

# PLAT RECORDING SHEET

**PLAT NAME:** Capital United Partners LLC

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

**ACREAGE:** 33.42

**LEAGUE:** Benjamin Osborne Survey

**ABSTRACT NUMBER:** 390

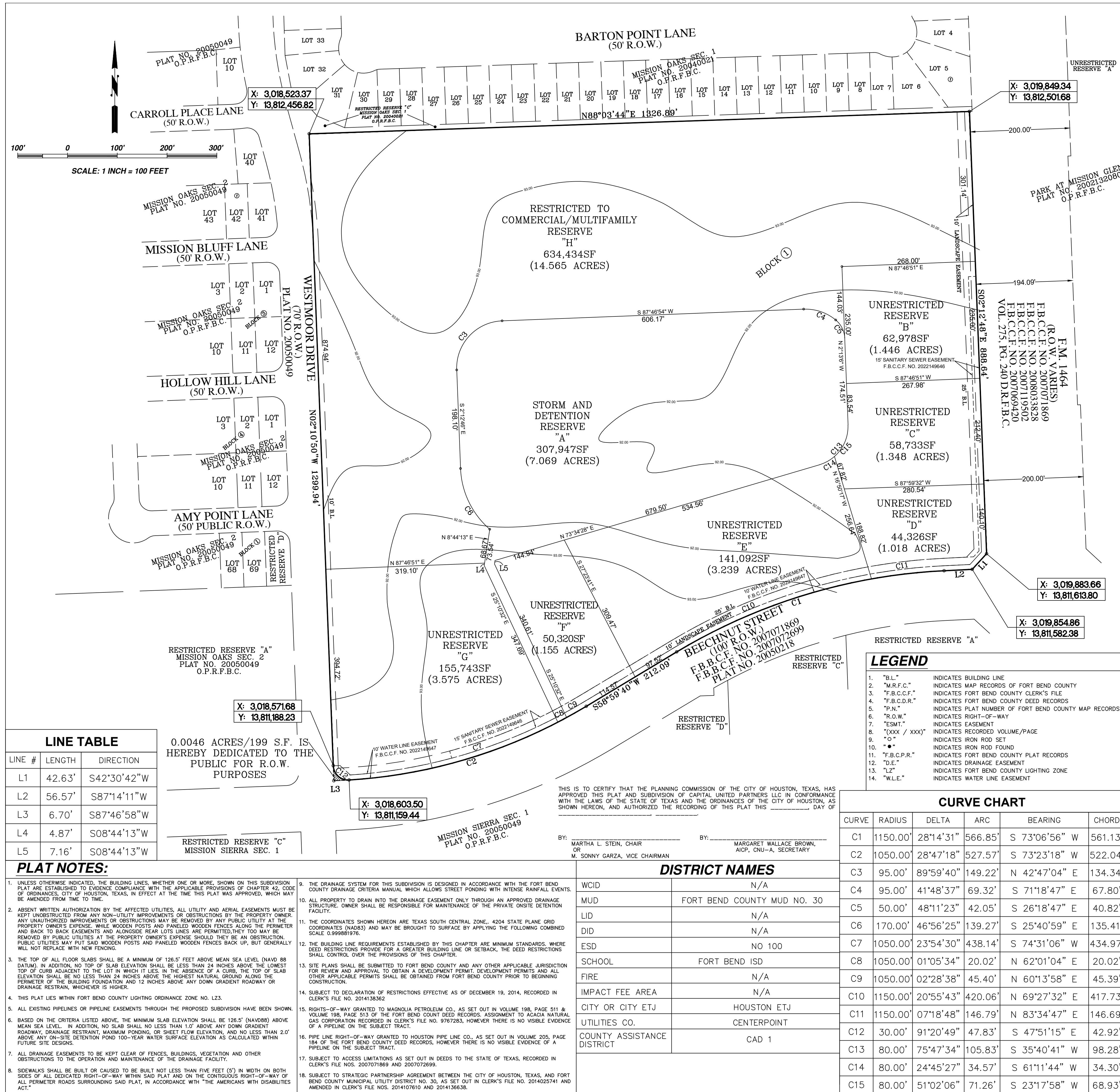
**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 8

**OWNERS:** Capital United Partners, LLC

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



STATE OF TEXAS  
COUNTY OF FORT BEND

WE, CAPITAL UNITED PARTNERS, LLC, ACTING BY AND THROUGH, TAJDIN MOMIN, ITS MANAGING MEMBER, HERINAFTER REFERRED TO AS OWNERS OF THE 33.42 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CAPITAL UNITED PARTNERS LLC, 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 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 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 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, I (OR WE) 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, RAINWATER DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, I (OR WE) DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, OWNERS 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, CAPITAL UNITED PARTNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TAJDIN MOMIN, ITS MANAGING MEMBER, HEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

BY: TAJDIN MOMIN, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED TAJDIN MOMIN, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED M.F. QADUMI, 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.

BY: M.F. QADUMI, P.E.  
TEXAS REGISTRATION NO. 39619

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED M.F. QADUMI, 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.

BY: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED HARRY H. HOVIS IV, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4827

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED HARRY H. HOVIS IV, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4827

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

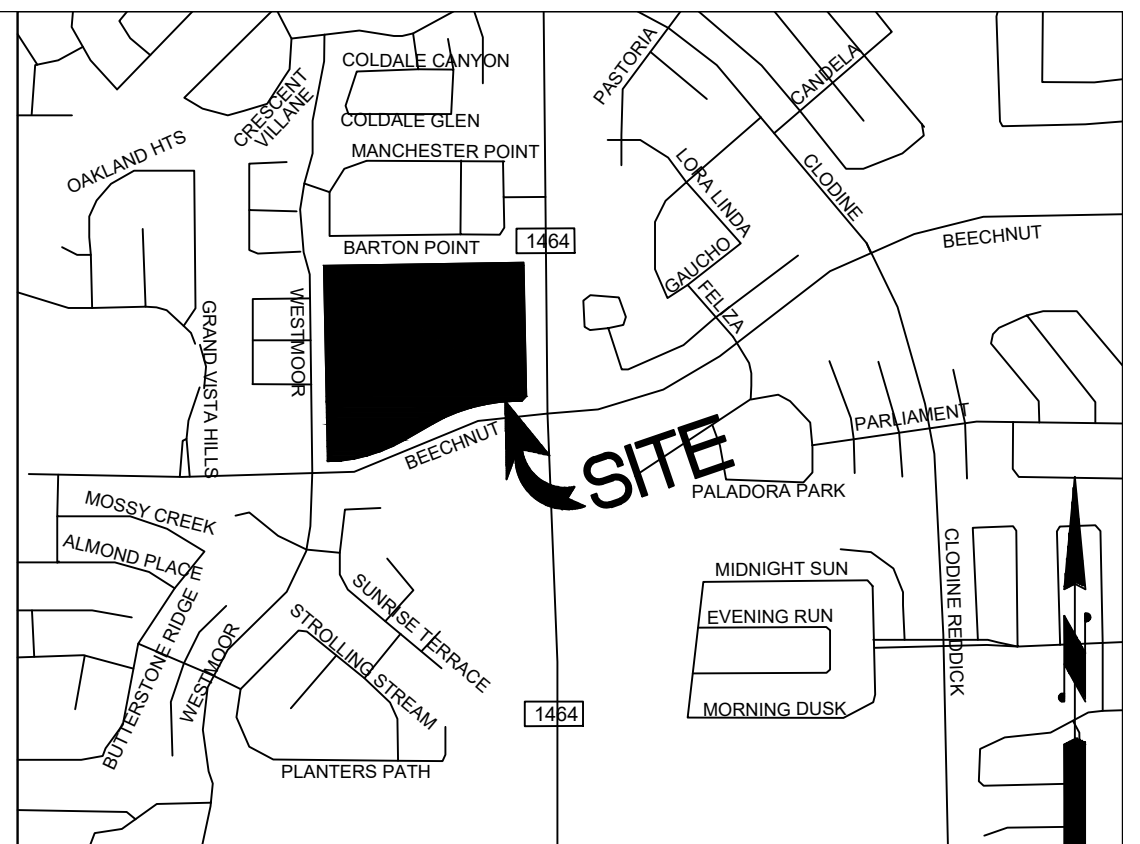
STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED HARRY H. HOVIS IV, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4827

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP N.T.S. KEY MAP 527N

I, J. STACY SLAWINSKI, 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 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  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

VINCENT M. MORALES JR. PRECINCT 1, COUNTY COMMISSIONER  
GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

W.A. (ANDY) MEYERS PRECINCT 3, COUNTY COMMISSIONER  
DEXTER L. MCCOY PRECINCT 4, COUNTY COMMISSIONER

KP GEORGE COUNTY JUDGE

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 \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT 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.

BY: \_\_\_\_\_  
COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	42.63'	S42°30'42"W
L2	56.57'	S87°14'11"W
L3	6.70'	S87°46'58"W
L4	4.87'	S08°44'13"W
L5	7.16'	S08°44'13"W

0.0046 ACRES/199 S.F. IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES

RESTRICTED RESERVE "C" MISSION SIERRA SEC. 1

- PLAT NOTES:**
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION 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.
  - 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 LOTS 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.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 126.5' FEET ABOVE MEAN SEA LEVEL (NAVD 88 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, AND NO LESS THAN 2' 0" ABOVE ANY ON-SITE DETENTION POND 100-YEAR WATER SURFACE ELEVATION AS CALCULATED WITHIN FUTURE SITE DESIGNS.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') 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 AMERICANS WITH DISABILITIES ACT.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ADOPTS STREET PONDING WITH INTENSE RAINFALL EVENTS.
  - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ON-SITE DETENTION FACILITY.
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999981976.
  - THE BUILDING LINE REQUIREMENTS ESTABLISHED BY THIS CHAPTER ARE MINIMUM STANDARDS, WHERE DEED RESTRICTIONS PROVIDE FOR A GREATER BUILDING LINE OR SETBACK, THE DEED RESTRICTIONS SHALL CONTROL OVER THE PROVISIONS OF THIS CHAPTER.
  - 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.
  - SUBJECT TO DECLARATION OF RESTRICTIONS EFFECTIVE AS OF DECEMBER 19, 2014, RECORDED IN CLERK'S FILE NO. 2014138362
  - RIGHTS-OF-WAY GRANTED TO MAGNOLIA PETROLEUM CO., AS SET OUT IN VOLUME 198, PAGE 511 & VOLUME 198, PAGE 913 OF THE FORT BEND COUNTY DEED RECORDS, ASSIGNMENT TO ACADIA NATURAL GAS CORPORATION RECORDED IN CLERK'S FILE NO. 9767283, HOWEVER THERE IS NO VISIBLE EVIDENCE OF A PIPELINE ON THE SUBJECT TRACT.
  - PIPE LINE RIGHT-OF-WAY GRANTED TO HOUSTON PIPE LINE CO., AS SET OUT IN VOLUME 205, PAGE 184 OF THE FORT BEND COUNTY DEED RECORDS, HOWEVER THERE IS NO VISIBLE EVIDENCE OF A PIPELINE ON THE SUBJECT TRACT.
  - SUBJECT TO ACCESS LIMITATIONS AS SET OUT IN DEEDS TO THE STATE OF TEXAS, RECORDED IN CLERK'S FILE NOS. 2007071869 AND 2007072699.
  - SUBJECT TO STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF HOUSTON, TEXAS, AND FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 30, AS SET OUT IN CLERK'S FILE NO. 2014025741 AND AMENDED IN CLERK'S FILE NOS. 2014107810 AND 2014136836.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF CAPITAL UNITED PARTNERS LLC 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: MARTHA L. STEIN, CHAIR OR M. SONNY GARZA, VICE CHAIRMAN  
BY: MARGARET WALLACE BROWN, AICP, ONU-A, SECRETARY

**DISTRICT NAMES**

WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 30
LID	N/A
DID	N/A
ESD	NO 100
SCHOOL	FORT BEND ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT
COUNTY ASSISTANCE DISTRICT	CAD 1

**LEGEND**

- "BL." INDICATES BUILDING LINE
- "M.R.F.C." INDICATES MAP RECORDS OF FORT BEND COUNTY
- "F.B.C.C.F." INDICATES FORT BEND COUNTY CLERK'S FILE
- "F.B.C.D.R." INDICATES FORT BEND COUNTY DEED RECORDS
- "F.N." INDICATES PLAT NUMBER OF FORT BEND COUNTY MAP RECORDS
- "R.O.W." INDICATES RIGHT-OF-WAY
- "ESMT." INDICATES EASEMENT
- "(xxx / xxx)" INDICATES RECORDED VOLUME/PAGE
- "••" INDICATES IRON ROD SET
- "•••" INDICATES IRON ROD FOUND
- "F.B.C.P.R." INDICATES FORT BEND COUNTY PLAT RECORDS
- "D.L." INDICATES DRAINAGE EASEMENT
- "LZ" INDICATES FORT BEND COUNTY LIGHTING ZONE
- "W.L.E." INDICATES WATER LINE EASEMENT

**CURVE CHART**

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	1150.00'	28°14'31"	566.85'	S 73°06'56" W	561.13'
C2	1050.00'	28°47'18"	527.57'	S 73°23'18" W	522.04'
C3	95.00'	89°59'40"	149.22'	N 42°47'04" E	134.34'
C4	95.00'	41°48'37"	69.32'	S 71°18'47" E	67.80'
C5	50.00'	48°11'23"	42.05'	S 26°18'47" E	40.82'
C6	170.00'	46°56'25"	139.27'	S 25°40'59" E	135.41'
C7	1050.00'	23°54'30"	438.14'	S 74°31'06" W	434.97'
C8	1050.00'	01°05'34"	20.02'	N 62°01'04" E	20.02'
C9	1050.00'	02°28'38"	45.40'	N 60°13'58" E	45.39'
C10	1150.00'	20°55'43"	420.06'	N 69°27'32" E	417.73'
C11	1150.00'	07°18'48"	146.79'	N 83°34'47" E	146.69'
C12	30.00'	91°20'49"	47.83'	S 47°51'15" E	42.92'
C13	80.00'	75°47'34"	105.83'	S 35°40'41" W	98.28'
C14	80.00'	24°45'27"	34.57'	S 61°11'44" W	34.30'
C15	80.00'	51°02'06"	71.26'	S 23°17'58" W	68.93'

# CAPITAL UNITED PARTNERS LLC

A SUBDIVISION OF 33.42 ACRES, LOCATED IN THE BENJAMIN OSBORNE SURVEY, ABSTRACT NUMBER 390, FORT BEND COUNTY, TEXAS.

8 RESERVES 1 BLOCK 0 LOTS

JANUARY, 2024 JOB NO. 23021.00

**OWNER:**  
CAPITAL UNITED PARTNERS, LLC  
245 COMMERCE GREEN BLVD. #120  
SUGARLAND, TEXAS 77478  
(281) 957-4100

The **INTERFIELD GROUP** engineering | architecture

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