

PLAT RECORDING SHEET

PLAT NAME: Settegast Ranch Sec 2

PLAT NO: _____

ACREAGE: 7.809

LEAGUE: John Foster 2 ½ League Grant

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: SCI Texas Funeral Services, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, SCI TEXAS FUNERAL SERVICES, LLC a Delaware limited liability company, acting by and through Michael White, its President, and Janet S. Key, its Secretary, owner, hereinafter referred to as Owners of the 7.809 acre tract described in the above and foregoing map of SETTEGAST RANCH SEC 2, 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 plat, 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 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 plat, as easements for drainage purposes, giving the City of Houston, Harris 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 on March 23, 2004, and any subsequent amendments.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the SCI TEXAS FUNERAL SERVICES, LLC a Delaware limited liability company, has caused these presents to be signed by Michael White, President thereunto authorized, attested by Janet S. Key, Secretary,

this _____ day of _____, 2024.

SCI TEXAS FUNERAL SERVICES, LLC a Delaware limited liability company

By: _____
Michael White
President

By: _____
Janet S. Key
Secretary

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Michael White, President and Janet S. Key, Secretary of SCI TEXAS FUNERAL SERVICES, LLC a Delaware 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 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 _____, 2024.

Printed Name: _____
Notary Public in and for the State of Texas
Commission Expires: _____

I, Chris Jordan, am 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.

Chris Jordan, R.P.L.S.
Texas Registration No. 6750

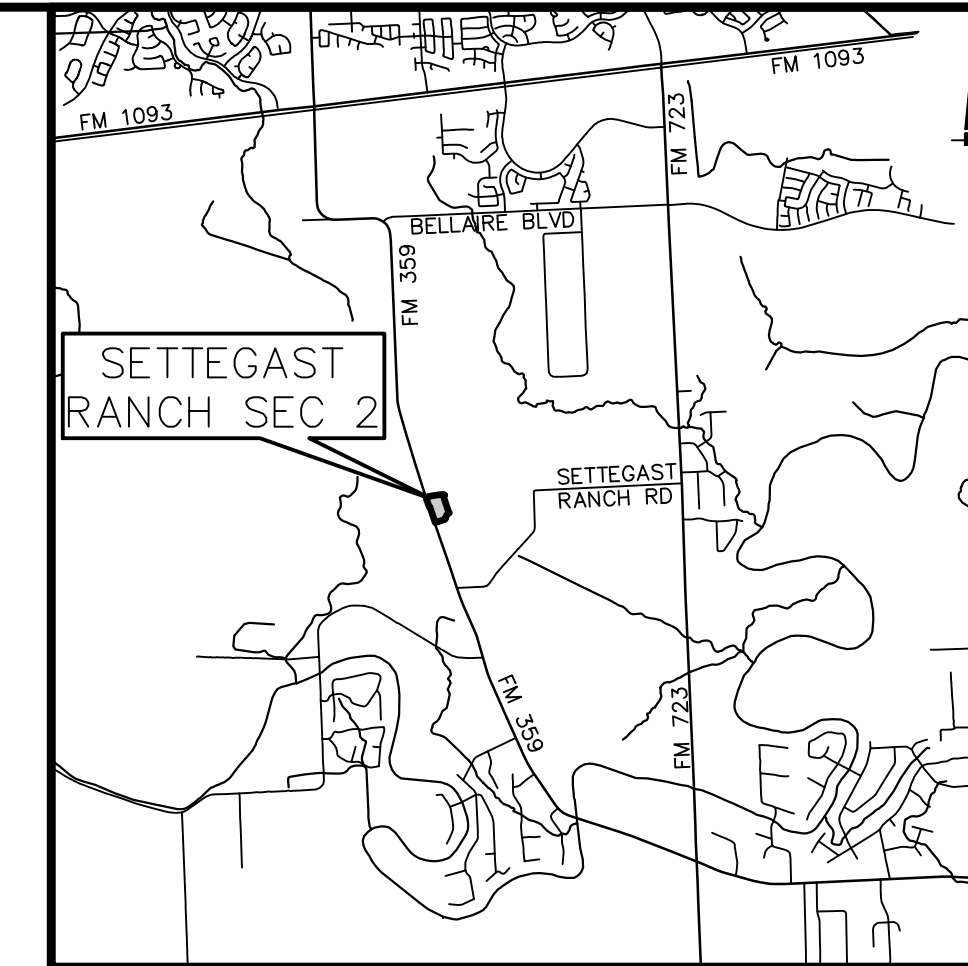
I, Benton Schmaltz, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Benton Schmaltz, P.E.
Texas Registration No. 101260
Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SETTEGAST RANCH SEC 2 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 _____, 2024.

By: _____ OR _____
Lisa M. Clark OR M. Sonny Garza
Chair Vice Chairman

By: _____
Jennifer Ostlind, AICP,
Secretary



VICINITY MAP
N.T.S.
KEY MAP: 524W

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 of 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 _____, 2024.

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

Dexter L. McCoy
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 in my office on _____, 2024, at _____ o'clock _____ m. in Plot Number _____ of the Plat Records of Fort Bend County, Texas.

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
By: _____
Deputy

SETTEGAST RANCH SEC 2

A SUBDIVISION OF 7.809 ACRES OF LAND
LOCATED IN THE JOHN FOSTER 2 1/2
LEAGUE GRANT, ABSTRACT NO. 26,
BEING A PARTIAL REPLAT OF RESERVE "A",
BLOCK 1 OF SETTEGAST RANCH SEC 1,
RECORDED UNDER PLAT NO.
20200003 OF F.B.C.P.R.
FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:
TO CREATE 1 RESTRICTIVE RESERVE

RESERVE:1 BLOCK:1
SCALE: 1"=50' DATE: JUNE, 2024

OWNER:
SCI TEXAS FUNERAL SERVICES, LLC
1929 ALLEN PARKWAY, 7TH FLOOR
HOUSTON, TX 77019
713-525-9277

LAND PLANNER:
BGE, INC.
10777 WESTHEIMER, STE. 500
HOUSTON, TEXAS 77042
281-558-8700



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00