

PLAT RECORDING SHEET

PLAT NAME: Dulles – Brand Development

PLAT NO: _____

ACREAGE: 15.88

LEAGUE: William Stafford League

ABSTRACT NUMBER: 89

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

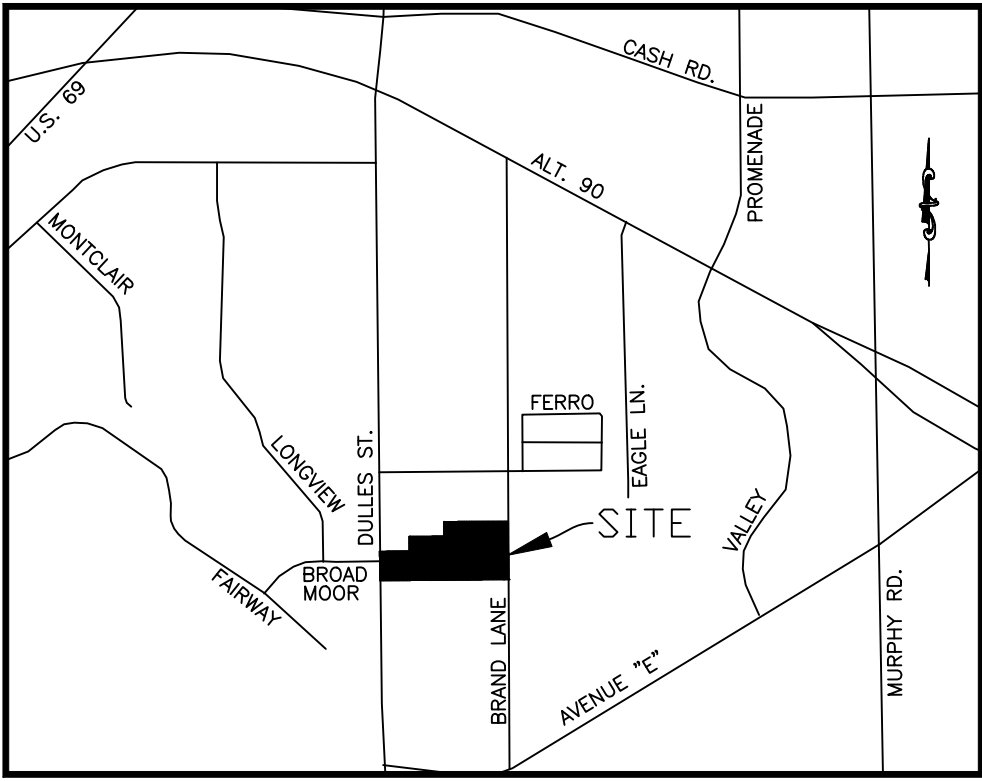
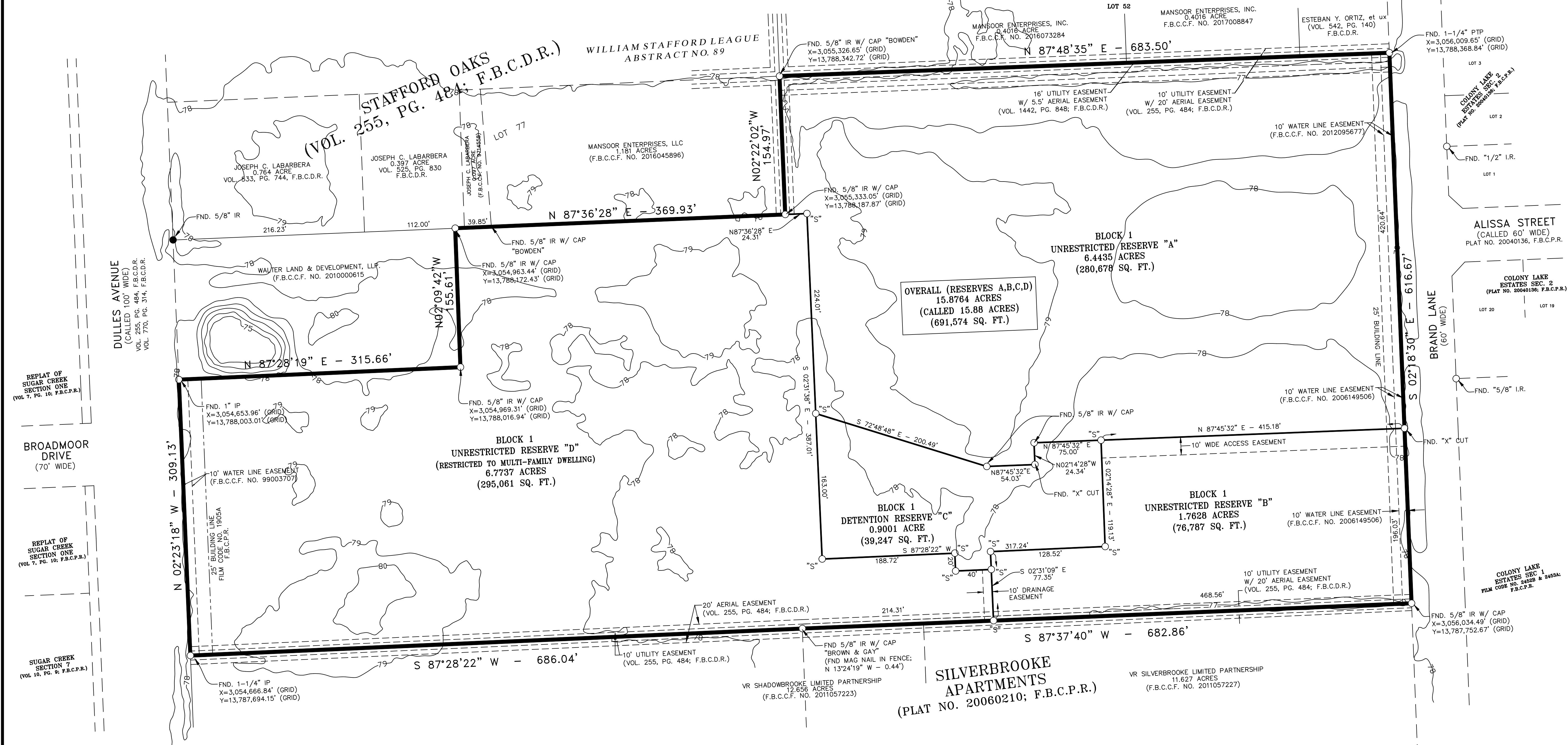
NUMBER OF RESERVES: 4

OWNERS: Dulles Development, LLC.

(DEPUTY CLERK)

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
D.E.	DRAINAGE EASEMENT
"S"	SET 5/8" I.R. WITH CAP

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 E.T.U.:	CITY OF STAFFORD
UTILITIES CO.:	CENTERPOINT ENERGY
GAS:	CENTERPOINT ENERGY
WCID:	F.B.C. WCID #2
F.B.C.D.D.:	FORT BEND COUNTY DRAINAGE DISTRICT



VICINITY MAP

KEY MAP 291-W

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 RELATIVE TO BENCHMARK TSARP RM 040896. DISTANCES SHOWN HEREON ARE SURFACE HORIZONTAL (U.S. SURVEY FEET) AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99987657. 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, 48157C0280L, MAP REVISED APRIL 2, 2014.
- SUBJECT PROPERTY APPEARS VESTED INTO DULLES DEVELOPMENT, L.L.C., BY DEEDS RECORDED UNDER FORT BEND COUNTY CLERK NOS. 2017133358, 2017133359, 2017133360, 2017133361, 2020142227 AND 2020165349.
- SUBJECT TO DEED RESTRICTIONS AS RECORDED UNDER VOLUME 255, PAGE 484, D.R.F.B.C. AND UNDER PLATS NOS. 1905A AND 2344B, P.R.F.B.C. AND COUNTY CLERK FILE NOS. 2017060755 AND 22014227.
- 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 78.3 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 L23 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH THE INTENSE RAINFALL EVENTS.
- THE OWNER IS RESPONSIBLE FOR OWNING AND MAINTAINING THE DRAINAGE EASEMENT AND/OR DRAINAGE STRUCTURES.
- THIS PROPERTY LIES WITHIN THE ETU OF THE CITY OF STAFFORD, TEXAS.

DULLES - BRAND DEVELOPMENT

0 LOTS, 4 RESERVES, 1 BLOCK

A SUBDIVISION OF 15.88 ACRE (691,574 SQ. FT.) TRACT OF LAND IN THE WILLIAM STAFFORD LEAGUE, ABSTRACT NO. 89, FORT BEND COUNTY, TEXAS BEING A PORTION OF LOT 50 AND ALL OF LOT 51, AND OUT OF LOT 78, STAFFORD OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 255, PAGE 484 OF THE FORT BEND COUNTY DEED RECORDS AND AND BEING ALSO BEING ALL OF LOTS 1 AND 2, BLOCK 1, MOMIN SUBDIVISION, SECTION ONE, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 1905A OF THE FORT BEND COUNTY PLAT RECORDS AND ALSO BEING OUT OF RESTRICTED RESERVE "A", BLOCK 1, STAFFORD OAKS VETERINARY HOSPITAL, ACCORDING TO THE MAP OR PLAT RECORDED IN SLIDE NO. 2344B OF THE FORT BEND COUNTY PLAT RECORDS.

SCALE: 1" = 60'
DECEMBER, 2022

~ 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

~ OWNERS ~
DULLES DEVELOPMENT, L.L.C.
C/O NILKANTH PATEL
8520 JENSEN DRIVE
HOUSTON, TEXAS 77093
(281)300-9750

We, Texas Capital Bank, National Association, owner and holder of a lien against the property described in the plat known as Dulles-Brand Development, said lien being evidenced by that certain Deed of Trust recorded under Fort Bend County Clerk's File No. 2017133362 of the Official Public Records 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 I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By:

Vice President, Lineholder Company

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____ Vice President, Texas Capital Bank, 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, 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: _____

We, Southstar Bank, S.S.B., owner and holder of a lien against the property described in the plat known as Dulles-Brand Development, said lien being evidenced by that certain Deed of Trust recorded under Fort Bend County Clerk's File No. 2020165350 of the Official Public Records 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 I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By:

Vice President, Lineholder Company

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____ Vice President, Southstar Bank, S.S.B., 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, 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: _____

STATE OF TEXAS
COUNTY OF FORT BEND

We DULLES DEVELOPMENT, LLC., a Texas Limited Liability Company, acting by and through Shailesh M. Patel, being officer of DULLES DEVELOPMENT, LLC., hereinafter referred to as owner of the 15.88 acre tract described in the above and foregoing plat of DULLES-BRAND 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 only subsequent amendments (Zone LZ3).

IN TESTIMONY WHEREOF, the DULLES DEVELOPMENT, LLC., has caused these presents to be signed by Shailesh M. Patel, thereunto authorized, attested by its authorized acting director for DULLES DEVELOPMENT, LLC., and its common seal hereunto affixed this ____day of _____, 2022.

By: _____
Shailesh M. Patel, Managing member
DULLES DEVELOPMENT, LLC.

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Shailesh M. Patel, 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, 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:

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 Mayor and the City Council of the City of Stafford, Texas has approved this replat and subdivision of DULLES-BRAND 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

NOTES:

1. 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 RELATIVE TO BENCHMARK TSARP RM 040896. DISTANCES SHOWN HEREON ARE SURFACE HORIZONTAL (U.S. SURVEY FEET) AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99987657. COORDINATES SHOWN HEREON ARE GRID VALUES.

2. ALL BOUNDARY CORNERS SHOWN HEREON AS FOUND OR SET ON THIS MAP ARE DETERMINED TO BE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

3. FLOODPLAIN INFORMATION:
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 48157002B0L, MAP REVISED APRIL 2, 2014.

4. SUBJECT PROPERTY APPEARS VESTED UNTO DULLES DEVELOPMENT, LLC., BY DEEDS RECORDED UNDER FORT BEND COUNTY CLERK NOS. 2017133358, 2017133359, 2017133360, 2017133361, 2020142227 AND 2020165349.

5. SUBJECT TO DEED RESTRICTIONS AS RECORDED UNDER VOLUME 255, PAGE 484, D.R.F.B.C. AND UNDER PLATS NOS. 1905A AND 2344B, P.R.F.B.C. AND COUNTY CLERK FILE NOS. 2017060755 AND 22014227.

6. 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.

7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 78.3 FEET ABOVE MEAN SEA LEVEL (NAVD88 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.

8. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

9. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

10. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.

11. THIS PLAT LIES WITHIN LIGHT ZONE LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.

12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH THE INTENSE RAINFALL EVENTS.

13. THE OWNER IS RESPONSIBLE FOR OWNING AND MAINTAINING THE DRAINAGE EASEMENT AND/OR DRAINAGE STRUCTURES.

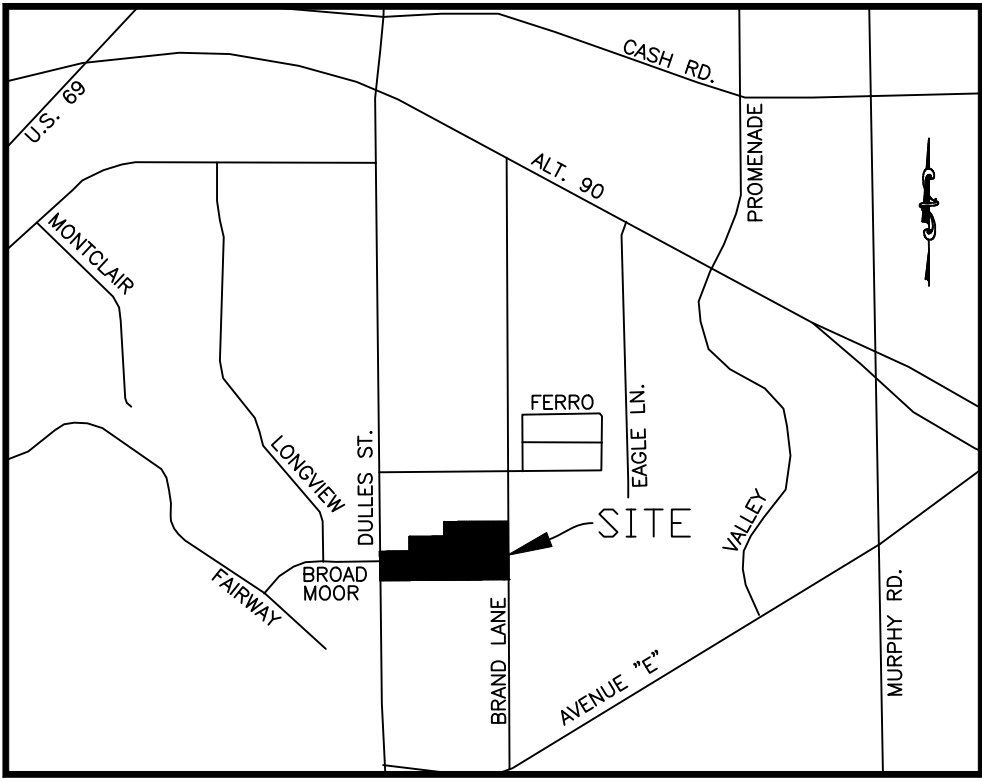
14. THIS PROPERTY LIES WITHIN THE ETJ OF THE CITY OF STAFFORD, TEXAS.

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 _____
WCD _____
MUD _____
LID _____
IMPACT FEE _____
FIRE: F.B.C.L.F.R.C.
CITY ETJ: CITY OF STAFFORD
UTILITIES CO. CENTERPOINT ENERGY
GAS: CENTERPOINT ENERGY
WCD: F.B.C. WCD #2
F.B.C.D.D.: FORT BEND COUNTY DRAINAGE DISTRICT



VICINITY MAP

DULLES - BRAND DEVELOPMENT

0 LOTS, 4 RESERVES, 1 BLOCK

A SUBDIVISION OF 15.88 ACRE (691,574 SQ. FT.) TRACT OF LAND IN THE WILLIAM STAFFORD LEAGUE, ABSTRACT NO. 89, FORT BEND COUNTY, TEXAS BEING A PORTION OF LOT 50 AND ALL OF LOT 51, AND OUT OF LOT 78, STAFFORD OAKS SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 255, PAGE 484 OF THE FORT BEND COUNTY DEED RECORDS AND AND BEING ALSO BEING ALL OF LOTS 1 AND 2, BLOCK 1, MOMIN SUBDIVISION, SECTION ONE, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE NO. 1905A OF THE FORT BEND COUNTY PLAT RECORDS AND ALSO BEING OUT OF RESTRICTED RESERVE "A", BLOCK 1, STAFFORD OAKS VETERINARY HOSPITAL, ACCORDING TO THE MAP OR PLAT RECORDED IN SLIDE NO. 2344B OF THE FORT BEND COUNTY PLAT RECORDS.

SCALE: 1" = 60'
MARCH, 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

~ OWNERS ~
DULLES DEVELOPMENT, LLC.
C/O NILKANTH PATEL
8520 JENSEN DRIVE
HOUSTON, TEXAS 77093
(281)300-9750