

PLAT RECORDING SHEET

PLAT NAME: Cortez Commercial Park Replat No. 1

PLAT NO: _____

ACREAGE: 9.310

LEAGUE: B.B.B. & C. Railroad Company, Section 3 and 5

ABSTRACT NUMBER: 128 and 129

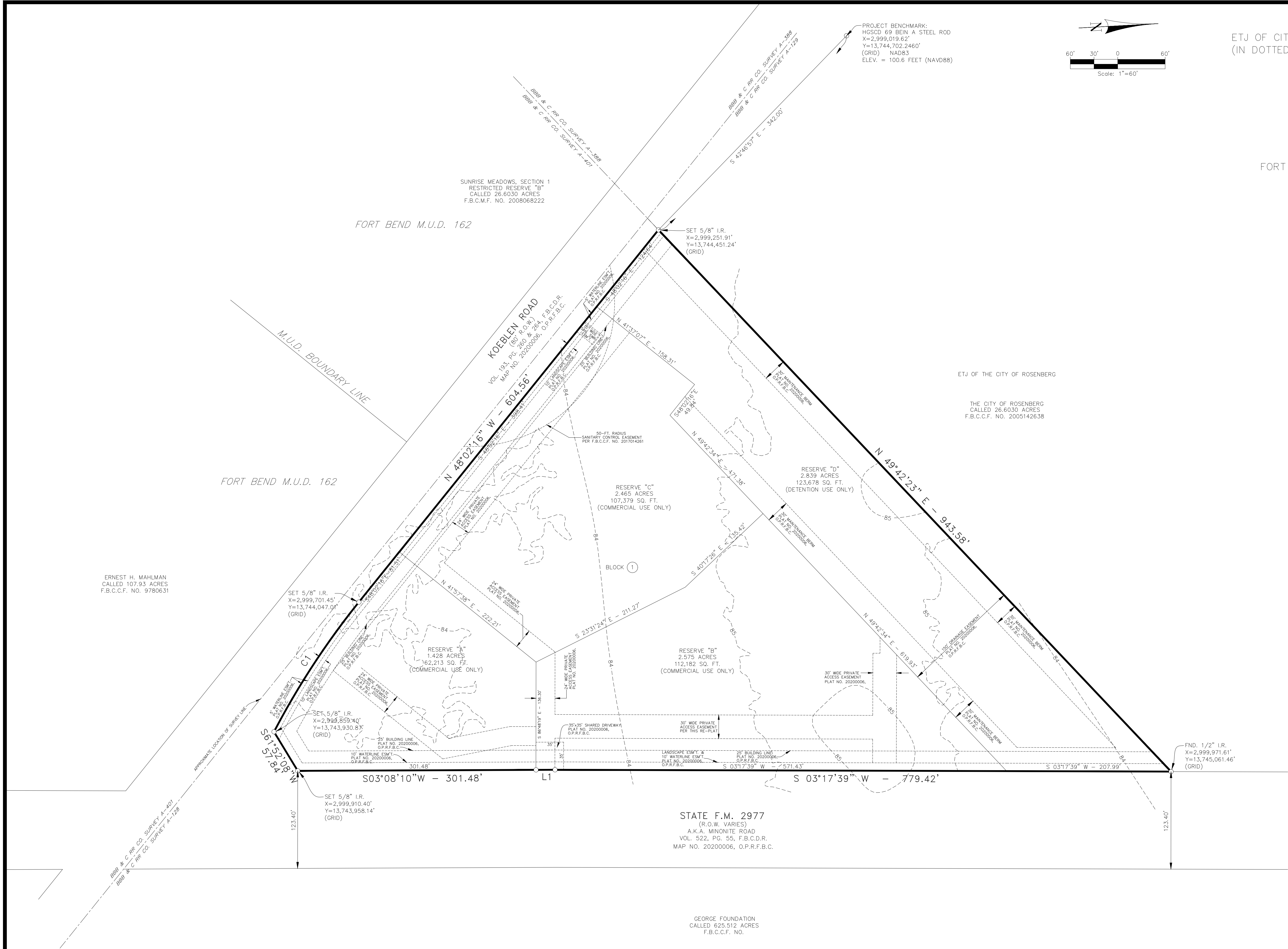
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 4

OWNERS: Robert P. Cortez, JR.

(DEPUTY CLERK)



ERNEST H. MAHLMAN
CALLED 107.93 ACRES
F.B.C.C.F. NO. 9780631

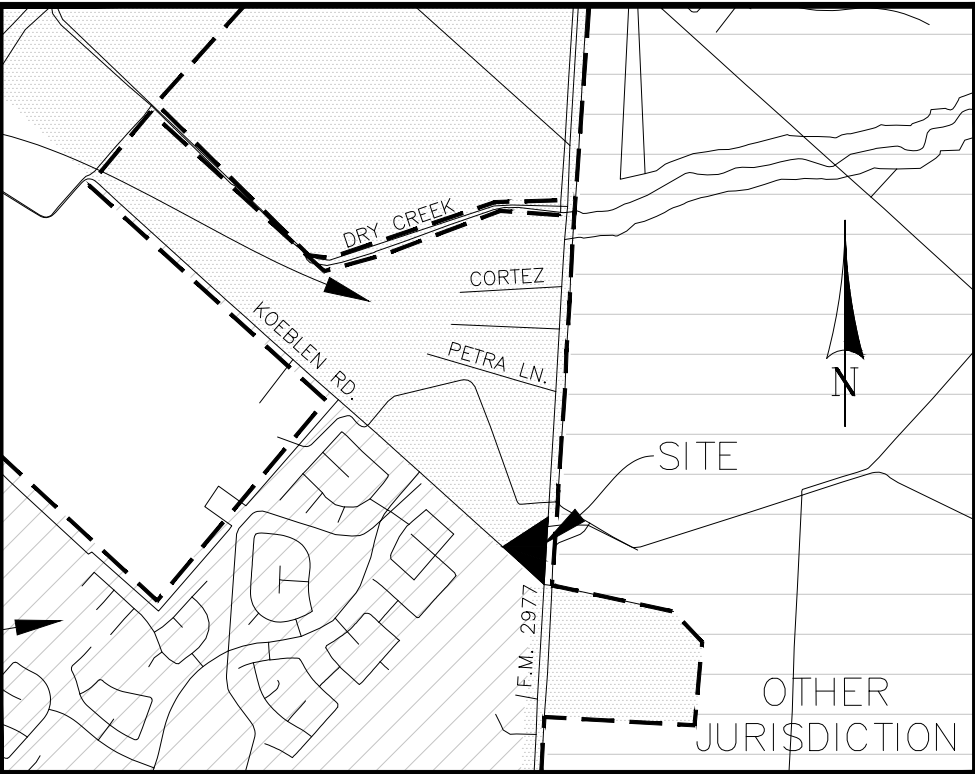
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD & CHORD LENGTH
C1	1,000.00'	196.37'	11°15'03"	N53°40'24"E - 196.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°53'26" W	24.09' (CALLED 24.15')

LOT SUMMARY TABLE			
RESERVE	ACREAGE	SQUARE FEET	PURPOSE
"A"	1.428	62,213	COMMERCIAL USE ONLY
"B"	2.575	112,182	COMMERCIAL USE ONLY
"C"	2.465	107,379	COMMERCIAL USE ONLY
"D"	2.839	123,678	DETENTION USE ONLY

ETJ OF CITY OF ROSENBERG
(IN DOTTED HATCH)

FORT BEND M.U.D. 162



VICINITY MAP
KEY MAP 645-L

ABBREVIATIONS & SYMBOLS LEGEND

F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.C.F.	FORT BEND COUNTY CLERK'S FILE NO.
NO.	NUMBER
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
O.R.F.B.C.	OFFICIAL RECORDS OF FORT BEND COUNTY
R.O.W.	RIGHT-OF-WAY
P.A.E.	PRIVATE ACCESS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT DEDICATED TO FORT BEND COUNTY M.U.D. NO. 162
W.L.E.	WATER LINE EASEMENT DEDICATED TO FORT BEND COUNTY M.U.D. NO. 162
B.L.	BUILDING LINE

CORTEZ COMMERCIAL PARK
REPLAT NO. 1

4 RESERVES, 1 BLOCK

A SUBDIVISION OF A 9.310-ACRE (405,736 SQ. FT.) TRACT OF LAND SITUATED IN B.B.B. & C. RAILROAD COMPANY, SECTION 3, ABSTRACT NO. 128, AND B.B.B. & C. RAILROAD COMPANY, SECTION 5, ABSTRACT NO. 129, FORT BEND COUNTY, TEXAS AND BEING A REPLAT OF CORTEZ COMMERCIAL PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED UNDER MAP NO. 20200006, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO REVISE COMMON LINES BETWEEN RESERVE "B" AND "C".

SCALE: 1" = 60'
JUNE 1, 2024

~ENGINEER / SURVEYOR~
DOSHI ENGINEERING & SURVEYING COMPANY
2019 SHADOW PARK DRIVE
KATY, TEXAS 77494-2135
H.H. DOSHI, P.E., R.P.L.S.
(281)395-9906
doshiengsur@gmail.com
ENGINEERING FIRM REG. # F-9873
SURVEY FIRM REG. # 10087000

~OWNERS~
ROBERT P. CORTEZ, JR.
1124 ALAMO STREET
ROSENBERG, TEXAS 77471
(713)459-5699

STATE OF TEXAS
COUNTY OF FORT BEND

I, ROBERT P. CORTEZ JR., owner of the 9.310 acre tract of land described in the above and foregoing plat of CORTEZ COMMERCIAL PARK, REPLAT NO. 1, 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 re-plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 to the land so dedicated.

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 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. & 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 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. & 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 and shall comply with this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and only subsequent amendments (Zone LZ3).

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

WITNESS my hand in the City of Rosenberg, Texas, this_____day of _____, 20_____.

By: _____
Robert P. Cortez, Jr.

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Robert P. Cortez, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein me, that they executed the same for the purposes and consideration therein expressed and in the capacities therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____day of _____, 20_____.

Notary Public in and for the State of TEXAS

(Print Name)

My Commission Expires:

This is to certify that the City Council of the City of Rosenberg, Texas has approved this replat and subdivision of CORTEZ COMMERCIAL PARK, REPLAT NO. 1, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized the recording of this replat this_____day of _____, 20_____.

By: _____
William Benton
Mayor, City of Rosenberg

By: _____
Danyel Swint
Secretary, City of Rosenberg

STATE OF TEXAS
COUNTY OF FORT BEND

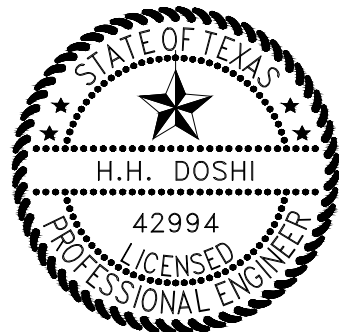
This is to certify that the City Planning Commission of the City of Rosenberg, Texas has approved this replat and subdivision of CORTEZ COMMERCIAL PARK, REPLAT NO. 1, in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg, as shown hereon and authorized the recording of this plat on this_____day of _____, 20_____.

BY: _____
Pete Pavlosky
Chairman

BY: _____
Wayne Poldrack
Secretary

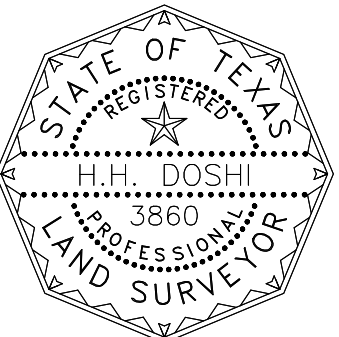
I, Hasmukh H. Doshi, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Hasmukh H. Doshi, P.E.
Texas Registration No. 42994



I, Hasmukh H. Doshi, 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; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three (3/4) inch and a length of not less than (3) feet, and that the plat boundary has been tied to the nearest survey corner.

Hasmukh H. Doshi, R.P.L.S.
Texas Registration No. 3860



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) 2001 ADJUSTMENT AS DEFINED BY GPS OBSERVATIONS RELATIVE TO BENCHMARK HGSD 69 PID AW547. DISTANCES AND COORDINATES SHOWN HEREON ARE GRID HORIZONTAL (U.S. SURVEY FEET) AND MAY BE CONVERTED TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 0.999870.

2. ALL BOUNDARY CORNERS SHOWN HEREON AS FOUND OR SET ON THIS MAP ARE DETERMINED TO BE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

3. FLOODPLAIN INFORMATION:
THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED) BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 48157C0245L, MAP REVISED APRIL 2, 2014.

4. BENCHMARK: HGSD 69 PID, AW547 TX / FORT BEND COUNTY, US, RICHMOND. ELEVATION=100.60' (NAVD88). STEEL ROD LOCATED 15.0 MILES SOUTH OF KATY, TEXAS, 7.5 MILES NORTHEAST OF BEASLEY, TEXAS AND 2.0 MILES NORTH OF RICHMOND, TEXAS.

5. PROJECT BENCHMARK: IS LOCATED AT X=2,999,019.6208' AND Y=13,744,702.2460' WITH AN ELEVATION OF 100.60 (NAD 88).

6. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 87.0 FEET ABOVE MEAN SEA LEVEL. 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 ABSENSE 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.

7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGEND IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSSE RAINFALL EVENTS.

8. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

9. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

10. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS 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.

11. THE ENTIRE LIMITS OF THE PROPOSED SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE LZZ.

12. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.

13. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CITY PLANNING LETTER OF NO. 2791023-07360, PREPARED BY TEXAS AMERICAN TITLE COMPANY, DATED MAY 2, 2024.

14. 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.

15. ALL LOTS SHALL HAVE A MINIMUM OF FIVE (5) FOOT SIDE BUILDING LINE.

16. THERE ARE NO PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.

17. PROPERTY IS LOCATED WITH THE BOUNDARY OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 162 AND IS SUBJECT TO THE PROVISIONS CONTAINED WITHIN THE ADOPTED RATE ORDER AND THE ANNEXATION AGREEMENT EXECUTED BY THIS DISTRICT AND THE OWNER.

18. AT THE PRESENT TIME, ALL RESERVES ARE OWNED BY JOHN B. CORTEZ, JR. AND IS RESPONSIBLE FOR MAINTAINING RESERVE "D". FUTURE OWNER(S) WILL BE RESPONSIBLE FOR MAINTAINING RESERVE "D".

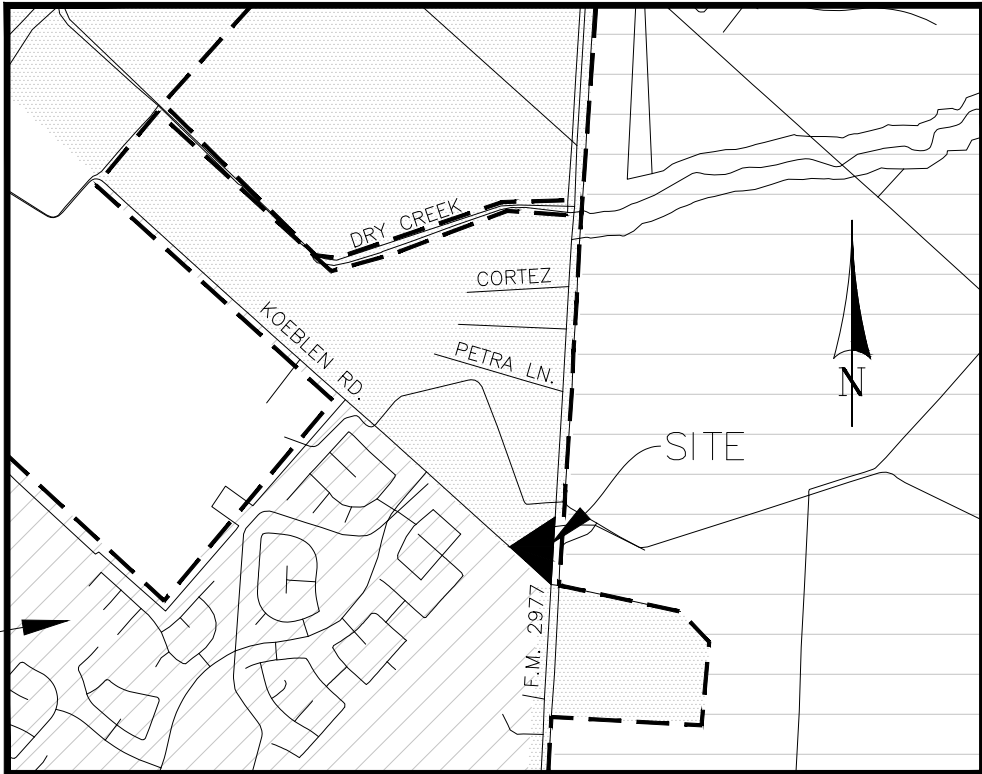
19. SITE PLAN SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

20. THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 162, FORT BEND SUBSODENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED SCHOOL DISTRICT, AND E.T.J. OF THE CITY OF ROSENBERG.

21. FIVE-EIGHTS INCH (5/8") IRON RODS 3 FEET 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.

22. PROPERTY SUBJECT TO RESTRICTIONS RECORDED UNDER PLAT NO. 20200006, PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

23. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NVD-88 (1991 ADJ.)



ETJ OF CITY OF ROSENBERG
(IN DOTTED HATCH)

VICINITY MAP KEY MAP 645-L

I, J. Stacy Slawinski, Fort Bend County Engineer, do hereby certify that the replat 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 area of the 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 _____, 20_____.

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 on _____, 20_____ at _____ M., in Plat Number _____ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at _____, Texas, the day and date last written above.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

CORTEZ COMMERCIAL PARK REPLAT NO. 1 4 RESERVES, 1 BLOCK

A SUBDIVISION OF A 9.310-ACRE (405,736 SQ. FT.) TRACT OF LAND SITUATED IN B.B.B. & C. RAILROAD COMPANY, SECTION 3, ABSTRACT NO. 128, AND B.B.B. & C. RAILROAD COMPANY, SECTION 5, ABSTRACT NO. 129, FORT BEND COUNTY, TEXAS AND BEING A REPLAT OF CORTEZ COMMERCIAL PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT RECORDED UNDER MAP NO. 20200006, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

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SCALE: 1" = 60'
JUNE 1, 2024

~ ENGINEER / SURVEYOR ~
DOSHI ENGINEERING & SURVEYING COMPANY
2019 SHADOW PARK DRIVE
KATY, TEXAS 77494-2135
H.H. DOSHI, P.E., R.P.L.S.
(281)395-9906
doshiengsur@gmail.com
ENGINEERING FIRM REG. # F-9873
SURVEY FIRM REG. # 10087000

~ OWNERS ~
ROBERT P. CORTEZ, JR.
1124 ALAMO STREET
ROSENBERG, TEXAS 77471
(713)459-5699

TABLE OF TAXING ENTITY AND UTILITY PROVIDERS	
M.U.D.:	FORT BEND COUNTY M.U.D. NO. 162
COUNTY:	FORT BEND COUNTY
COUNTY ASSISTANCE DISTRICT:	FORT BEND COUNTY
SCHOOL DISTRICT:	LSISD
FIRE:	EMERGENCY SERVICE DISTRICT NO. 6
UTILITIES COMPANY:	COMCAST, AT&T & CENTERPOINT ENERGY