

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County MUD No 50 Lift Station No 7

PLAT NO: _____

ACREAGE: 0.2440

LEAGUE: I.&G.N.R.R. CO. Survey

ABSTRACT NUMBER: 353

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

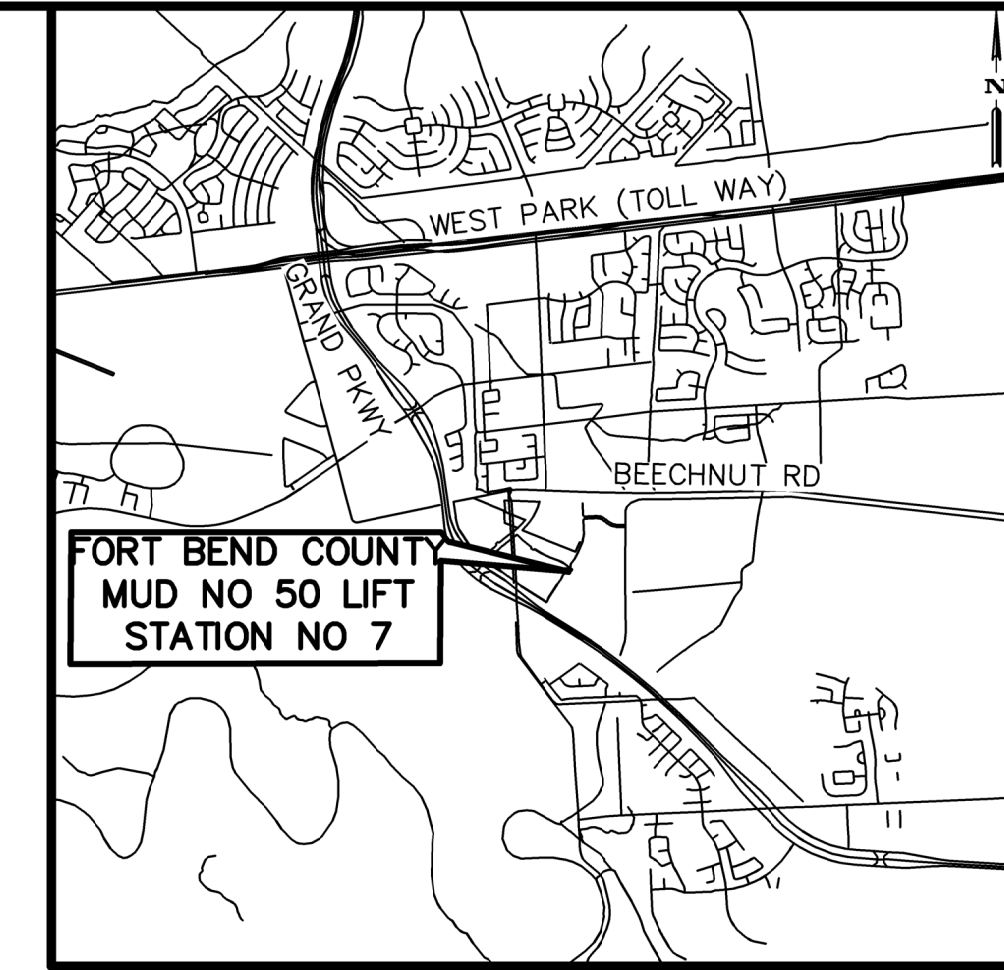
NUMBER OF RESERVES: 1

OWNERS: Peek Road Holdings, LLC,

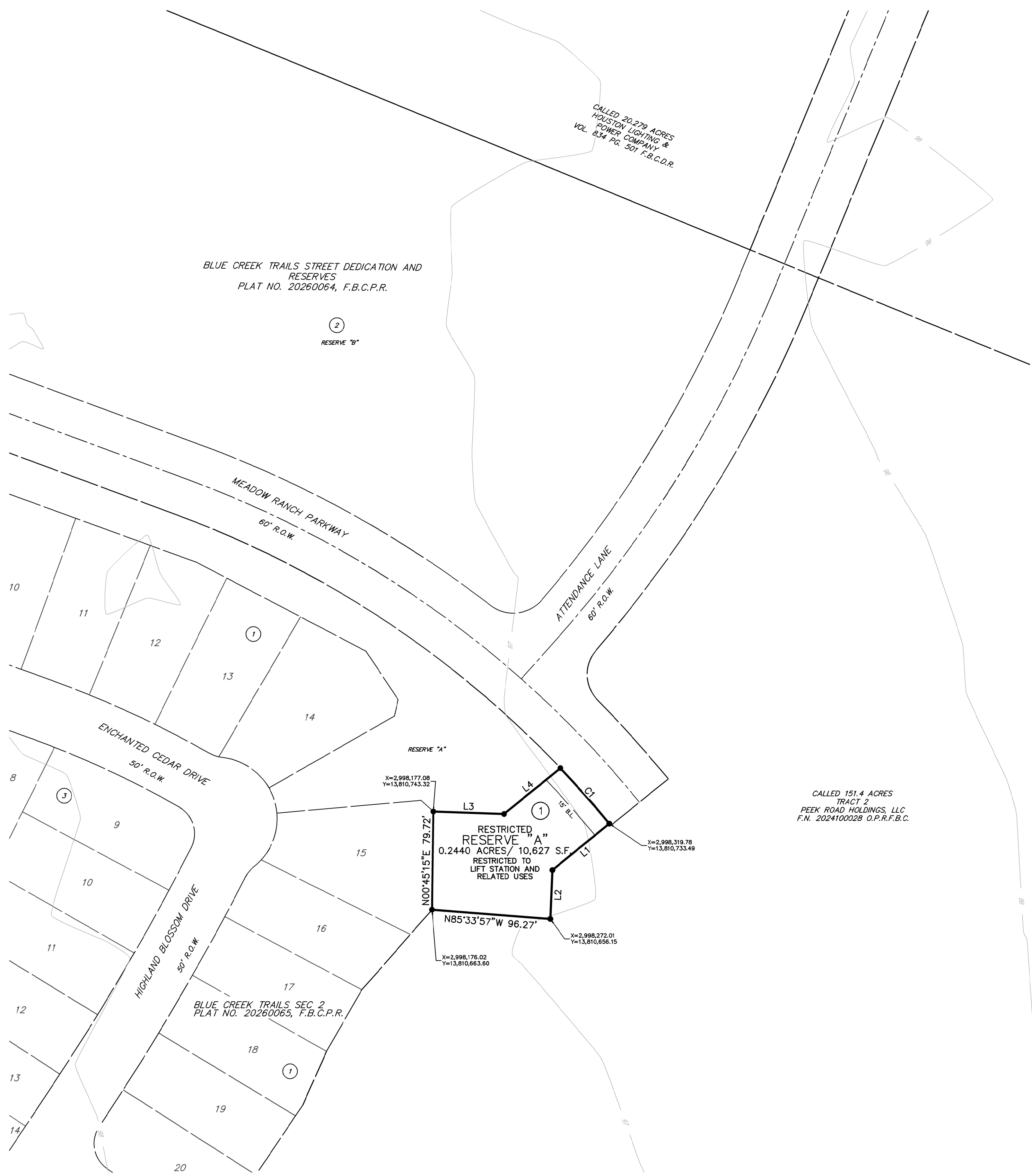
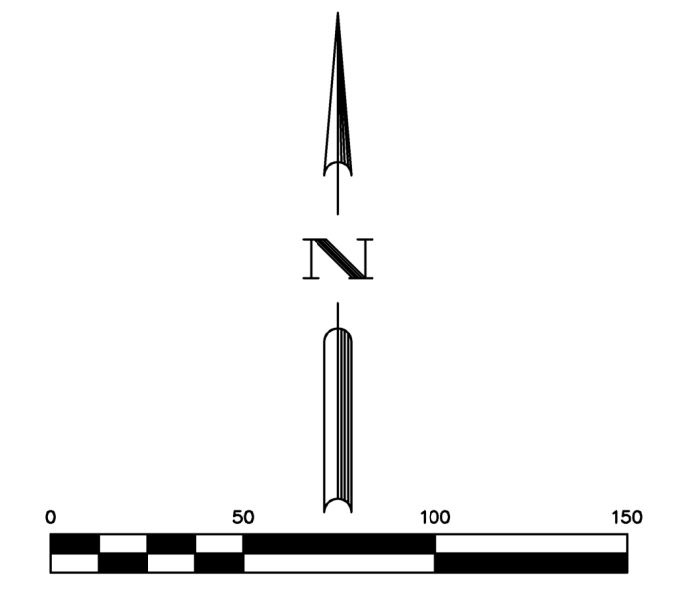
(DEPUTY CLERK)

GENERAL NOTES

- "1" indicates Block Number.
- "B.L." indicates Building Line.
- "U.E." indicates Utility Easement.
- "R.O.W." indicates Right-of-Way.
- "W.L.E." indicates Water Line Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "ESMT." Indicates Easement.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- "F.B.C.P.R." indicates Fort Bend County Plat Records.
- "F.B.C.D.R." indicates Fort Bend County Deed Records.
- "VOL." indicates Volume.
- "Pg." indicates Page.
- "Fnd." indicates Found.
- "I." indicates Iron.
- Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204, and referenced to monuments found along the southwest right-of-way line of Katy-Gaston Road as shown hereon.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) are in surface and can be brought to grid by dividing by the following combined scale 1.00013, or multiplying by the following combined scale 0.99987001.
- The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
- Unless otherwise indicated, the building lines [B.L.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, in effect at the time this plat was approved, which may be amended from time to time.
- 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.
- Any new development within the subdivision plot shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- This plot is within Lighting Zone LZ3.
- This tract is located within the extraterritorial jurisdiction of the City of Houston and Fort Bend County.
- The top of all floor slabs shall be a minimum of 100.90 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.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- 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 construction.
- 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.
- All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 50.
- There are no pipeline easement within the plat area shown hereon.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500 year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Unincorporated Areas, Map Number 4815700120L, Revised April 2, 2014.



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 525Q



DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D 50
SCHOOL	LAMAR C. I. S. D.
FIRE	FIRE DISTRICT RICHMOND
E. S. D.	HARRIS-FORT BEND ESD 100
T. I. R. Z.	FORT BEND TIRZ 4
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
C. A. D.	COUNTY ASSISTANCE DISTRICT NO. 11
L. I. D.	LEVEE IMPROVEMENT DISTRICT NO. 12
FORT BEND COUNTY AND FORT BEND COUNTY DRAINAGE DISTRICT	

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	820.00'	411'46"	60.05'	S 41°19'26" E	60.04'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S50°46'27"W	59.56'
L2	S2°21'12"W	39.71'
L3	S87°59'44"E	57.43'
L4	N50°46'27"E	58.94'

FORT BEND COUNTY MUD NO 50 LIFT STATION NO 7

A SUBDIVISION OF 0.2440 ACRES OF LAND
LOCATED IN THE
I.&G.N.R.R. CO. SURVEY, ABSTRACT 353
FORT BEND COUNTY, TEXAS

RESERVES: 1
SCALE: 1"=50'

BLOCKS: 1
DATE: MARCH, 2026

DEVELOPER:
PEEK ROAD HOLDINGS, LLC.
a Delaware limited liability company
680 FIFTH AVENUE, 25TH FL.
NEW YORK, NY 10019
281-558-8700

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281-810-1422



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

STATE OF TEXAS
COUNTY OF FORT BEND

We, PEEK ROAD HOLDINGS, LLC, a Delaware limited liability company, acting by and through Michael W. Brady, its Vice President and Thomas Wolliver, its Vice President, of PEEK ROAD HOLDINGS, LLC a Texas limited liability company, its Administrative Member owner of the 0.2440 acre tract described in the above and foregoing map of FORT BEND COUNTY MUD NO 50 LIFT STATION NO 7, 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 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 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 purposes 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 the 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, we 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 easement 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.

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, and any subsequent amendments.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of FORT BEND COUNTY MUD NO 50 LIFT STATION NO 7 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, PEEK ROAD HOLDINGS, LLC, a Delaware limited liability company acting by and through PEEK ROAD HOLDINGS, LLC a Texas limited liability company, its Administrative Member has caused these presents to be signed by Michael W. Brady, its Vice President and Aubrey Heppler, Authorized Agent thereunto authorized,

this _____ day of _____, 2026.

PEEK ROAD HOLDINGS, LLC, a Delaware limited liability company

By: PEEK ROAD HOLDINGS, LLC
a Texas limited liability company,
its Administrative Member

By: _____

Attest: _____

Name: _____

Name: _____

Title: _____

Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Brady, its Vice President and Thomas Wolliver, its Vice President of PEEK ROAD HOLDINGS, LLC, a Texas limited liability company, the Administrative Member of PEEK ROAD HOLDINGS, LLC, a Delaware limited liability company 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.

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

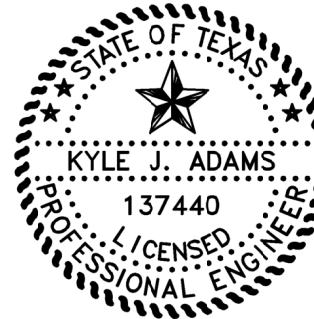
NAME: _____
Notary Public in and for the State of Texas
Commission Expires: _____

I, Austin Woo, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.



Austin Woo, R.P.L.S.
Texas Registration No. 8852

I, Kyle Adams, 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.



Kyle Adams, P.E.
Texas Registration No. 137440

BGE, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of FORT BEND COUNTY MUD NO 50 LIFT STATION NO 7 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 _____, 2026.

By: Lisa M. Clark OR M. Sunny Garzo
Chair Vice Chair

By: Vonn Tran
Secretary

DESCRIPTION OF A 0.2440 ACRE TRACT OF LAND SITUATED
IN THE I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 353
FORT BEND COUNTY, TEXAS

BEING a 0.2440 acre (10,627 square foot) tract of land situated in the I. & G.N. R.R. CO. Survey, Abstract No. 353 of Fort Bend County, Texas and being a portion of the remainder of a called 166.572 acre tract of land as described as Tract 2 in an instrument to TMPG PEEK, LLC recorded under File Number (F.N.) 2024100026 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 0.2440 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the East line of said 166.572 acre tract as cited herein:

COMMENCING at a 5/8-inch iron rod with cap stamped "CARTER & BURGESS" found on the East line of said 166.572 acre tract, being the Southeast corner of a called 20.279 acre tract described in an instrument to Houston Lighting and Power Company recorded under Volume 834, Page 501 of the Fort Bend County Deed Records (F.B.C.D.R.) and the Southwest corner of a called 23.945 acre tract described in an instrument to Houston Lighting and Power Company recorded under Volume 834, Page 498 of the F.B.C.D.R., same also being the Northwest corner of a called 0.1148 acre tract described as Directors Lot 1 in an instrument to Justin Morales recorded under F.N. 2021078677 of the O.P.R.F.B.C., from which a 5/8-inch iron rod with cap stamped "COSTELLO INC" found in the East line of said 166.572 acre tract and the Southwest corner of a called 0.3932 acre tract of land as described in an instrument to LONG MEADOW FARMS COMMUNITY ASSOCIATION, INC recorded under F.N. 2016116695 of the (O.P.R.F.B.C.), bears S 02°40'27" E, a distance of 753.15 feet;

THENCE, over and across said 166.572 acre tract the following courses and distances:

N 87°47'16" E, a distance of 1,379.10 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the most Easterly corner of the herein described tract;

S 50°46'27" W, a distance of 59.56 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

S 02°21'12" W, a distance of 39.71 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract;

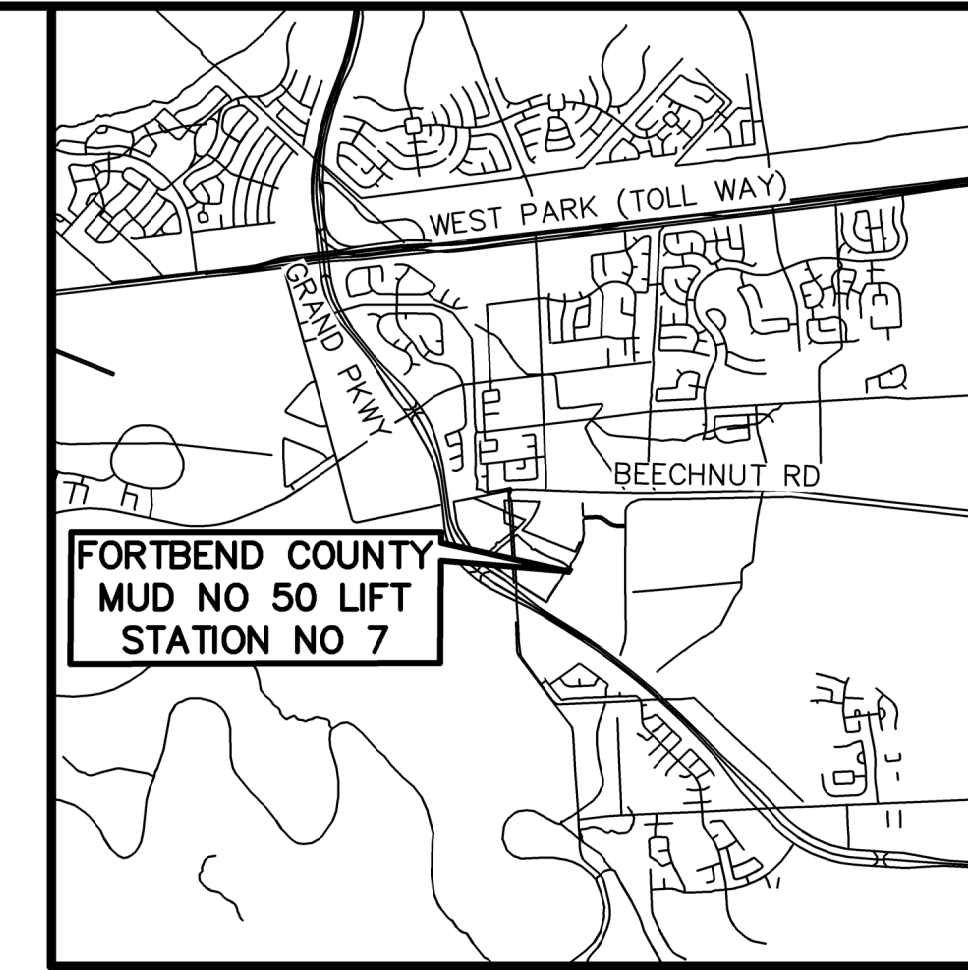
N 85°33'57" W, a distance of 96.27 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for Southwest corner of the herein described tract;

N 00°45'15" E, a distance of 79.72 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for Northwest corner of the herein described tract;

S 87°59'44" E, a distance of 57.43 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 50°46'27" E, a distance of 58.94 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Northerly corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 46°34'41" W, 820.00 feet;

in a Southeasterly direction, along and with said curve to the right, an arc distance of 60.05 feet, having a radius of 820.00 feet, a central angle of 04°11'46" and chord which bears S 41°19'26" E, 60.04 feet to the POINT OF BEGINNING and containing 0.2440 of one acre (10,627 square feet)



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 525Q

I, J. Stacy Slawinski, 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 of subdivision within the watershed.

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

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2026.

Vincent M. Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

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

Dexter L. McCoy
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 Plot 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

FORT BEND COUNTY MUD NO 50 LIFT STATION NO 7

A SUBDIVISION OF 0.2440 ACRES OF LAND
LOCATED IN THE
I.&G.N.R.R. CO. SURVEY, ABSTRACT 353
FORT BEND COUNTY, TEXAS

RESERVES: 1
SCALE: 1"=50'
BLOCKS: 1
DATE: MARCH, 2026

DEVELOPER:
PEEK ROAD HOLDINGS, LLC,
a Delaware limited liability company
680 FIFTH AVENUE, 25TH FL,
NEW YORK, NY 10019
281-558-8700

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281-810-1422



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00