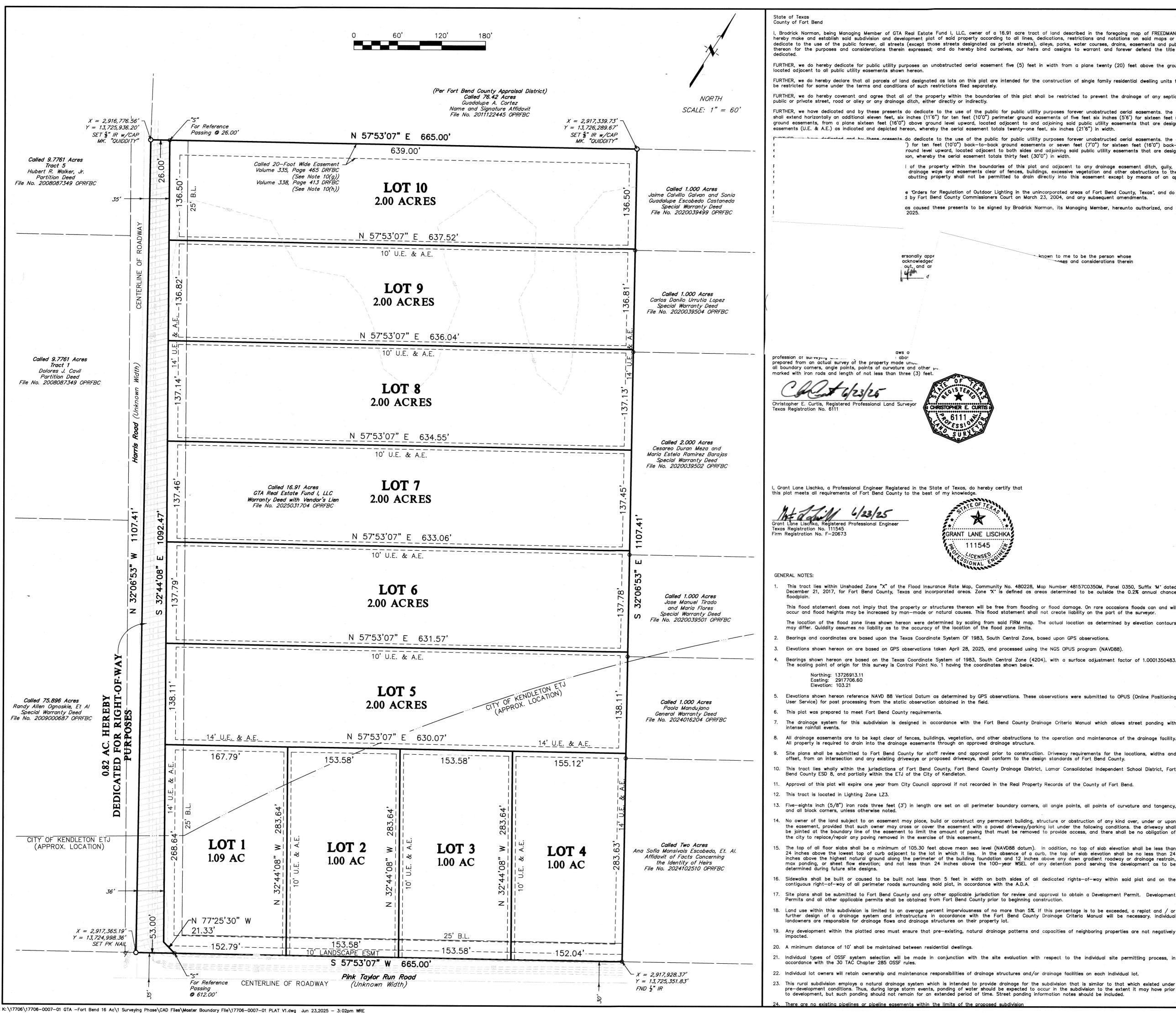
PLAT RECORDING SHEET

PLAT NAME:	Freedman Crossing
PLAT NO:	
ILAI NO.	
ACREAGE:	16.91
LEAGUE:	Joseph M. McCormick Survey
ABSTRACT NU	UMBER: 57
NUMBER OF B	BLOCKS: 1
NUMBER OF LOTS: 10	
NUMBER OF RESERVES: 0	
OWNERS: GTA Real Estate Fund I, LLC	
(DEPUTY CLERK)	



Brodrick Norman, being Managing Member of GTA Real Estate Fund I, LLC, owner of a 16.91 acre tract of land described in the foregoing map of FREEDMAN'S CROSSING, 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

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,

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 and shall

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 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 of 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.

Figure 1 and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. the aerial easements ') for ten feet (10'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground round level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial eon, whereby the aerial easement totals thirty feet (30°0") in width.

of the property within the boundaries of this plat and adjacent to any drainage easement ditch, gully, creek or natural drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage

e 'Orders for Regulation of Outdoor Lighting in the unincorporated areas of Fort Bend County, Texas', and do hereby covenant by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

as caused these presents to be signed by Brodrick Norman, its Managing Member, hereunto authorized, and its common seal

known to me to be the person whose acknowledged out, and as reses and considerations therein

all boundary corners, angle points, points of curvature and other points.

l, Grant Lane Lischka, a Professional Engineer Registered in the State of Texas, do hereby certify that



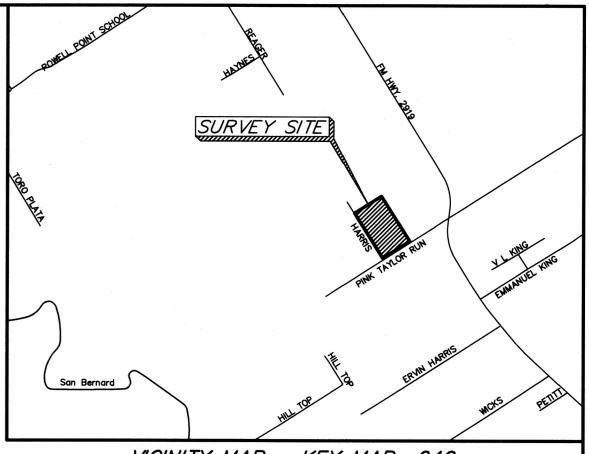


GENERAL NOTES:

This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0350M, Panel 0350, Suffix "M" dated December 21, 2017, for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.

- Bearings and coordinates are based upon the Texas Coordinate System OF 1983, South Central Zone, based upon GPS observations.
- 3. Elevations shown hereon on are based on GPS observations taken April 28, 2025, and processed using the NGS OPUS program (NAVD88).
- Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone (4204), with a surface adjustment factor of 1.0001350483. The scaling point of origin for this survey is Control Point No. 1 having the coordinates shown below.
- 5. Elevations shown hereon reference NAVD 88 Vertical Datum as determined by GPS observations. These observations were submitted to OPUS (Online Positioning User Service) for post processing from the static observation obtained in the field.
- 6. This plat was prepared to meet Fort Bend County requirements.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with
- All property is required to drain into the drainage easements through an approved drainage structure. Site plans shall be submitted to Fort Bend County for staff review and approval prior to construction. Driveway requirements for the locations, widths and
- offset, from an intersection and any existing driveways or proposed driveways, shall conform to the design standards of Fort Bend County. 10. This tract lies wholly within the jurisdictions of Fort Bend County, Fort Bend County Drainage District, Lamar Consolidated Independent School District, Fort Bend County ESD 8, and partially within the ETJ of the City of Kendleton.
- 11. 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.
- 12. This tract is located in Lighting Zone LZ3.
- 13. Five—eights inch (5/8") iron rods three feet (3') in length are set on all perimeter boundary corners, all angle points, all points of curvature and tangency,
- 14. No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions, the driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the city to replace/repair any paving removed in the exercise of this easement.
- 15. The top of all floor slabs shall be a minimum of 105.30 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 inches above any down gradient roadway or drainage restrain, max ponding, or sheet flow elevation; and not less than 24 inches above the 100—year WSEL of any detention pond serving the development as to be determined during future site designs.
- 16. Sidewalks shall be built or caused to be built not less than 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.
- 17. 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.
- 18. Land use within this subdivision is limited to an average percent imperviousness of no more than 5%. If this percentage is to be exceeded, a replat and / or further design of a drainage system and infrastructure in accordance with the Fort Bend County Drainage Criteria Manual will be necessary. Individual landowners are responsible for drainage flows and drainage structures on their property lot.
- 19. Any development within the platted area must ensure that pre-existing, natural drainage patterns and capacities of neighboring properties are not negatively
- 20. A minimum distance of 10' shall be maintained between residential dwellings.
- 21. Individual types of 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.
- 22. Individual lot owners will retain ownership and maintenance responsibilities of drainage structures and/or drainage facilities on each individual lot.
- 23. This rural subdivision employs a natural drainage system which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time. Street ponding information notes should be included.



VICINITY MAP KEY MAP: 640 (SCALE: 1" = 2,000')(PANEL "X")

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 any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Interim Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of ____

Vincent M. Morales, Jr. Commissioner, Precinct

County Judge

W. A. "Andy" Meyers Commissioner, Precinct 3

Grady Prestage I, Laura Richard, County Clerk in and for Fort Bend County Merissigneerth the foregoing instrument with its certificate of authentication was filed for recordation in my office on

_, 2025 at _____ o'clock __. m. In Plat No.

of the Plat Records Part Burg Wounty for said county. Witness my hand and seal of office, at Richmond, Texas, Ctirendesianed, datacitast above writter

Laura Richard, County Clerk Fort Bend County, Texas

FREEDMAN CROSSING

10 LOTS, 1 BLOCK, 0 RESERVE BEING 16.91 ACRES IN THE JOSEPH M. McCORMICK SURVEY, ABSTRACT 57 FORT BEND COUNTY, TEXAS **JUNE 2025**

GTA REAL ESTATE FUND I, LLC 133 NORTH FRIENDSWOOD DR. #202 FRIENDSWOOD, TX 77546-3746 908-347-2030

