

PLAT RECORDING SHEET

PLAT NAME: Cornelius Richmond

PLAT NO: _____

ACREAGE: 2.765

LEAGUE: T.W. Sutherland Survey

ABSTRACT NUMBER: 421

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Sage Fulshear East, LLC,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Sage Fulshear East, LLC, a Texas limited liability company, acting by and through Fannin 4A GP, LLC, its Manager, acting by and through Elizabeth Jacob, Vice President, being officer of Sage Fulshear East, LLC, a Texas limited liability company, owner, hereinafter referred to as Owners of the 2.765 acre tract described in the above and foregoing plat of CORNELIUS RICHMOND, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said 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 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 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 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 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 all 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, Fort Bend 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 other natural drainage courses located in said plat, as easements for drainage purposes, 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Sage Fulshear East, LLC, a Texas limited liability company, acting by and through Fannin 4A GP, LLC, has caused these presents to be signed by Elizabeth Jacob, Vice President, hereunto authorized, this 20th day of November, 2023.

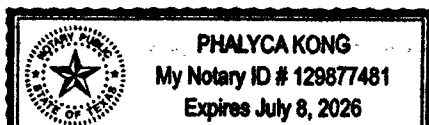
By: Sage Fulshear East, LLC, a Texas limited liability company
By: Fannin 4A GP, LLC, its Manager

Elizabeth Jacob
Elizabeth Jacob
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

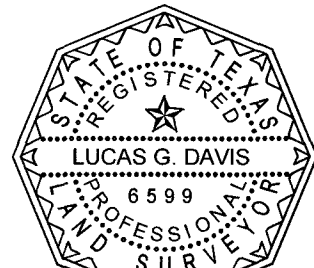
Before me, the undersigned authority, on this day personally appeared Elizabeth Jacob of Sage Fulshear East, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of November, 2023



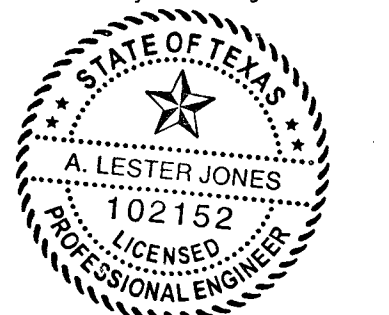
Notary Public in and for the State of Texas
My Commission Expires: July 8, 2026

I, Lucas G. Davis, 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.



Lucas G. Davis
Lucas G. Davis
Registered Professional Land Surveyor
Texas Registration No. 6599

I, A. Lester Jones, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

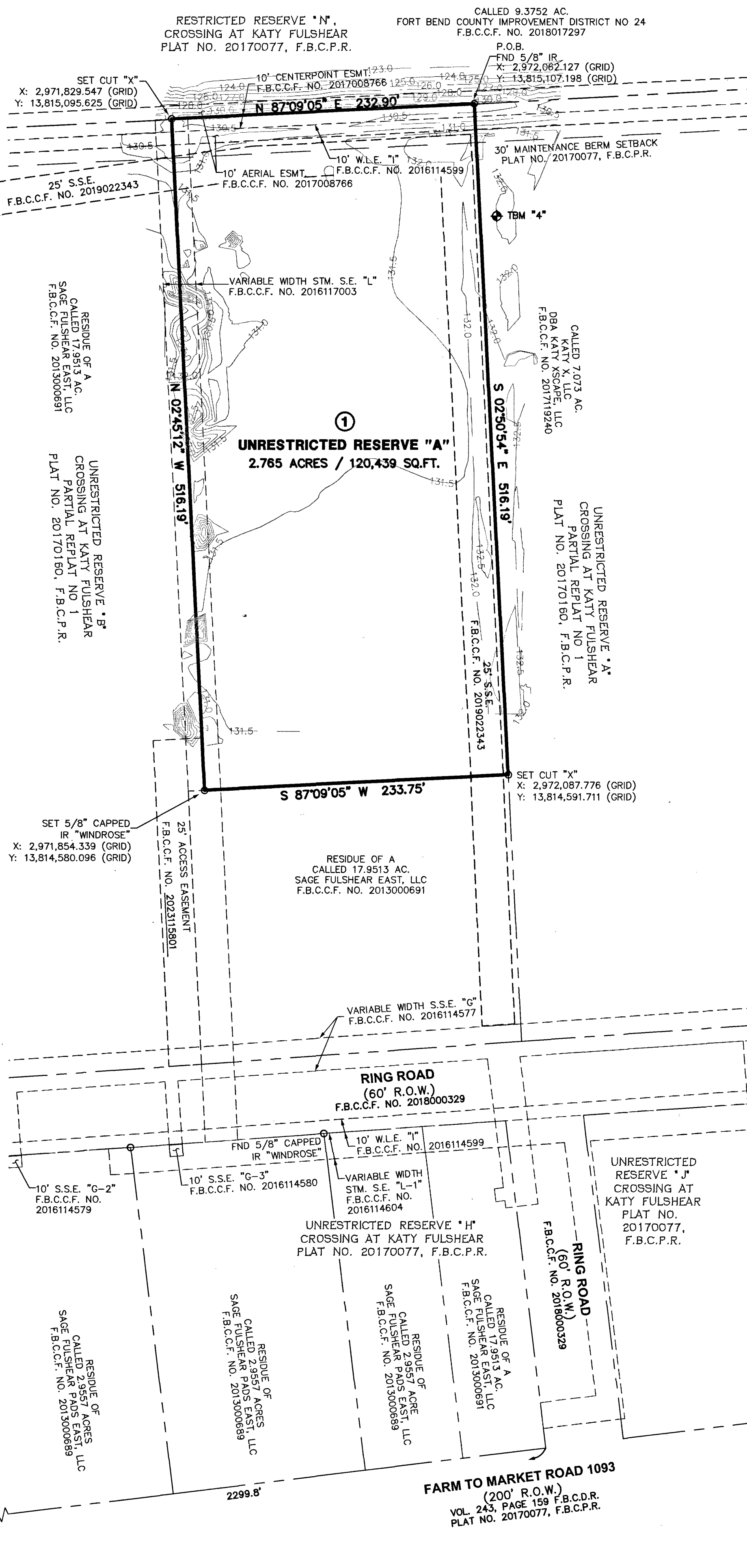
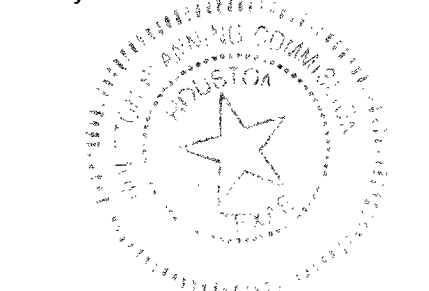


A. Lester Jones
A. Lester Jones, P.E.
Texas Registration No. 102152
ALJ-Lindsey, LLC
18635 N. Eldridge Parkway, Suite 200
Tomball, Texas 77377
Texas Firm Registration No. F-11526

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CORNELIUS RICHMOND 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 27 day of December, 2023

By: *Martha L. Stein* or *M. Sonny Garza* or *Margaret Wallace Brown*
Martha L. Stein or M. Sonny Garza
Chair Vice Chairman Secretary



DISTRICT NAMES

WCID	FBID NO. 24
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE	FORT BEND ESD #4
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
CTY. ASSISTANCE DIST.	CAD 1

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999881363.
- 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 COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 481570010L, REVISED DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- ALL PIPELINE EASEMENTS WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON, BASED ON THE TITLE RESEARCH PROVIDED IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, FILE NO. 2023-0350, DATED JULY 18, 2023.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE TOP OF ALL FLOOR SLAB ELEVATIONS SHALL BE A MINIMUM OF 133.60 FEET ABOVE MEAN SEA LEVEL (NAVD 83). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN TWENTY-FOUR (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 TWENTY-FOUR (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND TWELVE (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET FLOODING WITH INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO A DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE LZ3.
- SEWERLINES 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 PERMITTER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.B.A.
- SUBJECT TO SECTION 7 (GREENSPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATIONS OF SUBDIVISION.
- 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.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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 FENCES.
- 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 COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- A MINIMUM DISTANCE OF TEN FEET (10') SHALL BE MAINTAINED BETWEEN RESIDENTIAL BUILDINGS.
- THE PLANNING COMMISSION GRANTED A VARIANCE TO ALLOW AN UNRESTRICTED RESERVE TO NOT HAVE FRONTAGE ON A PUBLIC STREET ON 08/24/2023. THE VARIANCE APPROVAL WAS CONTINGENT ON THE PROPOSED LAND-USE. ANY CHANGE OF THE LAND USE WOULD MAKE THE VARIANCE APPROVAL INVALID AND MAY REQUIRE A REPLAT.
- SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS RECORDED UNDER H.C.C.F. NOS. 201300695, 2017034276, AND 2017119241. (BLANKET IN NATURE)

BENCHMARK PUBLISHED ELEVATION - 115.25'

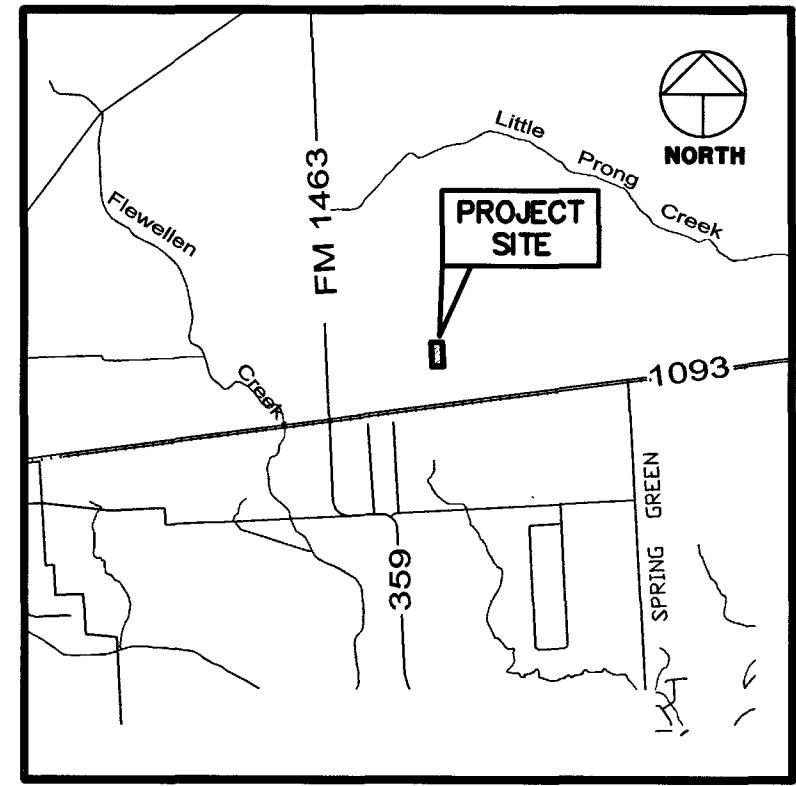
HARRIS COUNTY FLOODPLAIN REFERENCE MARK RM NO. 190045 BEING A BRASS DISC STAMPED "190045" LOCATED ON A BRIDGE OVER BUFFALO BAYOU, APPROXIMATELY 3 MILES WEST FROM THE INTERSECTION OF CINCO RANCHO BOULEVARD AND WESTHEIMER PARKWAY

TEMPORARY BENCHMARK "4" ELEVATION - 132.33'

BEING A BOX CUT ON THE BACK OF A CURB LOCATED FROM THE INTERSECTION OF THE SOUTHBOUND LANES OF WESTHEIMER LAKES NORTH DRIVE AND FARM TO MARKET 1093 ROAD, TRAVEL SOUTHWEST ON FARM TO MARKET 1093 ROAD APPROXIMATELY 930 FEET TO A PRIVATE DRIVEWAY, THEN TRAVEL 970 FEET NORTH TO THE BACK OF A CURB OF A CONCRETE MEDIAN, NORTHWEST OF THE XSCAPE MOVIE THEATER. (SHOWN HEREON)

ABBREVIATIONS

A.E.	- AERIAL EASEMENT
D.E.	- DRAINAGE EASEMENT
ESMT.	- EASEMENT
FND	- FOUND
F.B.C.C.F.	- FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.	- FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	- FORT BEND COUNTY MAP RECORDS
IP	- IRON PIPE
IR	- IRON ROD
NO.	- NUMBER
PG.	- PAGE
R.O.W.	- RIGHT-OF-WAY
AC.	- ACRES
SQ. FT.	- SQUARE FEET
VOL.	- VOLUME
B.L.	- BUILDING LINE
W.L.E.	- WATER LINE EASEMENT
S.S.E.	- SANITARY SEWER EASEMENT
STW.S.E.	- STORM SEWER EASEMENT
U.E.	- UTILITY EASEMENT
(S)	- SET 5/8" CAPPED IR "WINDROSE"



VICINITY MAP SCALE: NTS

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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, 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 the ____ day of _____, 20__

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W. A. "Andy" Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

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 _____, 20__, at _____ o'clock __m., and duly recorded on _____, 20__, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

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

Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

By: _____
Deputy

CORNELIUS RICHMOND

A SUBDIVISION OF
2.765 AC. / 120,439 SQ. FT.
BEING A PARTIAL REPLAT OF
UNRESTRICTED RESERVE "B"
CROSSING AT KATY FULSHEAR PARTIAL REPLAT NO. 1
PLAT NO. 20170160, F.B.C.M.R.
SITUATED IN THE
T.W. SUTHERLAND SURVEY, ABSTRACT NO. 421
CITY OF HOUSTON ETJ, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE
DECEMBER 2023

Owner

Sage Fulshear East, LLC,

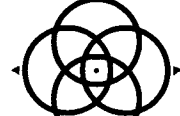
a Texas limited liability company

2410 Polk St. #200

Houston, Texas 77003

(832) 553-6000

Surveyor



WINDROSE LAND SURVEYING & PLATTING

FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041