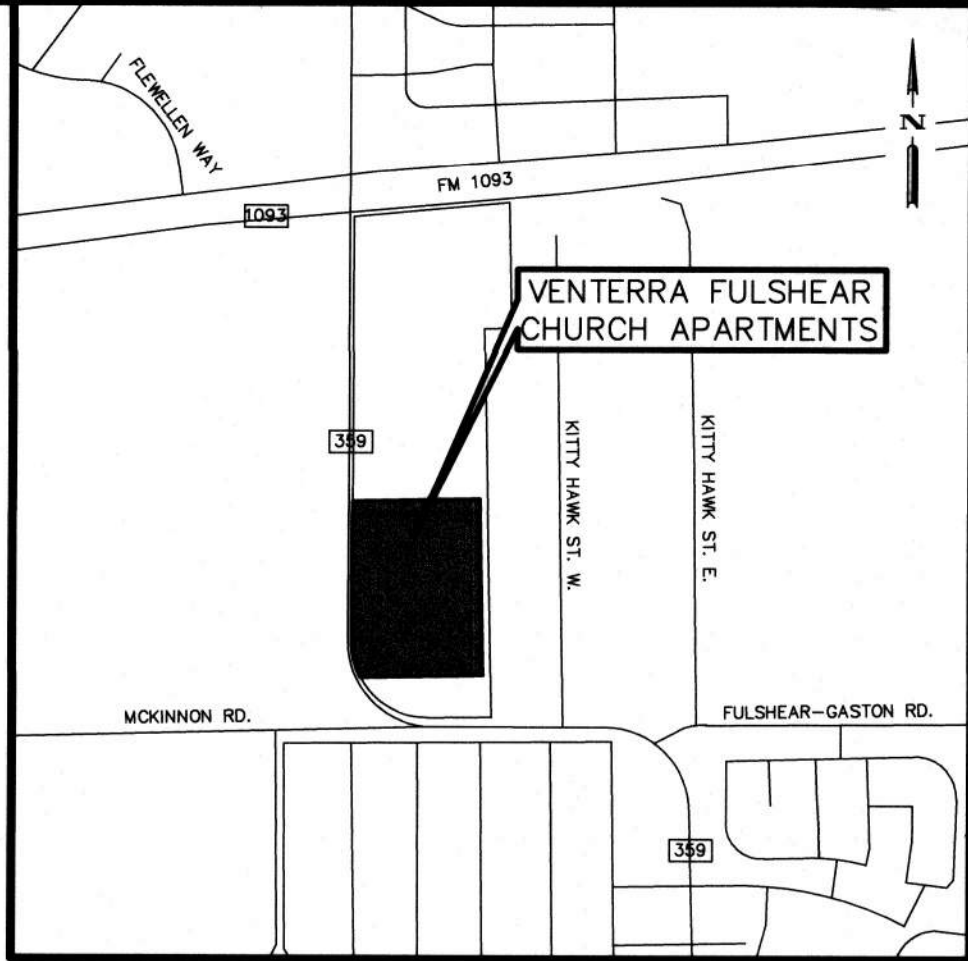
Astrid Y. Castano  
Astrid Y. Castano, P.E.  
Texas Registration No. 113983  
BGE, Inc.  
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of VENTERRA FULSHEAR CHURCH APARTMENTS 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 13 day of August, 2023.

By: Martha L. Stein OR M. Sunny Garza  
Chair Vice Chairman

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



VICINITY MAP

N.T.S.  
KEY MAP PAGE NO. 524J

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 of 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 \_\_\_\_\_, 2023.

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

Dexter L. McCoy  
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 \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock \_\_\_\_ m. in Plat 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

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20333 HWY 249, SUITE 650  
HOUSTON, TX 77070  
281-822-9464



BGE, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00