

PLAT RECORDING SHEET

PLAT NAME: Pecan Grove Estates

PLAT NO: _____

ACREAGE: 26.10

LEAGUE: J.S. O'Connor League

ABSTRACT NUMBER: 66

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 5

NUMBER OF RESERVES: 0

OWNERS: GTA Real Estate Fund 1, LLC

(DEPUTY CLERK)

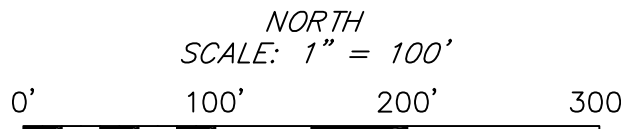
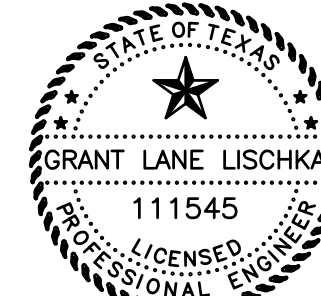
I, Chris D. Kalkomey, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods and length of not less than three (3) feet.

Chris D. Kalkomey, Registered Professional Land Surveyor
Texas Registration No. 5869

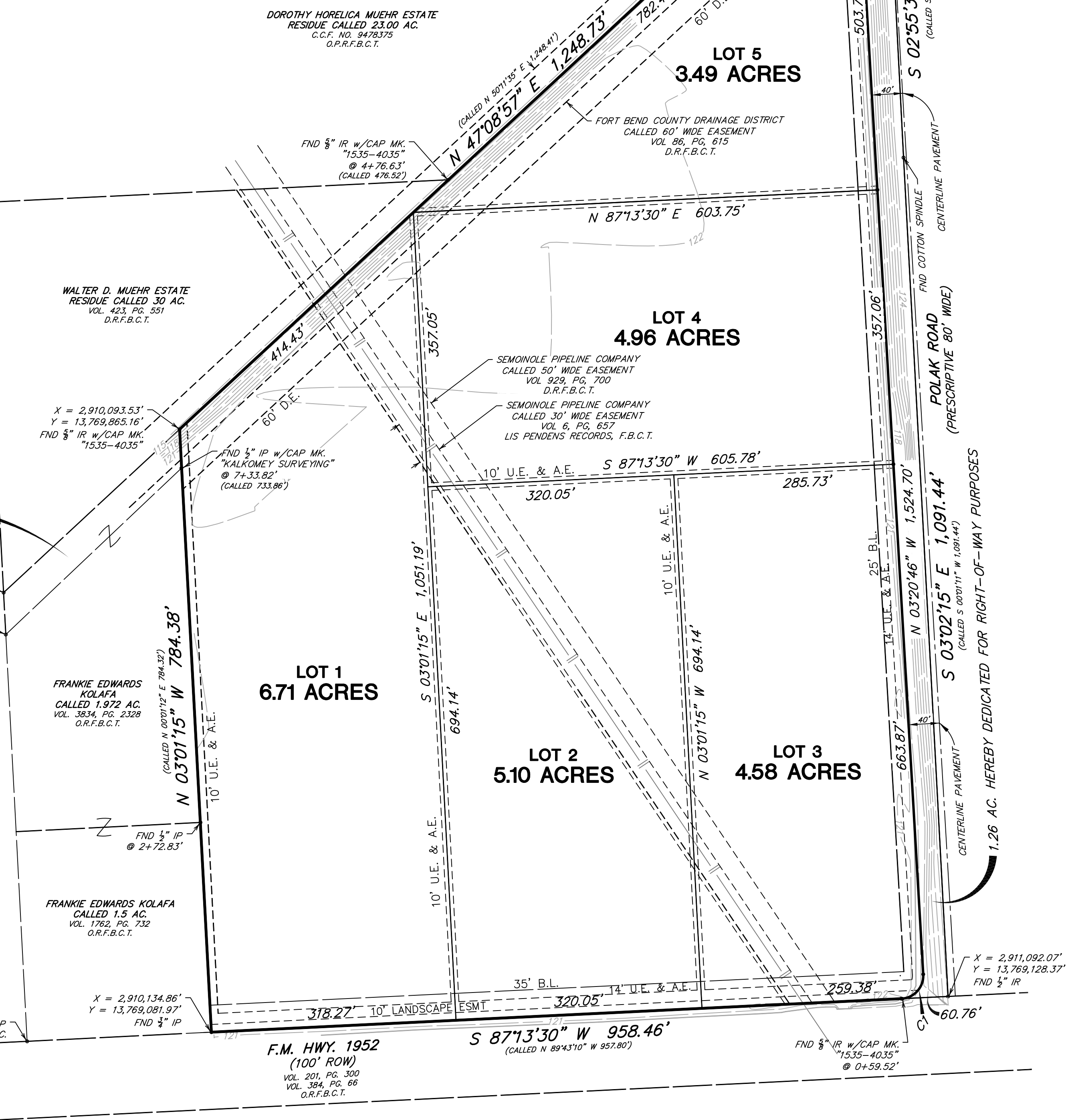


I, Grant Lane Lischka, a Professional Engineer Registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Grant Lane Lischka, Registered Professional Engineer
Texas Registration No. 111545
Firm Registration No. F-20673



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.42'	42.64'	N 41°56'22" E	90°34'17"



State of Texas
County of Fort Bend

I, Brodrick Norman, being President of GTA Real Estate Fund I, LLC, owner of a 26.10 acre tract of land described in the foregoing map of Pecan Grove Estates, do hereby make and establish said subdivision and development plat 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted for some under the terms and conditions of such restrictions filed separately.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we 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 on additional eleven feet, six inches (11'6") for ten feet (10') perimeter ground easements of five feet six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') 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, we 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 on additional ten feet (10') for ten feet (10') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') 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') in width.

FURTHER, we 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, excessive vegetation 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, GTA Real Estate Fund I, LLC, has caused these presents to be signed by Brodrick Norman, its President, hereto authorized, and its common seal hereto affixed this ____ day of _____, 2024.

GTA Real Estate Fund I, LLC, owner

By: _____
Brodrick Norman, President

BEFORE ME, the undersigned authority, on this day personally appeared Brodrick Norman, President, 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 set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

We, ILS Lending, LLC, a Texas Limited Liability Company, owner and holder of a lien against the property described in the plat known as [NAME] against the property described instrument of record in C.C.F. No. 2024052800 of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate to said plat sold lien and we hereby in all things subordinate to said plat sold lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: (Signature of Lienholder)
(name to be printed)

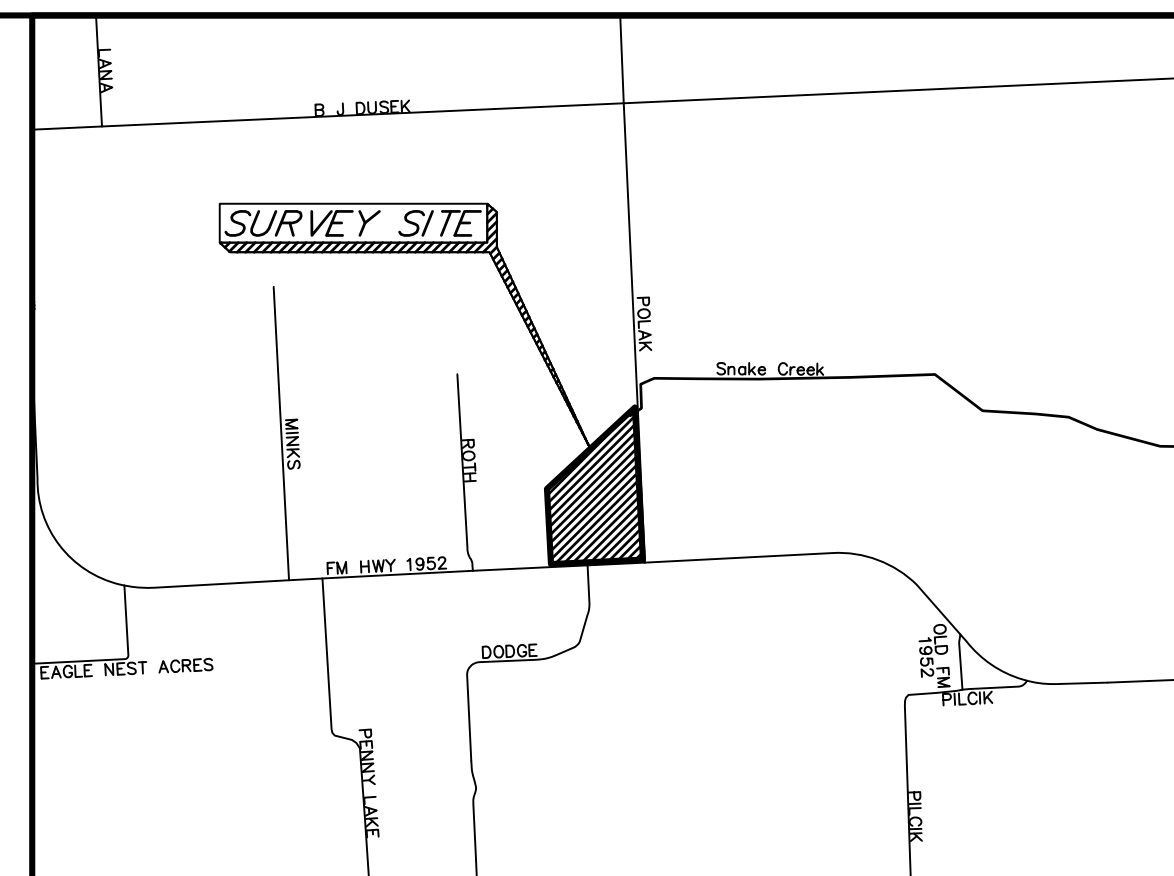
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas

GENERAL NOTES:

- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 4815700200M, Panel 0200, Suffix "M" dated December 21, 2017, for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. 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 the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.
- Bearings and coordinates are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
- Elevations shown hereon are based on GPS observations taken June 17, 2024, and processed using the NGS OPUS program (NAVDB8).
- The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (NAD83) and may be brought to surface by applying the following combined scale factor of 1.0001294446.
- Elevations used for delineating contour lines are based upon GPS observations taken June 17, 2024, and processed using the NGS OPUS program, NAVDB8.
- This plat was prepared to meet Fort Bend County requirements.
- 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 are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easements through an approved drainage structure.
- Site plans shall be submitted to Fort Bend County for staff review and approval prior to construction. Driveway requirements for the locations, widths and offset, from an intersection and any existing driveways or proposed driveways, shall conform to the design standards of Fort Bend County.
- Pipelines and pipeline easements shown hereon are approximate and based upon available aboveground evidence. Exact locations would need to be identified by the respective pipeline companies.
- This tract lies wholly within the jurisdictions of Fort Bend County, Fort Bend County Drainage District, Brazos Independent School District, Fort Bend County ESD 3.
- Approval of this plat will expire one year from City Council approval if not recorded in the Real Property Records of the County of Fort Bend.
- This tract is located in Lighting Zone LZ3.
- Five-eighths inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency, and all block corners, unless otherwise noted.
- No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions: the driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
- The top of all floor slabs shall be a minimum of 125.2 feet above mean sea level (NAVDB8 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.
- 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.
- Land use within this subdivision is limited to an average percent imperviousness of no more than 5%. If this percentage is to be exceeded, a re-plot and / or further design of a drainage system and infrastructure in accordance with the Fort Bend County Drainage Criteria Manual will be necessary.
- Any development within the platted area must ensure that pre-existing, natural drainage patterns and capacities of neighboring properties are not negatively impacted.
- A minimum distance of 10' shall be maintained between residential dwellings.
- Individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC Chapter 285 OSSF rules.



VICINITY MAP KEY MAP: 600
(SCALE: 1" = 2,000') (PANEL "A")

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 any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Interim Fort Bend County Engineer Date _____

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 2024.

Vincent M. Morales, Jr.
Commissioner, Precinct 1 Grady Prestage
Commissioner, Precinct 2

KP George
County Judge Dexter L. McCoy
Commissioner, Precinct 4

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

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 _____, 2024 at _____ o'clock ____ m. in Plat No. _____

_____ of the Plat 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, County Clerk
Fort Bend County, Texas

Deputy

PECAN GROVE ESTATES
5 LOTS, 1 BLOCK, 0 RESERVE
BEING 26.10 ACRES IN THE
J. S. O'CONNOR LEAGUE, ABSTRACT 66
FORT BEND COUNTY, TEXAS
MAY 30, 2024

