

STATE OF TEXAS
COUNTY OF FORT BEND

We, FORT BEND COUNTY, acting by and through KP GEORGE, Fort Bend County Judge, Owners of the 44.349 acres of Land described in the above and foregoing map or plot of EPICENTER PARTIAL REPLAT No. 1, 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 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 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, 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.

IN TESTIMONY WHEREOF, FORT BEND COUNTY has caused these presents to be signed by KP GEORGE, Fort Bend County Judge, thereunto authorized

this _____ day of _____, 2026.

FORT BEND COUNTY

By: KP GEORGE
Fort Bend County Judge

Attested:
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared KP George, 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 set out and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 2026.

Notary Public in and for the State of Texas

We, ZIONS BANCORPORATION, NATIONAL ASSOCIATION, Owners and Holders of a lien against a portion of the property described in the plat known as EPICENTER PARTIAL REPLAT No. 1, being evidenced by instruments of record in Fort Bend County Clerk's File No. 21104596 do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and dedications and restrictions shown herein to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Zions Bancorporation, National Association

By: Andrea Abbott
Senior Vice President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Andrea Abbott of ZIONS BANCORPORATION, NATIONAL ASSOCIATION, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 2026.

Notary Public in and for the State of Texas

SUBDIVISION NOTES:

- 1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.
2.) ELEVATION REFERENCE: N.G.S. M-1219 1873 [PID AW47892] - FOUND DISK ON CONCRETE HEADWALL LOCATED ON EAST SIDE OF STATE HIGHWAY 36 AT 600 FEET NORTH OF FAIRGROUNDS BOULEVARD. ELEVATION= 94.48' NAVD88
3.) PROJECT BENCHMARK: - SET 1-1/2 INCH DIAMETER BRASS DISK IN CONCRETE (LABELLED "PRM 1943 4349 5829") FOR NORTHEAST CORNER OF RESERVE "A-2", LOCATED ON NORTH SIDE OF AVENUE N AT 630 FEET SOUTHEAST OF KLAUKE ROAD. ELEVATION= 97.81' X= 2,980,916.64 Y=13,754,478.27
4.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)
5.) THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
6.) THIS PLAT WAS PREPARED RELYING ON A CITY PLANNING LETTER PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FAH2009867A, ISSUED OCTOBER 28, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7.) THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE INCORPORATED CITY LIMITS OF ROSENBERG, AND FORT BEND COUNTY.
8.) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS (MAP No. 4815702240L, MAP REVISED APRIL 2, 2014), A PORTION OF EPICENTER PARTIAL REPLAT No. 1 APPEARS TO LIE WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND A PORTION OF EPICENTER PARTIAL REPLAT No. 1 APPEARS TO LIE WITHIN ZONE X SHADED - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
9.) 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.
10.) THE PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
11.) FIVE-EIGHTHS INCH (5/8") IRON RODS TWO FEET (2') 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.
12.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 97.9 FEET (NINETY-SEVEN AND NINE-TENTHS 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 ABSENCE 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.
13.) ALL RESERVES SHALL HAVE A MINIMUM OF TEN (10) FOOT SIDE AND REAR BUILDING LINE.
14.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
15.) THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE No. LZ3
16.) ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
17.) ALL BEARINGS AND COORDINATES DEPICTED HEREON ARE REFERENCED TO THE TEXAS COORDINATES SYSTEM OF 1983 (SOUTH CENTRAL ZONE) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL COORDINATES LISTED ARE GRID AND CAN BE BROUGHT TO SURFACE BY APPLYING A COMBINED SCALE FACTOR= 0.999870017.
18.) ALL RESERVES SHALL HAVE FIFTEEN-FOOT (15') PAVING & PARKING SETBACKS ADJACENT TO ALL STREETS.

19.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.

20.) SITE PLANS SHALL BE SUBMITTED TO THE CITY OF ROSENBERG 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 THE CITY OF ROSENBERG.

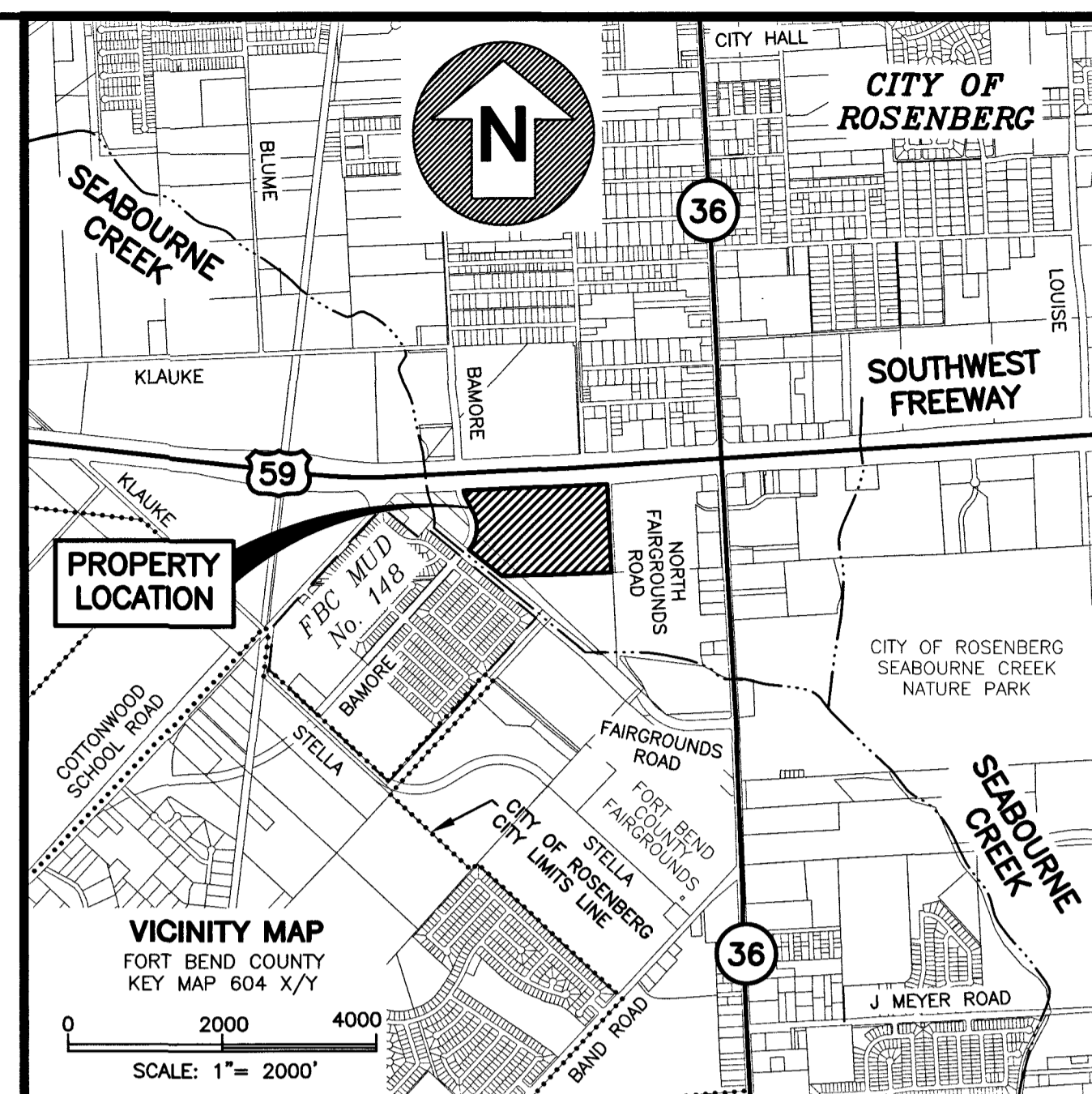
21.) NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT DEDICATED HEREBY, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED 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 NOR CENTERPOINT ENERGY TO REPLACE/REPAIR ANY PAVING REMOVED FROM THE EXERCISE OF THIS EASEMENT.

22.) RESERVE "A" OF EPICENTER IS SUBJECT TO RESTRICTIONS AS DESCRIBED IN THE FOLLOWING INSTRUMENTS: FORT BEND COUNTY CLERK'S FILE No. 20220014; FORT BEND COUNTY CLERK'S FILE No. 2008099188; FORT BEND COUNTY CLERK'S FILE No. 2008099189; FORT BEND COUNTY CLERK'S FILE No. 2008099190; FORT BEND COUNTY CLERK'S FILE No. 2008099191; AND FORT BEND COUNTY CLERK'S FILE No. 2008099192.

I, Brad L. Schodek, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby state 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) rods having an outside diameter of not less than five-eighths (5/8) inch except as noted herein.



Brad L. Schodek
Registered Professional Land Surveyor
Texas Registration No. 6430



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 _____, 2026, AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS 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

AREA TABLE

Table with 4 columns: RESERVE No., RESTRICTED USE, ACREAGE, SQUARE FOOTAGE. Rows include RESERVE "A-1", RESERVE "A-2", RESERVE "A-3", and OVERALL TOTAL.

EPICENTER PARTIAL REPLAT No 1

A SUBDIVISION OF 44.349 ACRES OF LAND OVERALL BEING A REPLAT OF RESERVE "A" OF BLOCK No. 1 OF EPICENTER (FORT BEND COUNTY PLAT No. 20220014) BEING IN THE I. & G.N. RAILROAD COMPANY SURVEY SECTION F, ABSTRACT No. 358, AND IN THE KINCH HILLYER SURVEY, ABSTRACT No. 749, CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS.

0 LOTS 3 RESERVES 1 BLOCK
REASON FOR REPLAT: TO DIVIDE RESERVE "A" INTO 3 RESERVES

OWNER
FORT BEND COUNTY
401 JACKSON STREET
RICHMOND, TEXAS 77469
(281) 342-3411
KP GEORGE, COUNTY JUDGE

SURVEYOR AND ENGINEER
KALUZA, INC.
CONSULTING ENGINEERS AND SURVEYORS
ENGINEERING FIRM No. F-1339
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kaluzainc.com

DECEMBER 23, 2025

File Name: \\FortBend\County\BENT121-002 (Epicenter)\Survey\Plat\Epicenter-FRP1-122325.dwg
User: bshodek
Print Date: Tuesday, December 23, 2025 4:54:38 PM
Show Date: Tuesday, December 23, 2025 4:54:01 PM Plot Date: Tuesday, December 23, 2025 4:54:38 PM

