

PLAT RECORDING SHEET

PLAT NAME: Freedom Isnt Free Properties

PLAT NO: _____

ACREAGE: 10.0010

LEAGUE: William Pettus Survey

ABSTRACT NUMBER: 68

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Matthew Erickson

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Matthew Erickson, President and Yezirah Murillo Barragan, Secretary being officers of Free Isn't Free Properties LLC, a Texas limited liability company, owners of the 10.0010 acre tract described in the above and foregoing map of FREEDOM ISNT FREE PROPERTIES, 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 (or the placement of mobile homes) and shall be restricted for same 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 do hereby certify that we are the owner(s) of all property immediately adjacent to the boundaries of the above and foregoing subdivision of FREEDOM ISNT FREE PROPERTIES where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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, the Free Isn't Free Properties LLC, a Texas limited liability company has caused these presents to be signed by Matthew Erickson, its President, thereunto authorized, attested by its Secretary, Yezirah Murillo Barragan, and its common seal hereunto affixed this _____ day of _____, 2025.

Free Isn't Free Properties LLC, a Texas limited liability company

By: _____ Attest: _____
Matthew Erickson, Owner Yezirah Murillo Barragan, Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Matthew Erickson, President and Yezirah Murillo Barragan, Secretary, known to me to be the person whose name are 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 _____, 2025.

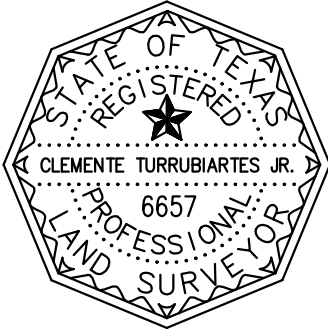
Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

I, Clemente Turrubiarres Jr., 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, angles points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

Clemente Turrubiarres Jr.
Texas Registration No. 6657



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 _____, 2025, at _____ o'clock ____M, in plat number _____ of Fort Bend County.

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

Laura Richard
County Clerk
Of Fort Bend County, Texas

By: _____
Deputy

STATE OF TEXAS
COUNTY OF FORT BEND

BEING a 10.0010 acres (435,642 square feet) tract of land situated in the William Pettus Survey, Abstract No. 68 of Fort Bend County, Texas and all of a Called 10.001 acre tract of land described in an instrument to FM 521 Investment LLC, recorded under Clerks File Number (C.F.N.) 2021076821 of the Official Public Records of Fort Bend County, Texas (O.P.R. M.C.T.), said 10.001-acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone (4204):

BEGINNING at a 5/8 inch iron rod with cap found in the east right-of-way (R.O.W.) OF FM 521, R.O.W. varies, marking the northwest corner of a called 11.032 acre tract of land described in an instrument to Ashley Magliaro, recorded under C.F.N. 2017062790 O.P.R. F.B.C.T., also being the southwest corner of said 10.001 acre tract and the herein described tract;

THENCE North 02°33'16" East, along and with said east R.O.W. line, a distance of 335.52 feet to a point for corner, marking the southwest corner of 10.4032 acre tract of land described in an instrument to Giuseppe Zannone and Jennifer Zannone, recorded under C.F.N. 2017005419 of the O.P.R. F.B.C.T., also being the northwest corner of said 10.001 acre tract and the herein described tract, from which a 5/8 inch iron rod bears, South 83°49'56" West, a distance of 0.33 feet;

THENCE North 87°08'15" East, along and with the south line of said 10.4032 acre tract, a distance of 1288.40 feet to a 5/8 inch iron rod with cap found in the west line of a called 116.07 acre tract of land as described in an instrument to Gulf Coast Water Authority, recorded under C.F.N. 2007085339 of the O.P.R. F.B.C.T., marking the southeast corner of said 10.4032 acre tract, also being the northeast corner of said 10.001 acre tract and the herein described tract;

THENCE South 02°51'43" East, along and with said west line, a distance of 334.02 feet to a 5/8 inch iron rod with cap found, marking the northeast corner of said 11.032 acre tract, also being the southeast corner of said 10.001 acre tract and the herein described tract;

THENCE South 87°08'16" West, along and with the north line of said 11.032 acre tract, a distance of 1320.07 feet to the POINT OF BEGINNING and containing a computed 10.0010 acres (435,642 square feet) of land.

I, _____, 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.

Texas Registration No. _____

We, Capital Bank, owners and holders of a lien against the property described in the plat known as FREEDOM ISNT FREE PROPERTIES, against the property described instrument of record in Clerk's File Number 2025015347 of the Official Records (or Deed of Trust Records) of Fort Bend County, Texas, do hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name are 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 _____, 2025.

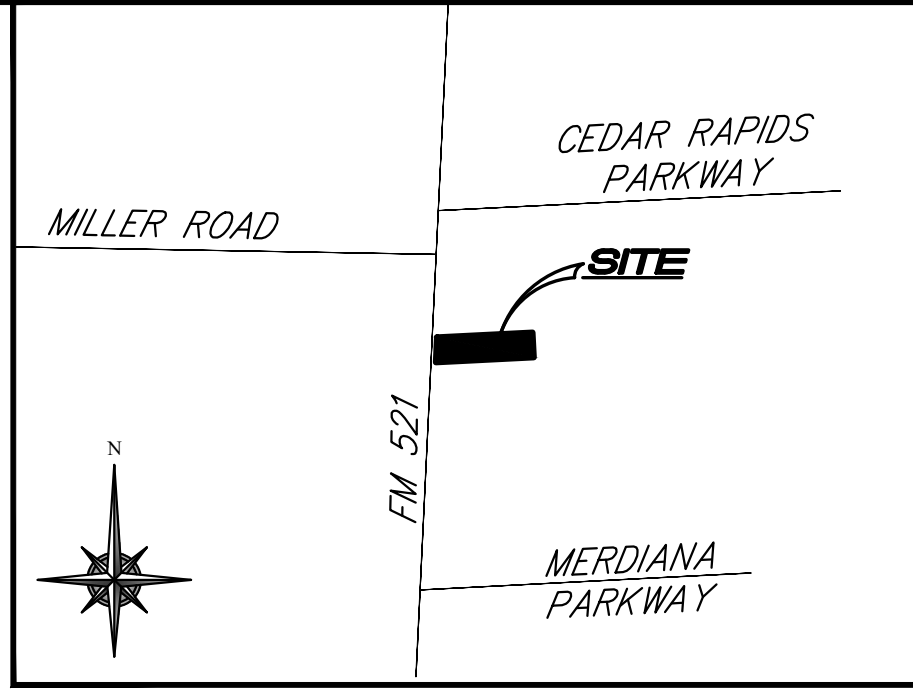
Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

LEGEND / ABBREVIATIONS

A	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
F.B.C.T.	FORT BEND COUNTY, TEXAS
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
SQ. FT.	SQUARE FEET
○	PROPERTY MARKER



LOCATION MAP
N.T.S.
KEY MAP 691F

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 or 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 _____, 2025.

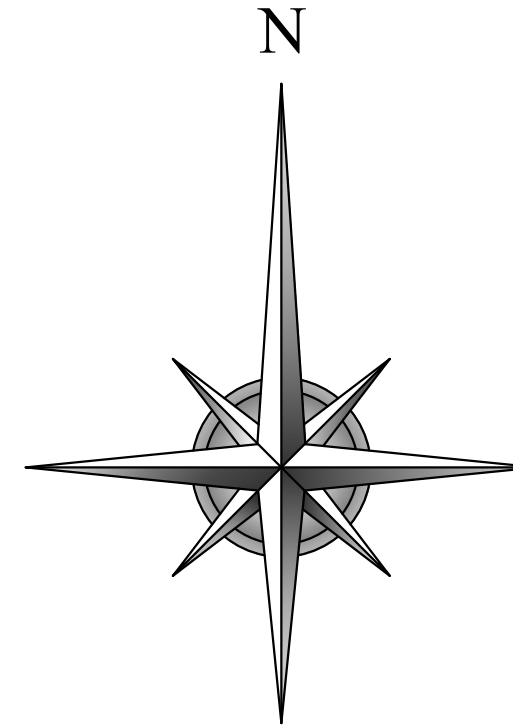
Vincent M. Morales, Jr.
Precinct 1, County Commissioner

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

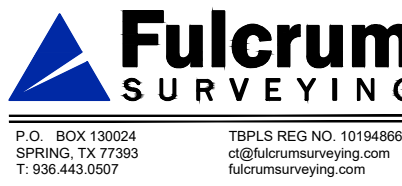


FREEDOM ISNT FREE PROPERTIES
A SUBDIVISION OF
10.0010 ACRES (435,642 SQ. FT.)
LYING IN THE
WILLIAM PETTUS SURVEY, ABSTRACT 68
FORT BEND COUNTY, TEXAS

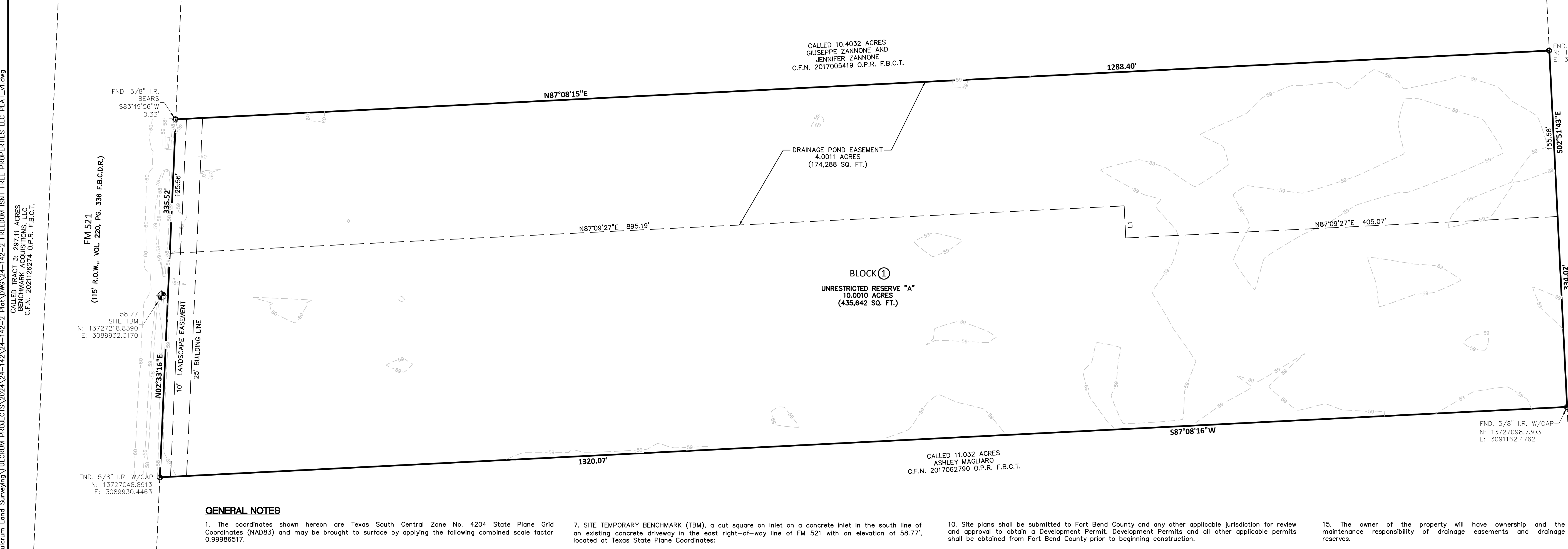
1 RESERVE 1 BLOCK

APRIL 2025

SURVEYOR:



OWNER:
MATTHEW ERICKSON
2140 GRANITE HILL DRIVE
LEANDER, TX 78641
T: 936.828.1058



GENERAL NOTES

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.99986517.
- This property lies within Zone "X-Unshaded" in Fort Bend County, Texas according to FEMA map number 4815700455L dated April 2, 2014.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- This plat lies within Light Zone LZ2 of the Fort Bend County Lighting Ordinance.
- All of the property is located on the foregoing plat is within Fort Bend County.
- BENCHMARK BRAZORIA DRAINAGE DISTRICT No. 4, a brass disk stamped "CB-2" set in the north side of County Road 81 on a bridge over the west fork of Chocolate Bayou, with an elevation of 56.51 feet (NAVD88, 2001 ADJ.).

- SITE TEMPORARY BENCHMARK (TBM), a cut square on inlet on a concrete inlet in the south line of an existing concrete driveway in the east right-of-way line of FM 521 with an elevation of 58.77', located at Texas State Plane Coordinates:

NORTHING: 13727218.8390
EASTING: 3089932.3170

- This property lies entirely within the Fort Bend County, Fort Bend Independent School District, Fort Bend Emergency Service District No. 7, and Fort Bend County Drainage District.

- The top of all floor slabs shall be a minimum of 61.92 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 along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.

- 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.

- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.

- All property to drain into the drainage easement only through an approved drainage structure.

- 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.

- Construction plans for new development shall be submitted to Fort Bend County Drainage District for staff review and approval prior to any construction on site. Construction plans shall include a drainage impact analysis with details to mitigate adverse drainage conditions of adjacent properties. Drainage easements shall be dedicated for any facilities designed to offset any drainage impacts.

- The owner of the property will have ownership and the maintenance responsibility of drainage easements and drainage reserves.