

PLAT RECORDING SHEET

PLAT NAME: Hunt Road Storage

PLAT NO: _____

ACREAGE: 7.768

LEAGUE: I.N. Charles Survey

ABSTRACT NUMBER: 17

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Fulshear Self-Storage, LLC,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, FULSHEAR SELF-STORAGE, LLC, a Texas limited liability company, acting by and through Bryan J. D'Agostino, Member, and Chris P. D'Agostino, member, Owners of the property directly affected by this plat, being HUNT ROAD STORAGE, as indicated hereon, do hereby consent to this plat for the purposes herein expressed.

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, 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 FULSHEAR SELF-STORAGE, LLC, a Texas limited liability company, has caused these presents to be signed by Bryan J. D'Agostino, Member, and Chris P. D'Agostino, Member, and its common seal

hereunto affixed this ____ day of _____, 20____.

FULSHEAR SELF-STORAGE, LLC, a Texas limited liability company

By: _____
Bryan J D'Agostino

By: _____
Chris P D'Agostino

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Bryan J D'Agostino and Chris P D'Agostino, of Fulshear Self-Storage, LLC, a Texas limited liability company, known to me to be the persons whose names are 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 ____ day of _____, 20____.

Notary Public in and for the
State of Texas

My Commission Expires:

I, JAMES MICHAEL DENNEY, 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.

JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414

This is to certify that the City Manager and City Engineer of the City of Fulshear, Texas, has approved this plat and subdivision of HUNT ROAD STORAGE in conformance with the laws of the State of Texas and Ordinance No. 2013-1091 - Section 12 of the City of Fulshear is shown hereon on and authorized the recording of this plat

this ____ day of _____, 20____.

By: _____
Jack Harper
City Manager

By: _____
Cliff Brouhard
City Engineer

I, Laura Richard, County Clerk in and for Fort Bend County, do 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

DESCRIPTION

A TRACT OR PARCEL CONTAINING 7.768 ACRES OF LAND SITUATED IN THE LN. CHARLES SURVEY, ABSTRACT NO. 17, FORT BEND COUNTY, TEXAS, BEING THE RESIDUE OF A CALLED 4.0 ACRE TRACT (TRACT I) DESCRIBED IN DEED TO DAVID A. HANSHAW AND KELLY L. HANSHAW, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 9733486, AND A CALLED 4.0 ACRE TRACT (TRACT II) DESCRIBED IN DEED TO DAVID A. HANSHAW AND KELLY L. HANSHAW, AS RECORDED UNDER F.B.C.C.F. NO. 9733486, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF RESTRICTED RESERVE "B", BLOCK 1, VANBROOK SEC 3, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20210004, FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), FOR THE SOUTHEAST CORNER OF RESTRICTED RESERVE "B", BLOCK 5, VANBROOK SEC 2, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20190040, F.B.C.P.R., AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 45 MIN. 43 SEC. EAST, WITH THE WEST LINE OF SAID RESTRICTED RESERVE "B", A DISTANCE OF 574.42 FEET, TO A CAPPED 5/8 INCH IRON ROD STAMPED "QUIDDITY" FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF HUNT ROAD (A.K.A. FORT BEND ROAD) (WIDTH VARIES), AS RECORDED UNDER F.B.C.C.F. NOS. (NUMBERS) 2020181345 AND 2020185782, FOR THE SOUTHWEST CORNER OF SAID RESTRICTED RESERVE "B" AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 01 MIN. 46 SEC. WEST, WITH THE NORTH R.O.W. LINE OF SAID HUNT ROAD, A DISTANCE OF 585.79 FEET (CALLED 585.77 FEET), TO A CAPPED 5/8 INCH IRON ROD STAMPED "QUIDDITY" FOUND IN THE EAST LINE OF RESTRICTED RESERVE "F" OF SAID VANBROOK SEC 2 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 05 MIN. 42 SEC. WEST, WITH THE EAST LINE OF SAID RESTRICTED RESERVE "F", A DISTANCE OF 574.32 FEET, TO A CAPPED 5/8 INCH IRON ROD IN CONCRETE (ILLEGIBLE) FOUND FOR THE COMMON SOUTH CORNER OF LOT 22 AND LOT 19 OF SAID VANBROOK SEC 2 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88 DEG. 01 MIN. 29 SEC. EAST, WITH THE SOUTH LINE OF BLOCK 5 OF SAID VANBROOK SEC 2, A DISTANCE OF 585.79 FEET (CALLED 585.77 FEET), TO THE POINT OF BEGINNING AND CONTAINING 7.768 ACRES (338,363 SQUARE FEET) OF LAND.

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 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 0.999990382.
- ALL OF THE PROPERTY LOCATED IN THIS PLAT IS WITHIN FORT BEND COUNTY, AND THE CITY OF FULSHEAR, TEXAS, ETC.
- ALL VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 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, 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.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0085M REVISED/DATED JANUARY 29, 2021, 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 FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 135.00 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS THE HIGHER OF TWENTY-FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY-FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE 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 THE A.D.A.
- 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.

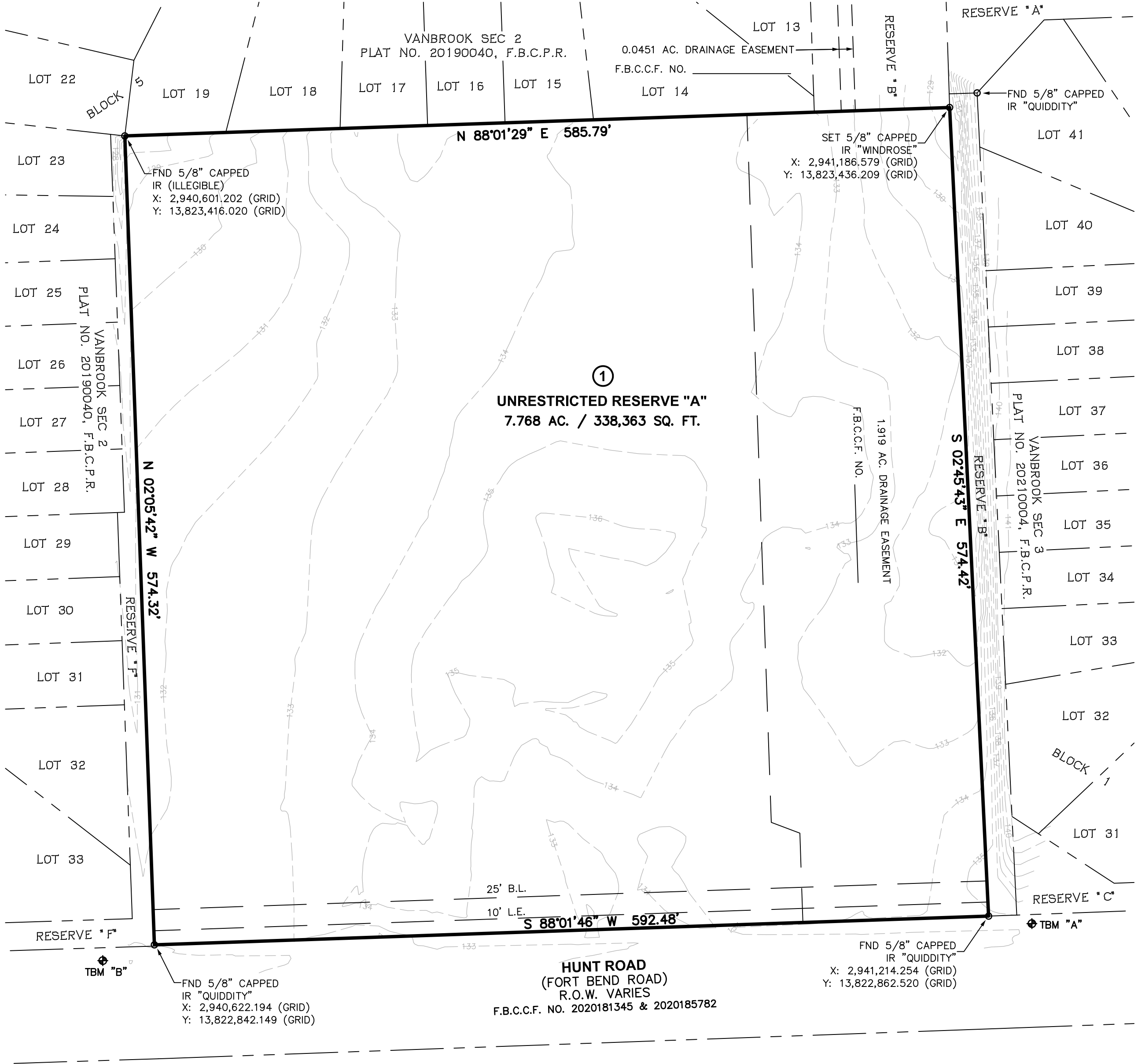
BENCHMARK

ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM--SITE GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY, ACCORDING TO THE NGS OPUS REPORT, THE FOLLOWING CORS STATIONS WERE USED: DL9086, DL9812, DJ8995, AND DE5999. THE NEAREST NGS PUBLISHED CONTROL POINT IS AW4651. (NAVD88, COMPUTED USING GEOID18)

TEMPORARY BENCHMARK "A" ELEVATION - 134.65'
COMMENCING AT THE SOUTHEAST CORNER OF THE SUBJECT TRACT, SOUTH 80 DEG. 09 MIN. 59 SEC. EAST, A DISTANCE OF 31.19 FEET TO A BOX CUT ON A STORM INLET.

TEMPORARY BENCHMARK "B" ELEVATION - 131.40'
COMMENCING AT THE SOUTHWEST CORNER OF THE SUBJECT TRACT, SOUTH 72 DEG. 58 MIN. 32 SEC. WEST, A DISTANCE OF 38.32 FEET TO A BOX CUT ON A STORM INLET.

CO. ASSISTANCE DISTRICT	NONE
WCID	NONE
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	LAMAR ISD
FIRE	F.B.C. ESD NO. 4
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF FULSHEAR ETJ
EMERGENCY SERVICE	F.B.C. ESD NO. 4
COUNTY COMMISSIONER	PRECINCT NO. 1



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.

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

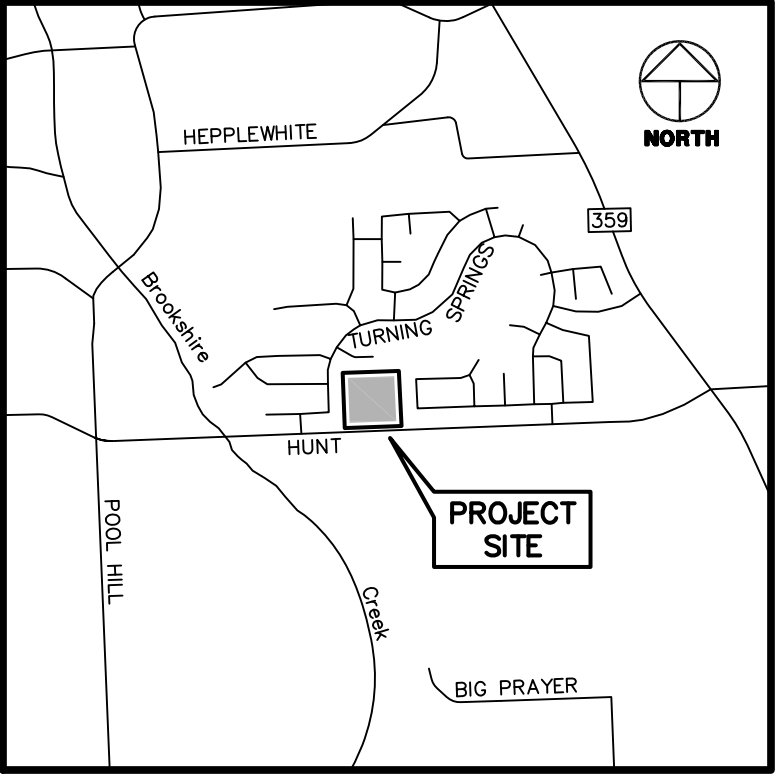
By: _____ Deputy

I, Kenneth Cargill, 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.

Kenneth Cargill, P.E.
Texas Registration No. 123923
Kinley-Horn and Associates, Inc.
6160 Warren Park Way, Suite 210
Frisco, TX 75034
Texas Firm Registration No. 928

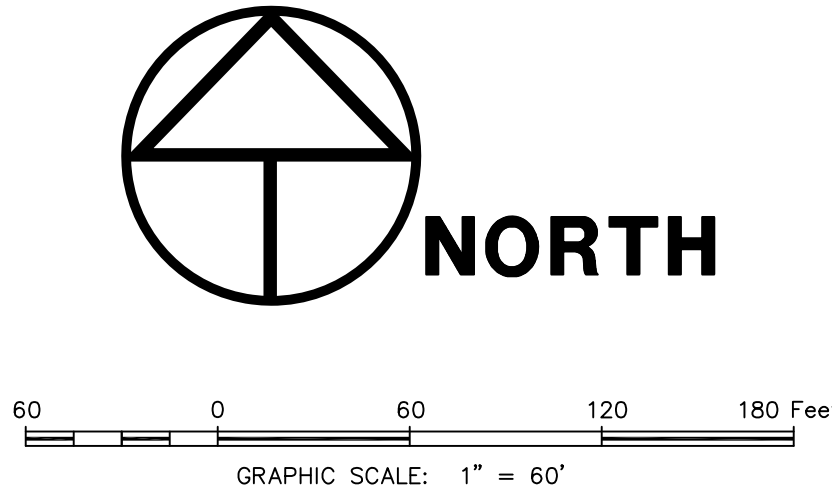
ABBREVIATIONS

FND - FOUND
F.C. - FILM CODE
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
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
S.S.E. - SANITARY SEWER EASEMENT
ST.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
L.E. - LANDSCAPE EASEMENT
W.L.E. - WATER LINE EASEMENT
⑤ - SET 5/8" CAPPED IR "WINDROSE"



CITY OF FULSHEAR, FORT BEND COUNTY, TEXAS
KEY MAP: 482W

VICINITY MAP
SCALE: 1" = 2000'



MINOR PLAT

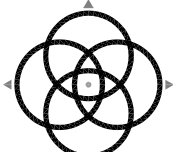
HUNT ROAD STORAGE
A SUBDIVISION OF
7.768 AC. / 338,363 SQ. FT.
SITUATED IN THE
I.N. CHARLES SURVEY, ABSTRACT NO. 17
CITY OF FULSHEAR ETJ, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

MAY 2024

Owner
Fulshear Self-Storage, LLC,
a Texas limited liability company
2253 N Loop 336 W, Suite C
Conroe, TX 77304
(713) 806-4747

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