

PLAT RECORDING SHEET

PLAT NAME: Homer Pettit Place

PLAT NO: _____

ACREAGE: 16.421

LEAGUE: Joseph Powell League

ABSTRACT NUMBER: 72

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 10

NUMBER OF RESERVES: 0

OWNERS: GTA Real Estate Fund I, LLC

(DEPUTY CLERK)

ACKNOWLEDGMENT

TEXAS
OF FORT BEND

BRODRICK NORMAN BEING A MANAGING MEMBER OF **GTA REAL ESTATE FUND I, LLC** OWNER OF THE 16.421 ACRE TRACT SHOWN IN THE ABOVE AND FOREGOING MAP OF (**HOMER PETTIT PLACE**), DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND EASEMENTS SHOWN ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC UTILITIES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

I DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY UTILITIES SHOWN HEREON.

I 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 ARE NOT RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

I DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE SUBJECT TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

I DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AND EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

I DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE SUBMITTED TO BE KEPT 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.

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 ANY ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY FUTURE ORDINANCE AMENDMENTS.

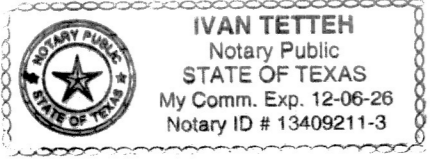
BY MY HAND WHEREOF, THE **GTA REAL ESTATE FUND I, LLC** HAS CAUSED THE PRESENTS TO BE SIGNED BY **BRODRICK NORMAN**, ITS MANAGING MEMBER, HEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREO AFFIXED THIS _____ DAY OF _____, 2026.

BY MY HAND AT CITY, TEXAS, THIS _____

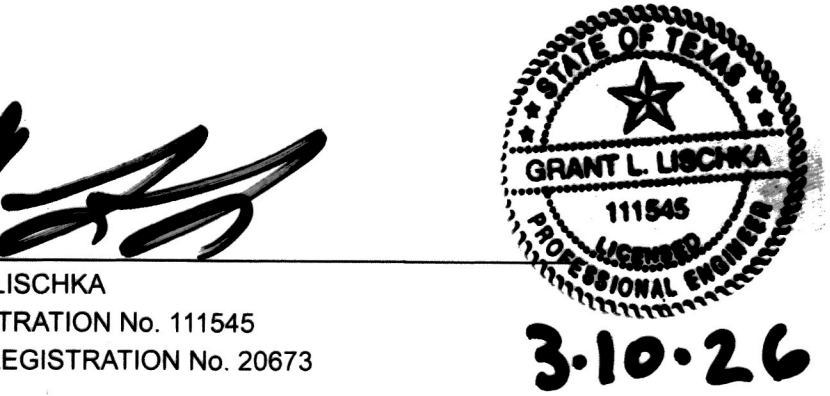
I, ON THIS DAY PERSONALLY APPEARED, **BRODRICK NORMAN, MANAGING MEMBER OF GTA REAL ESTATE FUND I, LLC**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND INTENTIONS STATED AND UNDER THE AUTHORITY THEREIN EXPRESSED.

HIS 11th DAY OF MARCH, 2026.

2026
XAS



GRANT L. LISCHKA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE MINIMUM SLAB ELEVATION ANALYSIS AS STATED HEREIN MEETS THE REQUIREMENT OF FORT BEND COUNTY BY MY KNOWLEDGE. THE CERTIFICATION APPLIES SOLELY TO THE REFERENCED MINIMUM SLAB ELEVATION



GENERAL NOTES

- 1) 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
- 2) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 113.0 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 RESTRAIN, WHICHEVER IS HIGHER
- 3) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY
- 4) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE
- 5) 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 JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND SHALL BE NO OBLIGATION OF THE CITY REPLACE, REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- 6) ALL COORDINATES, BEARINGS, AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83 (2011 ADJUSTMENT)), TEXAS STATE PLANE COORDINATE SYSTEM "TEXAS CENTRAL ZONE", U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY SEES LAND. DISTANCES AND AREAS ARE GRID VALUES. DISTANCES MAY BE BROUGHT TO SURFACE USING A SCALE FACTOR OF 1.000130 AND A SCALE POINT ORIGIN OF 0,0.
- 7) BY GRAPHICAL SCALING OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NO.48157C0350M, MAP FOR CITY OF FORT BEND COUNTY UNINCORPORATED AREA COMMUNITY MAP NO. 480228, FEMA FIRM PANEL NO.325, HAVING AN EFFECTIVE DATE OF 12/21/2017. THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE-X THIS INFORMATION IS FOR REFERENCE ONLY. THE EXTENT OF THE FLOODPLAIN LIMITS HAVE NOT BEEN DETERMINED BY AN ON-THE-GROUND SURVEY.
- 8) THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 9) THIS PLAT LIES WITHIN LIGHT ZONE LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 10) 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.
- 11) THE POLE OR STAFF OF THE FLAG LOT SHALL BE RESTRICTED TO ACCESS ONLY.
- 12) A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 13) 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 AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
- 14) CONTOURS SHOWN HEREON WERE DERIVED FROM OPEN SOURCE DATA AND DO NOT REPRESENT PART OF THE ON THE GROUND SURVEY.
- 15) 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.
- 16) 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.
- 17) INDIVIDUAL 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.
- 18) THIS PROPERTY LIES WITHIN THE JURISDICTION OF FORT BEND COUNTY, TEXAS.

SCHOOL DISTRICT: LAMAR CISD

FIRE: BEASLEY FIRE DISTRICT

UTILITIES CO. _____

EMERGENCY SERVICE DISTRICT: ESD NO 08

FORT BEND COUNTY
FORT BEND COUNTY DRAINAGE DISTRICT
ESD#8

CERTIFICATE FOR SURVEYOR

I, **CAREY A. JOHNSON**, 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.

DATED THIS THE 23TH DAY OF FEBRUARY, 2026.



CERTIFICATE OF FORT BEND COUNTY ENGINEER AND COMMISSIONERS' COURT

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. DATE
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2026.

VINCENT M. MORALES
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

W.A. ANDY MYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. McGOY
PRECINCT 4, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

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 FORT BEND COUNTY, TEXAS

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

COUNTY CLERK

HOMER PETTIT PLACE

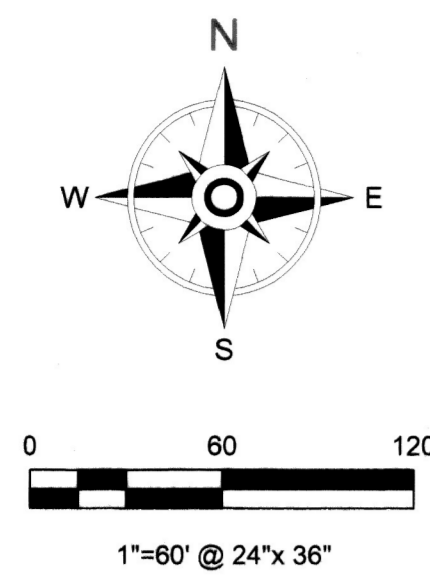
A SUBDIVISION OF 16.421 ACRES
LOCATED IN THE JOSEPH POWELL LEAGUE
ABSTRACT NO. 72
FORT BEND COUNTY, TEXAS

10 LOTS, 1 BLOCK

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



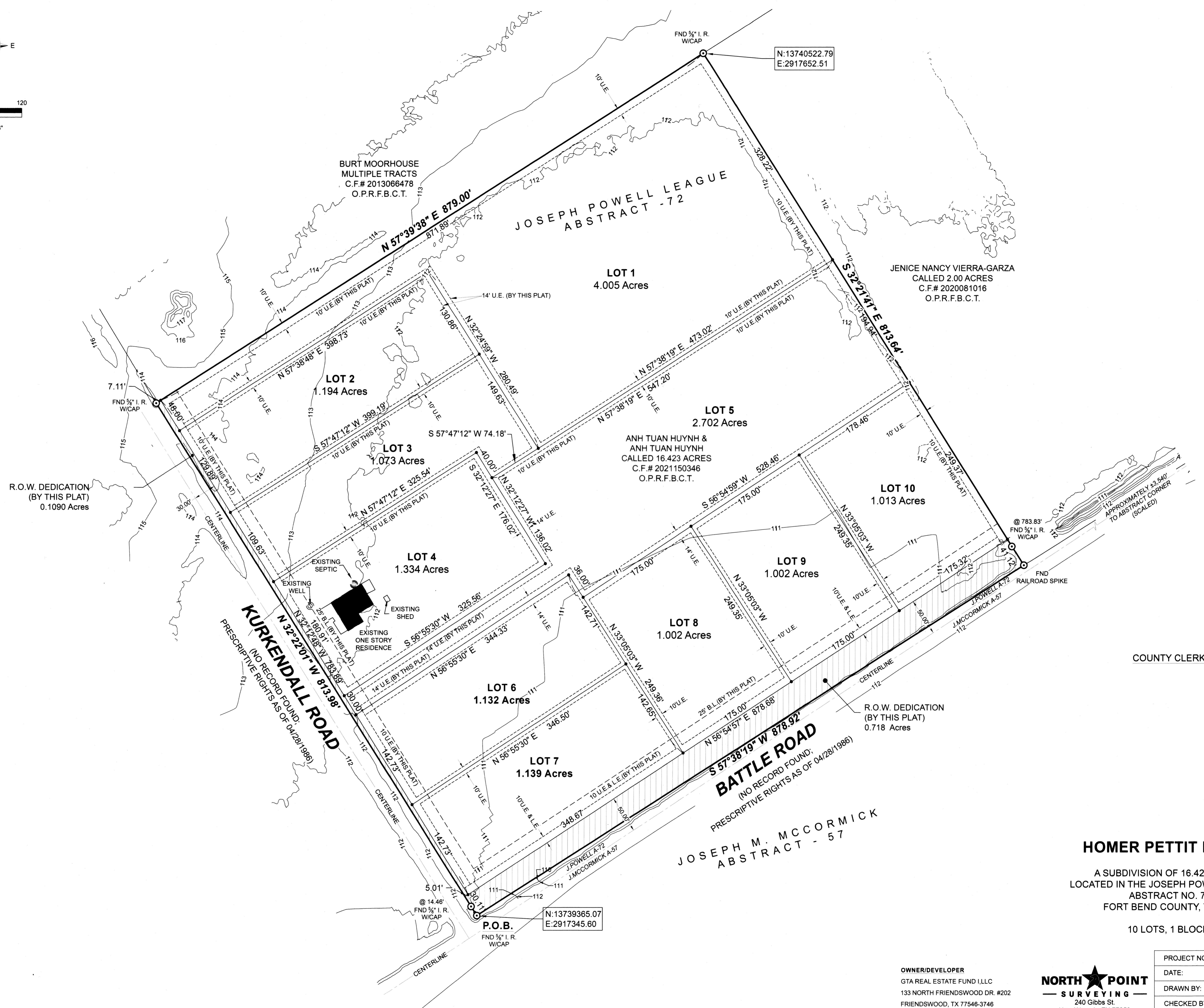
PROJECT NO.	25022
DATE:	02/23/2026
DRAWN BY:	JMM
CHECKED BY:	CAJ
REVISION 1:	---
SHEET 2 OF 2	



VICINITY MAP - NOT TO SCALE
KEYMAP: 640K & 640L

LEGEND:

- FOUND MONUMENT AS NOTED
- SET 1/2" I.R. WITH "RPLS 8524" CAP
- FND FOUND
- C.F.# COUNTY FILE #
- R.O.W. RIGHT OF WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D & U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- P.O.B. POINT OF BEGINNING
- I.R. IRON ROD
- O.P.R.F.B.C.T. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS EASEMENT
- BUILDING LINE
- - - CENTERLINE



COUNTY CLERK

HOMER PETTIT PLACE

A SUBDIVISION OF 16.421 ACRES
LOCATED IN THE JOSEPH POWELL LEAGUE
ABSTRACT NO. 72
FORT BEND COUNTY, TEXAS

10 LOTS, 1 BLOCK

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



PROJECT NO.	25022
DATE:	02/23/2026
DRAWN BY:	JMM
CHECKED BY:	CAJ
REVISION 1:	
SHEET 1 OF 2	

P.O.B.
FND 3/4" I.R.
W/CAP
N:13739365.07
E:2917345.60

N:13740522.79
E:2917652.51

@ 783.83'
FND 3/4" I.R.
W/CAP

FND
RAILROAD SPIKE

APPROXIMATELY 33.540'
TO ABSTRACT CORNER
(SCALED)

BATTLE ROAD
(NO RECORD FOUND;
PREScriptive RIGHTS AS OF 04/28/1986)

KURKENDALL ROAD
(NO RECORD FOUND;
PREScriptive RIGHTS AS OF 04/28/1986)

JOSEPH M. MCCORMICK
ABSTRACT - 57

JOSEPH POWELL LEAGUE
ABSTRACT - 72

BURT MOORHOUSE
MULTIPLE TRACTS
C.F.# 2013066478
O.P.R.F.B.C.T.

JENICE NANCY VIERRA-GARZA
CALLED 2.00 ACRES
C.F.# 2020081016
O.P.R.F.B.C.T.

ANH TUAN HUYNH &
ANH TUAN HUYNH
CALLED 16.423 ACRES
C.F.# 2021150346
O.P.R.F.B.C.T.

EXISTING
SEPTIC

EXISTING
WELL

EXISTING
SHED

EXISTING
ONE STORY
RESIDENCE

R.O.W. DEDICATION
(BY THIS PLAT)
0.1090 Acres

R.O.W. DEDICATION
(BY THIS PLAT)
0.718 Acres