

# PLAT RECORDING SHEET

**PLAT NAME:** ProEnergy Reserve

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

**ACREAGE:** 7.35

**LEAGUE:** T. Hobermaker Survey

**ABSTRACT NUMBER:** A-191

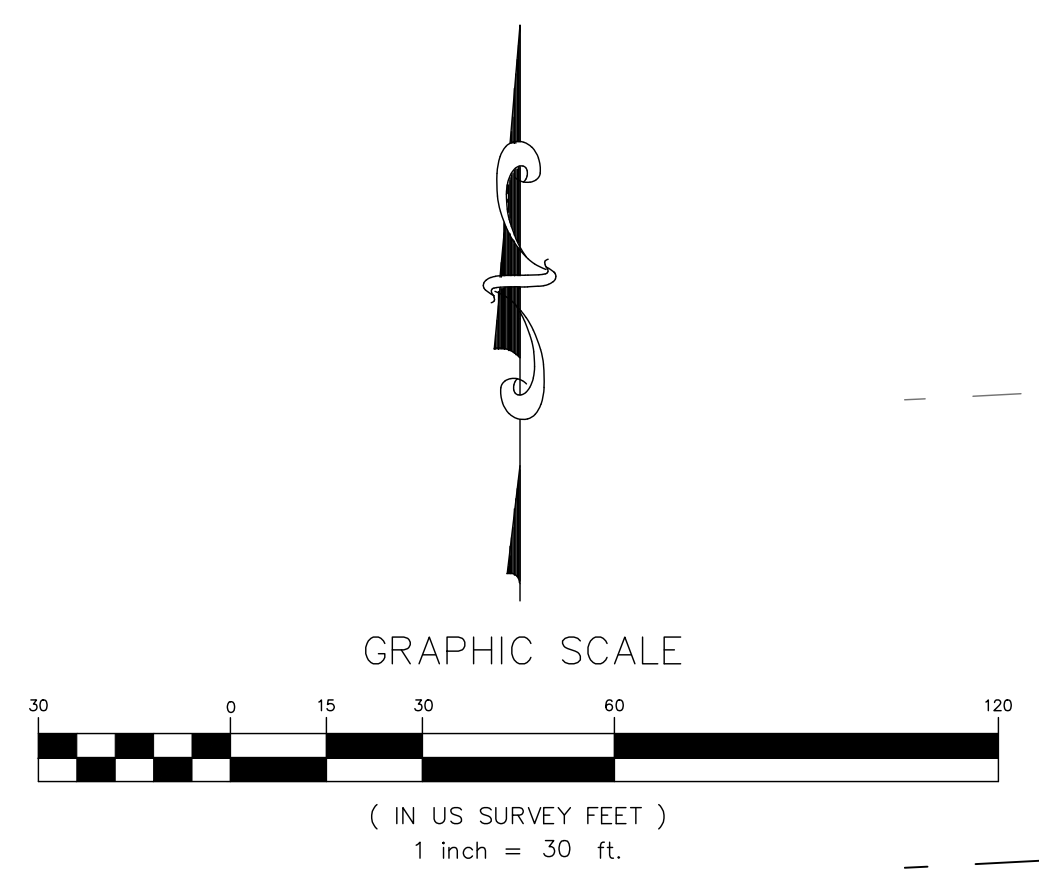
**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Schroeder Partnership, LTD.,

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



**LEGEND**  
(UNLESS OTHERWISE NOTED)

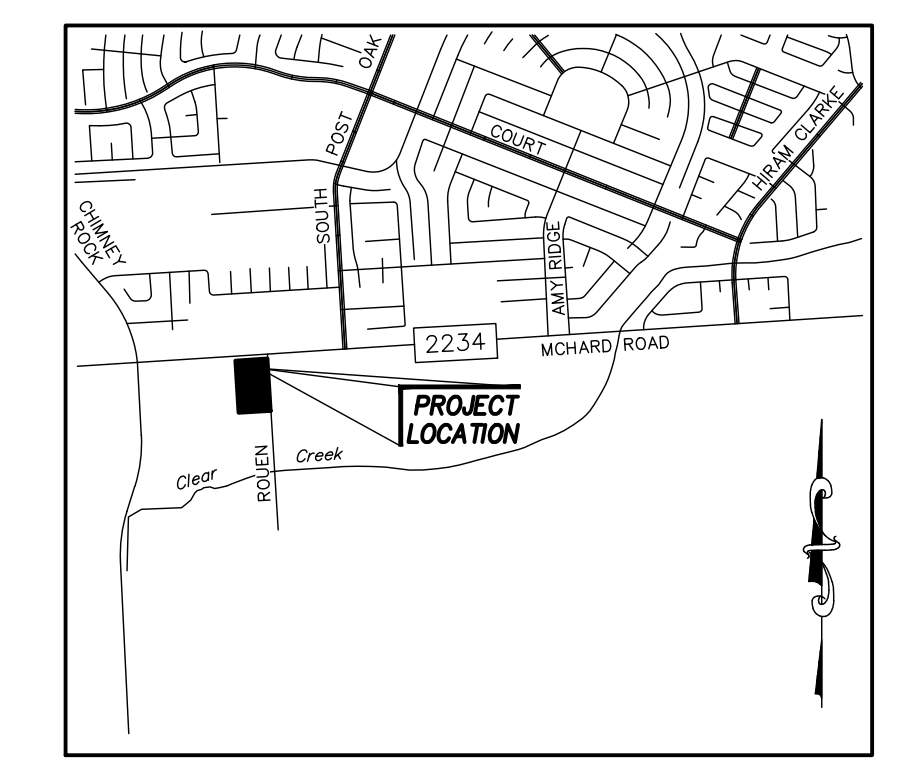
B.L.	BUILDING LINE
C.I.R.	CAPPED IRON ROD
E.	EASTING
F.B.C.C.F.	FORT BEND COUNTY CLERKS FILE
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
FND.	FOUND
I.R.	IRON ROD
N.	NORTHING
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME

**CHIMNEY ROCK ROAD**  
100' R.O.W.  
F.B.C.C.F. NO. 202084789  
F.B.C.C.F. NO. 202084789

CALL 10.00 ACRES  
FORT BEND INDEPENDENT SCHOOL DISTRICT  
VOL. 498, PGS. 412 & 416 F.B.C.D.R.

**F.M. 2234 (McHARD ROAD)**  
WIDTH VARIES  
VOL. 355, PG. 625, VOL. 375, P.G. 221 F.B.C.D.R.  
F.B.C.C.F. NOS. 2015094417, 2015107120,  
2017086590, 2017086603 & 2019068365

RESTRICTED RESERVE "A"  
BLOCK 1  
CUSTOMER STORAGE PLUS  
PLAT 20010496 F.B.C.P.R.



**VICINITY MAP**  
SCALE: 1" = 1/2 MILE  
KEY MAP: 611 F

- NOTES:
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWING 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.
  - BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
  - ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99987353897.
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99987353897.
  - 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 LOT 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.
  - 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.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 69.70 FEET NAVD88. 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.
  - THIS PROPERTY LIES WITHIN ZONE X (UNSHADED) AS PER FLOOD INSURANCE RATE MAP, MAP NO. 48157C0305M, DATED JANUARY 29, 2021.
  - THIS PROPERTY LIES WITHIN THE "L23" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS."
  - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5) FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A.
  - IF ANY, ALL KNOWN EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAINAGE INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - BENCHMARK: 2014 FORT BEND COUNTY LIDAR BENCHMARK 10. PK NAIL FOUND IN THE CENTERLINE INTERSECTION EXPANSION JOINT OF CAYMAN BEND LANE AND SUNSET SPRINGS.
  - PUBLISHED ELEVATION=69.023' NAVD88 (UTILIZING CEOD12A)\*\*
  - TEMPORARY BENCHMARK (T.B.M.): "X" CUT ON CONCRETE SIDEWALK APPROXIMATELY 168' WESTERLY OF THE N.W. CORNER OF THE HEREIN DESCRIBED PLAT AND APPROXIMATELY 36' NORTH OF THE McHARD ROAD SOUTH R.O.W. LINE. ELEVATION=69.14' NAVD88
  - THE PLANNING COMMISSION GRANTED A VARIANCE TO EXCEED 2600' INTERSECTION SPACING BY NOT PROVIDING A NORTH/SOUTH STREET THROUGH THE PROPERTY ON 10/19/2023. 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.
  - THIS PLAT IS SUBJECT TO A BLANKET TELEPHONE LINE EASEMENT RECORDED IN VOLUME 87, PAGE 539 OF THE F.B.C.D.R., AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED UNDER F.B.C.C.F. NO. 2020101800.
  - THIS PLAT IS SUBJECT TO BLANKET PIPELINE EASEMENTS RECORDED IN VOLUME 102, PAGE 423, VOLUME 267, PAGE 196, AND VOLUME 267, PAGE 197 OF THE F.B.C.D.R.
  - THIS PLAT IS SUBJECT TO AN UNDEFINED PIPELINE EASEMENT RECORDED IN VOLUME 165, PAGE 420 OF THE F.B.C.D.R.
  - THIS PLAT IS SUBJECT TO A BLANKET ELECTRIC DISTRIBUTION LINE EASEMENT RECORDED UNDER F.B.C.C.F. NO. 2022052815.
  - THE PROPERTY OWNER SHALL HAVE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION POND, DRAINAGE STRUCTURES AND DRAINAGE EASEMENTS WITHIN UNRESTRICTED RESERVE "A". THE MAINTENANCE RESPONSIBILITY WILL TRANSFER TO THE NEW OWNER UPON SALE OF THE PROPERTY.

DISTRICT NAMES	
ASSISTANCE DISTRICT	CAD #4
MUD	F.B.C.M.U.D. NO. 168
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
FIRE	F.B.C. FIRE MARSHALL
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	SBC AND CENTERPOINT ENERGY
OTHER	ESD NO. 7

**BLOCK 1**  
**UNRESTRICTED RESERVE "A"**  
7.35 ACRES  
320,154 SQ.FT.

CALL 163.999 ACRES  
("TRACT 2")  
OSY, LLC  
F.B.C.C.F. NO. 2022116924

CALL 29.339 ACRES  
("TRACT 2")  
OSY, LLC  
F.B.C.C.F. NO. 2022116924

CALL 29.339 ACRES  
WXYZ, INC.  
VOL. 2090, PG. 2058 F.B.C.D.R.

REMAINDER OF  
CALL 8.358 ACRES  
DONNY PHAM &  
TAMMY PHAM  
F.B.C.C.F. NO.  
2019128734

REMAINDER OF  
CALL 93.7761 ACRES  
TESLA INVESTMENTS, LLC  
F.B.C.C.F. NO.  
2010098709

# PROENERGY RESERVE

BEING A SUBDIVISION OF 7.35 ACRES OF LAND LOCATED IN THE T. HOBERMAKER SURVEY, A-191, IN FORT BEND COUNTY, TEXAS.

1 RESERVE 1 BLOCK

OWNER: SCHROEDER PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP 9420 KNIGHT ROAD HOUSTON, TX 77045	SURVEYOR: GBI PARTNERS 4724 VISTA RD. PASADENA, TX 77505 TBPELS FIRM REGISTRATION NO. 10130300	ENGINEER: DAC ENGINEERING 17725 KATY FREEWAY, SUITE 103 HOUSTON, TX 77094 TBPELS FIRM REGISTRATION NO. F-12959
DARRYL SCHROEDER 713-299-0773	KYLE B. DUCKETT, R.P.L.S. 281-499-4539	MASSOUD TABRIZI, P.E. 281-506-7119



STATE OF TEXAS  
COUNTY OF FORT BEND

We, Schroeder Partnership, Ltd., a Texas limited partnership, acting by and through Darryl Schroeder, Member of Texas Schroeder Properties, LLC, a Texas limited liability company, its General Partner, owners hereinafter referred to as Owners of the 7.35 acre tract described in the above and foregoing map of PROENERGY RESERVE, 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 plats 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 the 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 subdivision, 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 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 of March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Schroeder Partnership, Ltd., a Texas limited partnership, has caused these presents to be signed by Darryl Schroeder, Member of Texas Schroeder Properties, LLC, a Texas limited liability company, its General Partner, thereunto authorized this \_\_\_\_ day of \_\_\_\_\_, 2023.

Schroeder Partnership, Ltd.,  
a Texas limited partnership

By: Texas Schroeder Properties, LLC,  
a Texas limited liability company,  
its General Partner

By: \_\_\_\_\_  
Darryl Schroeder  
Member

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Darryl Schroeder, Member of Texas Schroeder Properties, LLC, a Texas limited liability company, General Partner to Schroeder Partnership, Ltd., a Texas limited partnership, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for  
the State of Texas

My commission expires: \_\_\_\_\_

We, Moody National Bank, owners and holders of liens against the property described in the plat known as ProEnergy Reserve, said liens being evidenced by instruments of record in the Fort Bend County Clerk's File Nos. 2023057916, 2023057917 and 2023057918, 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 owners of said liens and have not assigned the same nor any part thereof.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of Moody National 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for  
the State of Texas

My commission expires: \_\_\_\_\_

I, Kyle B. Duckett, 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 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.

Kyle B. Duckett  
Registered Professional Land Surveyor  
Texas Registration No. 6340

I, Massoud Tabrizi, 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.

Massoud Tabrizi, P.E.  
Professional Engineer  
Texas Registration No. 75322

This is to certify that the Planning Commission of the City of Houston, Texas has approved this Plat and Subdivision of PROENERGY RESERVE 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 \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Martha L. Stein, Chair  
or M. Sonny Garza, Vice Chairman

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

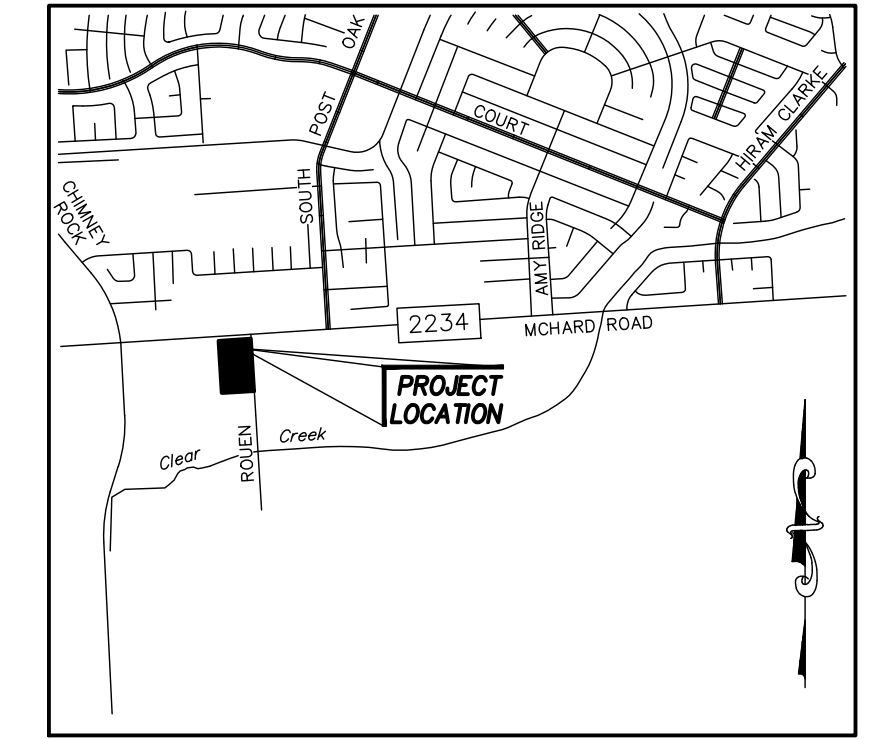
THE STATE OF TEXAS  
COUNTY OF FORT BEND

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 \_\_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_\_ o'clock \_\_\_\_M., in Plat Number \_\_\_\_\_ of the Plat Records of said County.

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

County Clerk, Laura Richard  
Fort Bend County, Texas

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



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP: 611 F

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

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

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1 RESERVE 1 BLOCK

OWNER:  
SCHROEDER PARTNERSHIP, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
9420 KNIGHT ROAD  
HOUSTON, TX 77045

DARRYL SCHROEDER  
713-299-0773

SURVEYOR:  
GBI PARTNERS  
4724 VISTA RD.  
PASADENA, TX 77505  
TBPELS FIRM REGISTRATION  
NO. 10130300

KYLE B. DUCKETT, R.P.L.S.  
281-499-4539

ENGINEER:  
DAC ENGINEERING  
17725 KATY FREEWAY,  
SUITE 103  
HOUSTON, TX 77094  
TBPELS FIRM REGISTRATION  
NO. F-12959

MASSOUD TABRIZI, P.E.  
281-506-7119

