

**PLAT RECORDING SHEET**

**PLAT NAME:** Tenfold Properties

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

**ACREAGE:** 1.4858

**LEAGUE:** John McDonald Survey

**ABSTRACT NUMBER:** 291

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

**OWNERS:** Tenfold Properties, LLC,

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

STATE OF TEXAS

COUNTY OF FORT BEND

We, Tenfold Properties, LLC, a Texas limited liability company, acting by and through Nizarali Prasla, Managing Member, being officers of Tenfold Properties, LLC, a Texas limited liability company, owners hereinafter referred to as Owners of the 1.4858 acre tract described in the above and foregoing map of TENFOLD PROPERTIES, 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, or permanent access easements), 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, successors and assigns to warrant and forever defend the title on the land so dedicated.

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 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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 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. 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, Owners do hereby dedicate to the public a strip of land fifteen feet (20' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 plat 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, planting 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, Owner does hereby acknowledge the receipt for the "Order 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 Tenfold Properties, LLC, a Texas limited liability company, has caused these presents to be signed by Nizarali Prasla, its Managing Member, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Tenfold Properties, LLC, a Texas limited liability company

By: \_\_\_\_\_  
Nizarali Prasla  
Managing Member

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Nizarali Prasla, 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 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas  
  
Print Name: \_\_\_\_\_  
  
My Commission expires: \_\_\_\_\_

I, Georg R. Lardizabal, am registered under the 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 my 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 eighths (5/8) 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.

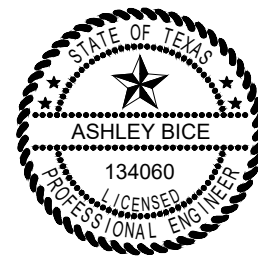


Georg R. Lardizabal  
Texas Registration No. 6051

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TENFOLD PROPERTIES 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 \_\_\_\_\_, 2025.

By: \_\_\_\_\_ (or) By: \_\_\_\_\_  
Lisa M. Clark (Chair) M. Sonny Garza (Vice Chairman)  
  
By: \_\_\_\_\_  
Vonn Tran (Secretary)

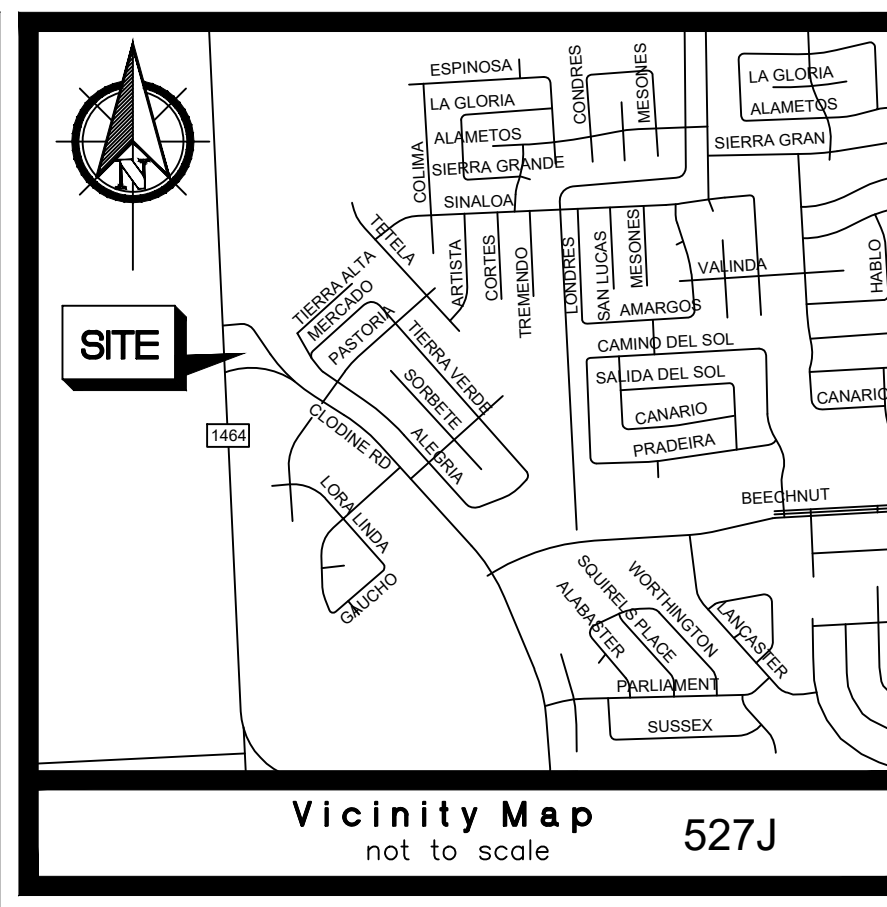
I, Ashley Bice P.E., a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.



Ashley Bice P.E.  
Registered Professional Engineer No. 134060

NOTES:

- 1. This survey has not been tied to the official City of Houston Survey monumentation system in accordance with Ordinance No. 69-1978, because a City survey marker has not been established within 2000 ft.
- 2. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on the 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.
- 3. All property to drain into the drainage easement only through and approved drainage structure.
- 4. The top of all floor slabs shall be a minimum of 95.50' 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.
- 5. The drainage system for the subdivision is designated in accordance with the Fort Bend County Manual which allows street ponding with intense rainfall events.
- 6. This property lies within Houston Extraterritorial Jurisdiction.
- 7. To the best of the engineer's knowledge, no existing pipelines or pipeline easements exist within the subdivision.
- 8. Vertical Control - City of Houston Survey marker No. 040700. From the intersection of San Pablo Drive and Alamos Drive, travel West onto Alamos Drive travel approximately 200 feet to culvert. Monument is located on the South sidewalk. Elevation = 90.90' feet, NAVD 1988, 2001 Adjustment.
- 9. The platted area is located within Zone "X" outside the 100-year flood plain, based on FEMA Flood Insurance Rate Map Panel 48157C0135L, effective April 2, 2014.
- 10. This plat lies within Light Zone 3 of the Fort Bend County Lighting Ordinance.
- 11. 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 of 0.99988311.
- 15. 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.
- 16. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of dedicated rights-of-way within said plat an on contiguous rights-of-way of all perimeter rods surrounding said plat, in accordance with A.D.A Sidewalks may be a minimum of 4 feet in width when placed in front of single family residential lots with approval of Ft. Bend County Engineer.
- 17. All Drainage easements shall be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- 18. All on-site storm water drainage and detention facilities shall be maintained by the property owner as further detailed in the Declaration of Maintenance Covenant Easement for Storm Water Control Facilities recorded within Fort Bend County Official Public Records No. 2025028669.
- 19. 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.



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 Commissioner's Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Vincent M. Morales, Jr. (Precinct 1, County Commissioner) Grady Prestage (Precinct 2, County Commissioner)

KP George  
County Judge

W.A. "Andy" Myers (Precinct 3, County Commissioner) Dexter L. McCoy (Precinct 4, County Commissioner)

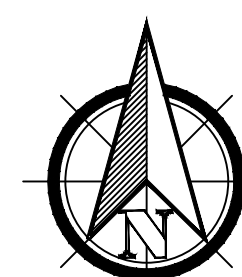
I, Laura Richard, County Clerk in and for Fort County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in plat number \_\_\_\_\_, of the Plat Records of Fort Bend County, Texas.

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

Laura Richard  
County Clerk for  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

THIS PROPERTY LIES WITHIN	
Fort Bend County	
MUD	Fort Bend MUD 30
SCHOOL DISTRICT	Fort Bend ISD
FIRE	Harris-Fort Bend ESD 100
CITY ETJ	City of Houston
Drainage District	FBC Drainage District



SCALE:  
1"=30'



TENFOLD PROPERTIES

A SUBDIVISION OF A 1.4858 ACRES OF LAND  
SITUATED IN THE JOHN MCDONALD SURVEY,  
ABSTRACT NO 291  
FORT BEND COUNTY, TEXAS

2 RESERVES 1 BLOCK

OWNER:

TENFOLD PROPERTIES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
1225 MARTINEZ CT  
FRIENDSWOOD, TX 77546  
713.391.6456

DATE: SEPTEMBER, 2025 SCALE: 1" = 30"

OWENS MANAGEMENT SYSTEMS, LLC  
12401 SOUTH POST OAK ROAD, SUITE H  
HOUSTON, TX 77045  
713-643-6333

MAKMO DESIGN  
86 ZENITH LANE  
SUGAR LAND, TEXAS 77498  
832-231-7047  
TBPE FIRM # 21236

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