

**PLAT RECORDING SHEET**

**PLAT NAME:** Hunt Road Crossing

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

**ACREAGE:** 2.9825

**LEAGUE:** Isaac N. Charles League

**ABSTRACT NUMBER:** A-17

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 1

**NUMBER OF RESERVES:** 0

**OWNERS:** BCS Hunt Road LLC

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, BCS HUNT ROAD LLC ACTING BY AND THROUGH ROBERT CANNON, MANAGER, BEING OFFICER OF BCS HUNT ROAD LLC, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.9825 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HUNT ROAD CROSSING, 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 FOR 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 TWENTY 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, FORT BEND 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY ACKNOWLEDGE 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, BCS HUNT ROAD LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT CANNON, ITS MANAGER, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BCS HUNT ROAD LLC  
BY: BCS CAPITAL GROUP LLC, ITS MANAGER

BY: PRINT: ROBERT CANNON  
TITLE: MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT CANNON KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_, 20\_\_.

(NOTARY PUBLIC'S SIGNATURE) PRINT NAME  
NOTARY PUBLIC IN AN FOR FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEY NOTES:**

1. B.L. DENOTES BUILDING LINE, U.E. DENOTES UTILITY EASEMENT, S.S.E. DENOTES SANITARY SEWER EASEMENT, D.E. DENOTES DRAINAGE EASEMENT, ESM.T. DENOTES EASEMENT, R.O.W. DENOTES RIGHT-OF-WAY, F.B.C.D.R. DENOTES FORT BEND COUNTY DEED RECORDS, F.B.C.P.R. DENOTES FORT BEND COUNTY PLAT RECORDS, F.B.C.C.F. DENOTES FORT BEND COUNTY CLERK'S FILE, VOL. DENOTES VOLUME, PG. DENOTES PAGE, P.A.E. DENOTES PRIVATE ACCESS EASEMENT.
2. 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 OR 0.99988344995.
3. THIS PROPERTY LIES WITHIN ZONE(S) X (NON --SHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS MAP NO. 481570008M DATED 01/29/2021, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING AND/OR THE NATIONAL FLOOD HAZARD LAYER (NFHL) WEB MAP SERVICE (WMS) AT [HTTP://HAZARDS.FEMA.GOV](http://HAZARDS.FEMA.GOV).
4. ALL AREAS IDENTIFIED HEREON AS EASEMENTS SHALL FOREVER BE KEPT OPEN TO THE PUBLIC AND MAINTAINED AS SUCH UNLESS THE PLANNING AND ZONING COMMISSION OR THE CITY OF FULSHEAR, TEXAS, SHALL THEREAFTER PERMIT AND AUTHORIZE THE CLOSING THEREOF.
5. DRAINAGE FACILITIES ARE TO BE OWNED, OPERATED AND MAINTAINED BY THE OWNERS AND NOT THE CITY OF FULSHEAR OR FORT BEND COUNTY.
6. ALL DRAINAGE EASEMENTS SHOWN OR NOTED HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO SAID EASEMENTS, EXCEPT BY APPROVED DRAINAGE STRUCTURE.
7. FIELD WORK WAS COMPLETED ON 01/25/25.
8. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 6 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 A.D.A.
9. THERE ARE PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PLAT BOUNDARY (SEE NOTE 17 & 18).
10. SITE PLANS 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 FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
11. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
12. THE TOP OF ALL SLABS SHALL BE A MINIMUM OF 140.00 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

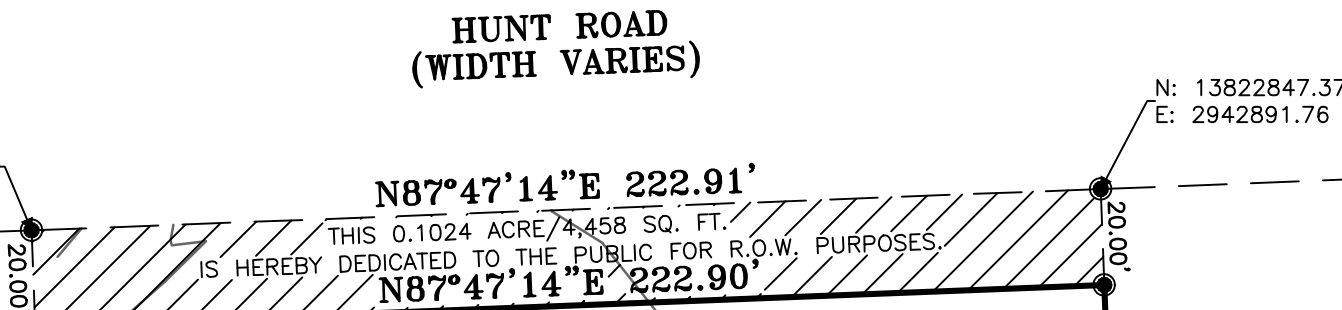
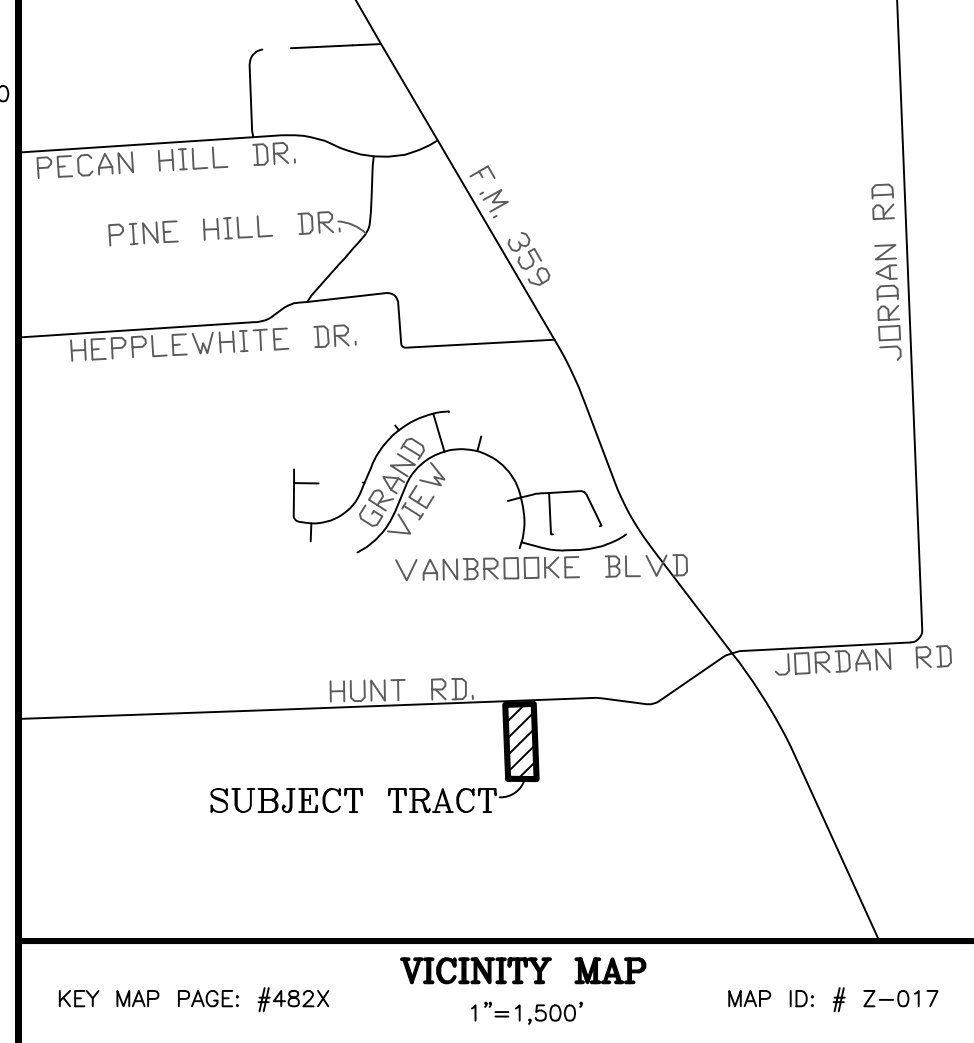
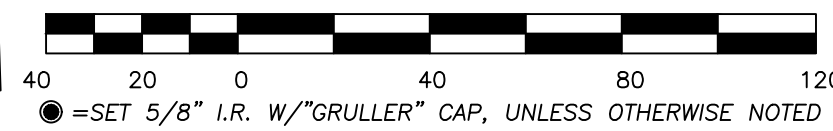
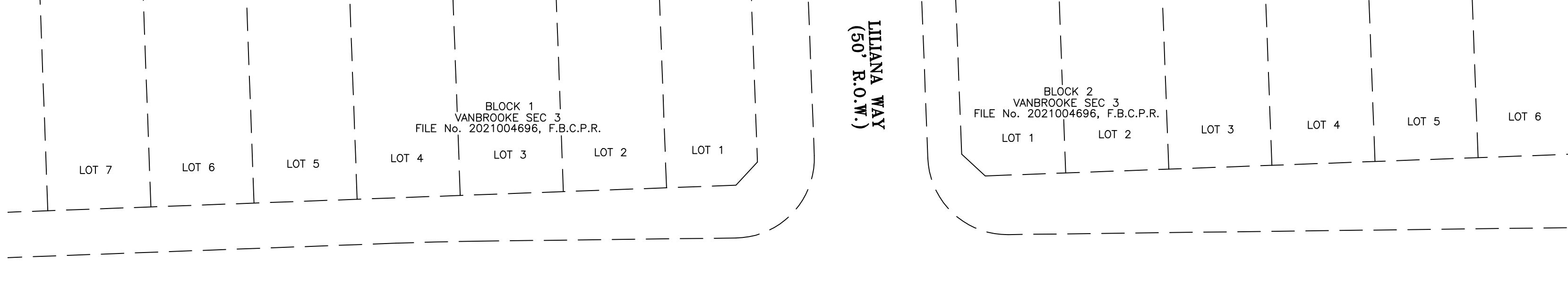
THIS IS TO CERTIFY THAT THE CITY MANAGER AND CITY ENGINEER OF THE CITY OF FULSHEAR, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION HUNT ROAD CROSSING IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCE NO. 2013-1091-SECTION 12 OF THE CITY OF FULSHEAR IS SHOWN HEREON AUTHORIZED THE RECORDING OF THIS PLAT \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ZACH GOODLANDER, CITY MANAGER

CLIFF BROUHARD, P.E., PTOE  
CITY MANAGER

13. THE SUBJECT TRACT LIES WITHIN THE FORT BEND COUNTY, LAMAR CISD, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND ESD #4, CAD 7 & CITY OF FULSHEAR ETJ.
14. THIS PLAT IS LOCATED IN LIGHTING ZONE LZ3
15. 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.
16. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
17. SUBJECT TO A BLANKET EASEMENT GRANTED TO TRUNKLINE GAS COMPANY, RECORDED IN VOLUME 278, PAGE 10 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
18. SUBJECT TO RIGHT OF WAY AND EASEMENT GRANTED TO TENNESSEE GAS TRANSMISSION COMPANY, RECORDED IN VOLUME 404, PAGE 613 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. SUBJECT TO RELEASE RECORDED IN VOLUME 405, PAGE 305 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
19. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE UNINCORPORATED BOUNDARIES OF THE CITY OF FULSHEAR, TEXAS.
20. LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE 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.
21. ANY FUTURE ON-SITE DRAINAGE INFRASTRUCTURE, INCLUDING DETENTION PONDS, SHALL BE LOCATED WITHIN A DEDICATED DRAINAGE EASEMENT WITH OWNERSHIP AND MAINTENANCE RESPONSIBILITY FULLY ASSUMED BY THE PROPERTY OWNER AND THIS RESPONSIBILITY SHALL TRANSFER TO FUTURE OWNERS UPON SALE OF THE PROPERTY.
22. ANY DEVELOPMENT WITHIN THE PLATTED AREA MUST ENSURE THAT PRE-EXISTING, NATURAL DRAINAGE PATTERNS AND CAPACITIES OF NEIGHBORING PROPERTIES ARE NOT NEGATIVELY IMPACTED. IN ADDITION, ANY FUTURE DETENTION OUTFALL LOCATIONS MUST MAINTAIN THE NATURAL, PRE-EXISTING DRAINAGE PATTERNS OF THE SITE.

AUSTIN HAYNES, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 122054



LOT 1, BLOCK 1  
2,8801 ACRES  
(125,458 SQ. FT.)

CALLED 42.69 ACRES  
BRENDA FINLEY  
F.B.C.C.F. No. 2018001541

REMAINDER  
8,7778 ACRES  
(382,363 SQ. FT.)  
CALLED 8,7778 ACRES  
KENNETH RAY TAYLOR, ET AL  
F.B.C.C.F. No. 2013096348

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 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 \_\_\_\_\_, 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, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION 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.

BY: COUNTY CLERK  
LAURA RICHARD  
OF FORT BEND COUNTY, TEXAS

BY: DEPUTY

### HUNT ROAD CROSSING

BEING A SUBDIVISION OF 2.9825 ACRES  
LOCATED IN THE  
ISAAC N. CHARLES LEAGUE, A-17  
FORT BEND COUNTY, TEXAS

SCALE: 1" = 40' August 1, 2025

1 LOT

1 BLOCK

OWNER:

BCS HUNT ROAD LLC  
1940 FOUNTAIN VIEW DR., STE. 220  
HOUSTON, TEXAS 77057  
Phone: (713) 315-0774

## Grueller Surveying, LLC

PROFESSIONAL LAND SURVEYING  
1244 NORTH POST OAK ROAD, STE. 200  
HOUSTON, TEXAS 77055

PH: 713.333.1466 / FX: 713.782.3755  
FIRM No. 10120100 JOB No. 45-22610



I, Kenneth A. Grueller, R.P.L.S., 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.

Kenneth A. Grueller, R.P.L.S.  
Texas Registration No. 5476