PLAT RECORDING SHEET

PLAT NAME: **Fenn Platinum Group, LLC**

PLAT NO:

ACREAGE: **4.6343**

LEAGUE: **M. Escalero Survey**

ABSTRACT NUMBER: **A-170**

NUMBER OF BLOCKS: **1**

NUMBER OF LOTS: **0**

NUMBER OF RESERVES: **1**

OWNERS: **Fenn Platinum Group, LLC**

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FENN PLATINUM GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH AKBAR ALI, MANAGING MEMBER, HEREINAFTER REFERRED TO AS OWNERS OF THE 4.238 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FENN PLATINUM GROUP, 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), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACE SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THERE IN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLAN TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1 3/4) SQUARE FEET (24" DIAMETER).

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 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, OWNERS 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.

I IN TESTIMONY WHEREOF, THE FENN PLATINUM GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AKBAR ALI, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED THIS _____ DAY, OF _____, 2024.

FENN PLATINUM GROUP LLC, A TEXAS LIMITED LIABILITY COMPANY

_____
AKBAR ALI, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AKBAR ALI KNOWN TO ME BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGEMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

APPROVED BY MOTION ADOPTED BY THE CITY COUNCIL ON THE _____ DAY OF _____, 2024.

CITY OF ARCOLA

BY: _____ ATTEST: _____
FRED A. BURTON, MAYOR SALLY CANTU, CITY SECRETARY

I, HENRY M. SANTOS, AM REGISTERED UNDER 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 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 (5/) 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.

STATE OF TEXAS REGISTERED HENRY M. SANTOS 5450 PROFESSIONAL LAND SURVEYOR

_____
HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450

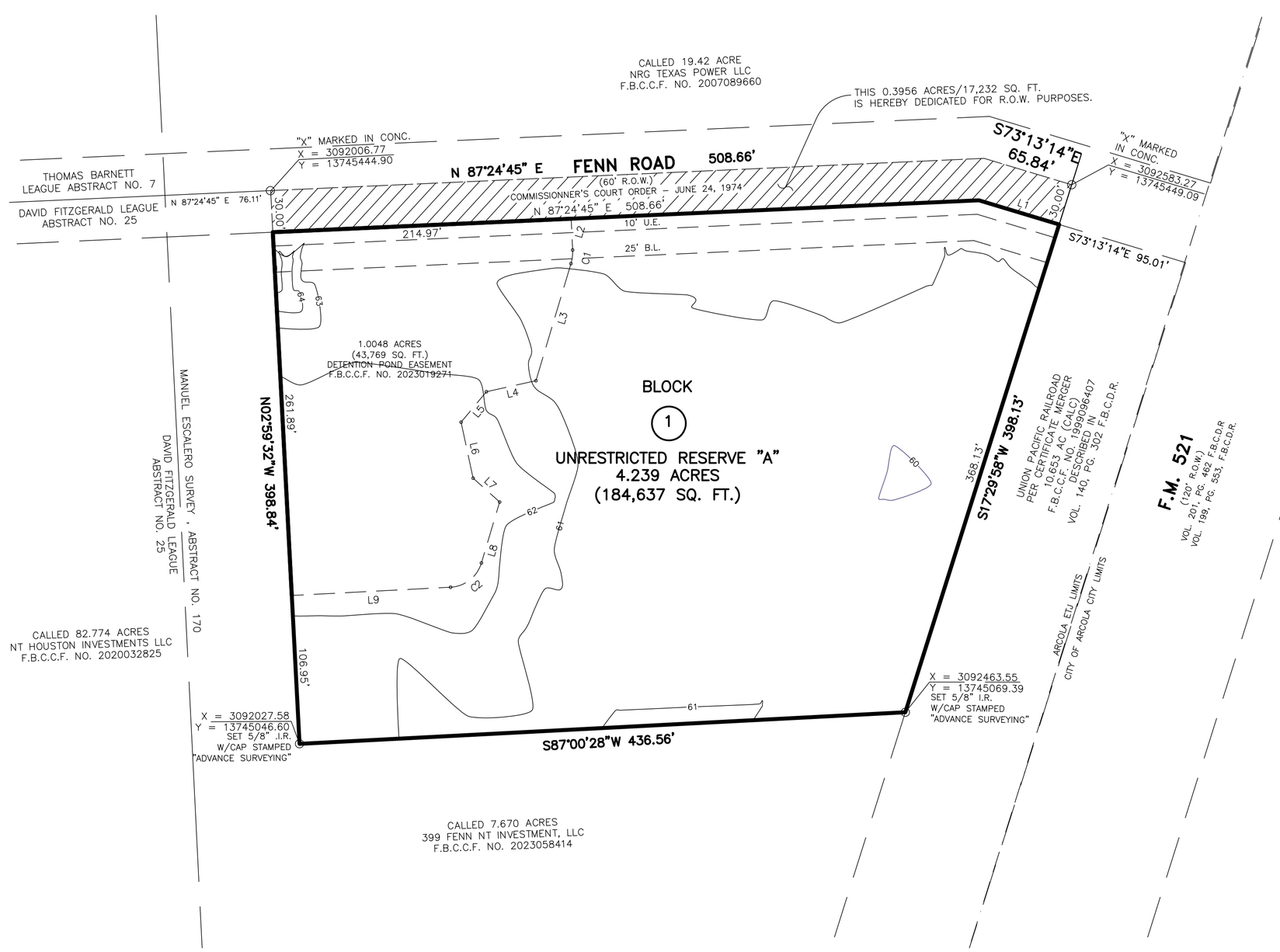
I, RANA MAHMOOD, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

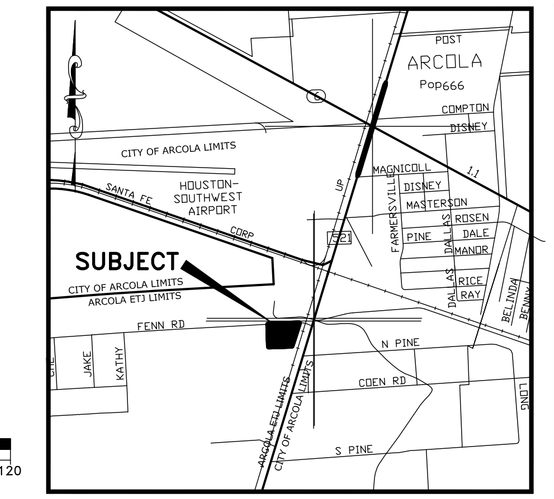
_____
RANA MAHMOOD, P.E., CFM, MCE
LICENSED PROFESSIONAL ENGINEER NO. 101163
TEXAS FIRM F-12333
HEIGHTS ENGINEERING, LLC
12603 SOUTHWEST FWY, STE 285
(832) 999-4764

STATE OF TEXAS RANA F. MAHMOOD 101163 REGISTERED PROFESSIONAL ENGINEER

TABLE OF POLITICAL JURISDICTION AND UTILITY PROVIDERS
SCHOOL: FORT BEND ISD COUNTY: FORT BEND COUNTY CITY: CITY OF ARCOLA ETJ DISTRICT: FORT BEND INDEPENDENT SCHOOL DISTRICT M.U.D.: NONE L.I.D.: NONE ETJ: CITY OF ARCOLA SANITARY SEWER: CITY OF ARCOLA WATER: CITY OF ARCOLA STORM SEWER: OPEN DITCH ELECTRICITY: CENTERPOINT ENERGY GAS: CENTERPOINT ENERGY CABLE: COMCAST TELEPHONE: VERIZON

LEGEND:
AC. – ACRES
B.L. – BUILDING LINE
C.I.R. – CAPPED IRON ROD
CONC. – CONCRETE
ESMT. – EASEMENT
F.B.C.C.F. – FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. – FORT BEND COUNTY DEED RECORDS
R.O.W. – RIGHT OF WAY
SQ. FT. – SQUARE FEET
VOL., PG. – VOLUME, PAGE





VICINITY MAP
SCALE 1" = 1200'
KEY MAP NO. 651L

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 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 COMMISSIONS' 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 _____ AT _____ O'CLOCK ____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS IN 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

GENERAL NOTES:

1. COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NO. 4204 AND WERE DERIVED BY GPS OBSERVATIONS. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF: 0.9998643137.
2. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 82, CODE OF ORDINANCES, CITY OF MISSOURI CITY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE CITY PLANNING LETTER ISSUED BY INTEGRITY TITLE COMPANY LLC, FILE NO. 2239072A, EFFECTIVE DATE JULY 16, 2023.
4. THE PLAT LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 2
5. BEARINGS DEPICTED HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
6. THIS PLAT WAS MET TO MEET THE REQUIREMENTS OF THE CITY OF ARCOLA AND FORT BEND COUNTY.
7. THERE ARE NO PIPELINES OR PIPELINE EASEMENT WITHIN THE PLATTED AREA AS SHOWN HEREON.
8. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITH SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAYS OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT.
9. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PARKING DURING INTENSE RAINFALL EVENTS.
10. THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP (F.I.R.M) COMMUNITY PANEL NO. 48157C0455L, EFFECTIVE APRIL 2, 2014.
11. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
12. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY LINE EASEMENT; STM.SE. INDICATES STORM EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; EASEMENT INDICATES EASEMENT; F.B.C.C. FILE NO. INDICATES FORT BEND COUNTY CLERK'S FILE NUMBER; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS.
13. THE TOP OF ALL SLABS SHALL BE A MINIMUM OF 65.00' FEET ABOVE MEAN SEA LEVEL (NAVD88 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
14. SUBDIVISION PLAT IS SUBJECT TO RESTRICTIONS AS RECORDED IN FILE NO. 2002108968 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
15. BENCHMARK: FORT BEND COUNTY MARKER NO. 414 LOCATED AT THE RIGHT OF NORTH BOUND OF SPRING VALE DRIVE AT GLENDALE LAKES SUBDIVISION SEC. 1 PLAT NO. 20160082 F.B.C.P.R. ELEVATION = 61.20' NAVD 1988, 2001 ADJUSTMENT

    TBM: SET "PK" NAIL ON TOP OF PAVEMENT ALONG FENN ROAD, ELEVATION = 62.70'
16. THIS PROPERTY LIES ENTIRELY WITHIN THE CITY OF ARCOLA ETJ, FORT BEND COUNTY, FORT BEND INDEPENDENT SCHOOL DISTRICT, AND IN FORT BEND EMERGENCY SERVICE DISTRICT.
17. THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS SET FORTH IN FILE NO. 2002108968 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
18. THIS PROPERTY IS SUBJECT TO DECLARATION OF MAINTENANCE COVENANT AND EASEMENT FOR STORM WATER CONTROL FACILITIES AS RECORDED IN FILE NO. 2023019271 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
19. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
20. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
21. 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S73°13'14"E	60.34'
L2	S02°37'36"E	22.54'
L3	S16°38'59"W	87.97'
L4	S77°28'47"W	36.50'
L5	S39°46'04"W	28.52'
L6	S12°07'38"E	41.22'
L7	S47°59'09"E	25.71'
L8	S16°38'59"W	45.79'
L9	S87°00'28"W	114.42'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	29.50'	9.92'	19°16'35"	S07°00'41"W	9.88'
C2	24.50'	30.09'	70°21'29"	S51°49'44"W	28.23'

PHONE: 281 530-2939
281 530-5464
ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE B-1 HOUSTON, TEXAS 77099

FENN PLATINUM GROUP, LLC

A SUBDIVISION OF 4.6343 ACRES (201,869 SQUARE FEET) OF LAND
LOCATED IN M. ESCALERO SURVEY, A-170
CITY OF ARCOLA, FORT BEND COUNTY, TEXAS.

1 RESERVE, 1 BLOCK

SCALE: 1"= 60' DATE: MAY, 2024

OWNERS:

FENN PLATINUM GROUP, LLC
A TEXAS LIMITED LIABILITY COMPANY
4102 VAUGHN CREEK COURT,
SUGAR LAND, TEXAS 77479
PH: 832-282-1912

1212085-21-02