PLAT RECORDING SHEET

PLAT NAME: San Bernard Estates

PLAT NO:

ACREAGE: 20.24

LEAGUE: Andrew Northington Survey No. 4

ABSTRACT NUMBER: 65

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 4

NUMBER OF RESERVES: 0

OWNERS: TK Equipment Services, LLC

_____

(DEPUTY CLERK)

STATE OF TEXAS:
COUNTY OF FORT BEND:

WE, TK EQUIPMENT SERVICES, LLC, A TEXAS LIMITED LIABILITY, ACTING BY AND THROUGH DANIEL KELLY, CEO, OWNER (OR OWNERS) HEREIN AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 15.08 ACRE TRACT AND THE 5.16 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF EAST BARNARD ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREET (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 PURPOSED 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 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH THE AERIAL EASEMENTS (U.E. & 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 (15' 0") WIDE ON EACH SIDE OF THE CENTER 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 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 EASEMENTS, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAYS 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 ABBUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, THE TK EQUIPMENT SERVICES, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSE THESE PRESENTS TO BE SIGNED BY DANIEL KELLY

ITS CEO, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2026.

TK EQUIPMENT SERVICES, LLC

_____
DANIEL KELLY – CEO

STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL KELLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, MARSHAL BREWER, A LICENSED REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS OF FORT BEND COUNTY, TEXAS TO THE BEST OF MY KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS 5th DAY OF August, 2026.

_____
MARSHAL BREWER, P.E.
TEXAS REGISTRATION NO. 111299
4B ENGINEERING, PLLC
TBPELS FIRM NO. 28281

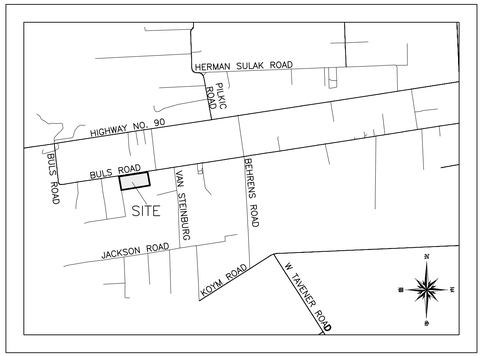
STATE OF TEXAS:
COUNTY OF BURNET:

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PROFESSIONAL SUPERVISION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5TH DAY OF AUGUST, 2026.

_____
K.C. LUST, R.P.L.S. NO. 5273

STATE OF TEXAS
REGISTERED
K.C. LUST
5273
PROFESSIONAL
LAND SURVEYOR



KEY MAP PAGE NO. 600W

SITE MAP
NOT TO SCALE

STANDARD PLAT NOTES:
1) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 122.00 FEET ABOVE MEAN SEA LEVEL(NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB 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.

2) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

3) ALL PROPERTY TO DRAIN INTO THE DRAINAGE INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

4) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.

5) LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 5 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.

6) 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.

7) 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.

8) BASED ON OBSERVED EVIDENCE IN THE FIELD AND IN REVIEWING THE TEXAS RAILROAD COMMISSION PUBLIC GIS VIEWER FOUND ON RRC.TEXAS.GOV/GISVIEWER 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) A MINIMUM OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.

11) SIDEWALKS SHALL BE BUILT OF 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 A.D.A.

12) THE PROPERTY LIES WITHIN THE FOLLOWING JURISDICTIONS:
FORT BEND COUNTY
FORT BEND COUNTY DRAINAGE DISTRICT
FORT BEND COUNTY EMERGENCY SERVICE DISTRICT NO. 8
BRAZOS INDEPENDENT SCHOOL DISTRICT

CUPLIN ASSOCIATES INC
LAND SURVEYORS & PLANNERS

N
W E
S

LEGEND

●	1/4" IRON PIPE FOUND
◎	IRON PIPE FOUND (SIZE LISTED)
◕	5/8" IRON PIN FOUND
○	SET 5/8" IRON PIN WITH "CUPLIN PROPERTY CAP
.../...	VOLUME/PAGE
D.R.F.B.C.	DEED RECORDS FORT BEND CO.
O.P.R.F.B.C.	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
( )	RECORD INFO/SUBJECT
[ ]	RECORD INFO/ADJOINER
B.S.L.	BLDG. SETBACK LINE
U.E.	UTILITY EASEMENT
615	MINOR CONTOUR
620	MAJOR CONTOUR

SCALE: 1"=100'
0' 100' 200'

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 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 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

_____
DANIEL WONG
COUNTY JUDGE

_____
W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

_____
DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

STATE OF TEXAS:

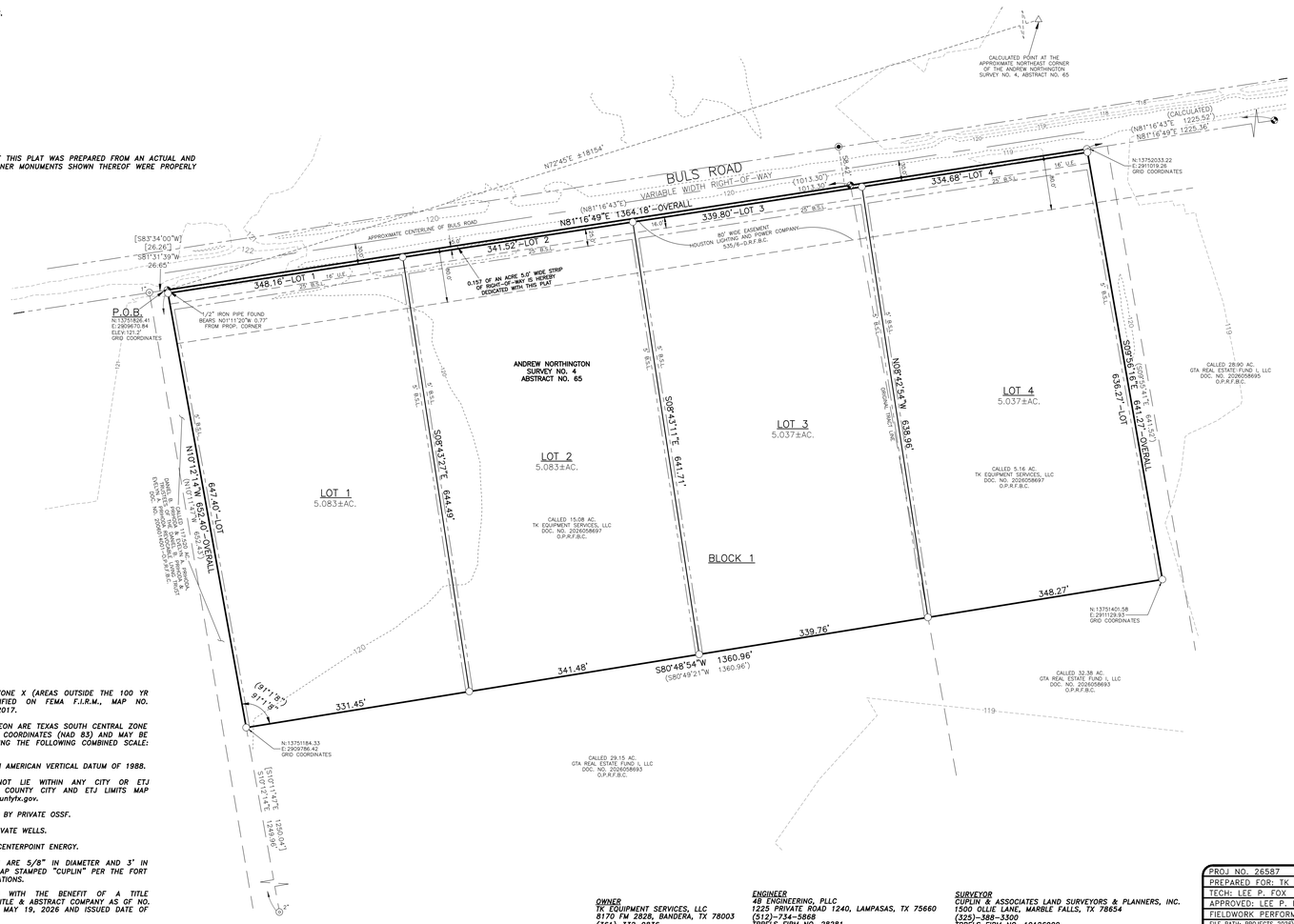
COUNTY OF FORT BEND:

I, LAURA RICHARD, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE_____DAY OF_____, 20____, A.D., AT _____ O'CLOCK, ____M., AND DULY RECORDED THIS _____, 20____, A.D., AT _____ O'CLOCK, _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO._____,

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN RICHMOND, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

LAURA RICHARD, CLERK
COUNTY COURT OF FORT BEND COUNTY, TEXAS

BY:_____, DEPUTY



LEGAL DESCRIPTION
BEING 20.24 ACRES SITUATED IN THE ANDREW NORTHINGTON SURVEY NO. 4, ABSTRACT NO. 65, FORT BEND COUNTY, TEXAS, BEING ALL OF A CALLED 5.16 ACRE TRACT AND A CALLED 15.08 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO TK EQUIPMENT SERVICES, LLC, RECORDED IN DOCUMENT NO. 2026058697 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAID 20.24 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8" iron pin found with plastic cap along the southerly right-of-way line of Buls Road, at the northerly northeast corner of a called 117.520 acre tract described in a document to Daniel B. Prihoda and Evelyn A. Prihoda, Trustees of the Daniel B. Prihoda and Evelyn A. Prihoda Revocable Living Trust, recorded in Document No. 2006014001 of the Official Public Records of Fort Bend County, Texas, at the northwesterly corner of said 15.08 acre tract, and hereof, WHENCE a 1/2" iron pipe found bears North 01°11'20" West, a distance of 0.77' for reference;

THENCE North 81°16'49" East, along the southerly right-of-way line of said Buls Road, the northerly line of said 15.08 acre tract and then the northerly line of said 5.16 acre tract, and hereof, at a distance of 1013.43' pass a 5/8" iron pin found with plastic cap at the common northerly corner of said 15.08 and said 5.16 acre tract, for a total distance of 1364.18' to a 5/8" iron pin set with "CUPLIN" property cap at the northerly northwest corner of a called 32.38 acre tract described in a document to GTA Real Estate Fund I, LLC, recorded in Document No. 2026058693 of the Official Public Records of Fort Bend County, Texas, at the northeasterly corner of said 5.16 acre tract, and hereof, WHENCE a 5/8" iron pin found with plastic cap at the northeasterly corner of a called 28.90 acre tract described in a document to GTA Real Estate Fund I, LLC, recorded in Document No. 2026058695 of the Official Public Records of Fort Bend County, Texas, bears North 80°31'10" East, a distance of 1225.78' for reference;

THENCE South 09°56'16" East, along a northerly northwest line of said 32.38 acre tract, the easterly line of said 5.16 acre tract, and hereof, a distance of 641.27' to a 5/8" iron pin set with "CUPLIN" property cap at the northwesterly interior corner of said 32.38 acre tract, the southeasterly corner of said 5.16 acre tract, and hereof;

THENCE South 80°48'54" West, along a northerly line of said 32.38 acre tract and then the northerly line of a called 29.15 acre tract described in said Document No. 2026058693, the southerly line of said 5.16 acre tract and then the southerly line of said 15.08 acre tract, and hereof, a distance of 1360.96' to a 5/8" iron pin set with "CUPLIN" property cap along a northerly east line of said 117.520 acre tract, at the northwesterly corner of said 29.15 acre tract, the southwesterly corner of said 15.08 acre tract, and hereof, WHENCE a 2" iron pipe found at the southwesterly corner of said 29.15 acre tract bears South 10°12'14" East, a distance of 1249.96' for reference;

THENCE North 10°12'14" West, along the northerly east line of said 117.520 acre tract, the westerly line of said 15.08 acre tract, and hereof, a distance of 652.40' to the POINT OF BEGINNING, and containing 20.24 acres, more or less.

GENERAL NOTES:
1) THIS PROPERTY LIES WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48157C0200M, EFFECTIVE 12/21/2017.

2) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 1.0001368496.

3) ELEVATIONS ARE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

4) SUBJECT PROPERTY DOES NOT LIE WITHIN ANY CITY OR ETJ ACCORDING TO THE FORT BEND COUNTY CITY AND ETJ LIMITS MAP FOUND AT https://www.fortbendcountytx.gov.

5) WASTE WATER TO BE PROVIDED BY PRIVATE OSSF.

6) WATER TO BE PROVIDED BY PRIVATE WELLS.

7) UTILITIES TO BE PROVIDED BY CENTERPOINT ENERGY.

8) ALL CORNER MONUMENTS SET ARE 5/8" IN DIAMETER AND 3' IN LENGTH REBAR WITH A PLASTIC CAP STAMPED "CUPLIN" PER THE FORT BEND COUNTY SUBDIVISION REGULATIONS.

9) THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY LOVE TITLE & ABSTRACT COMPANY AS OF NO. 26-LT-1120, EFFECTIVE DATE OF MAY 19, 2026 AND ISSUED DATE OF MAY 28, 2026.

SAN BERNARD ESTATES

A SUBDIVISION OF 20.24 ACRES SITUATED IN THE ANDREW NORTHINGTON SURVEY NO. 4, ABSTRACT NO. 65, FORT BEND COUNTY, TEXAS.

4 LOTS 1 BLOCK

JULY 2026

OWNER
TK EQUIPMENT SERVICES, LLC
8170 FM 2828, BANDERA, TX 78003
(361)-332-9836

ENGINEER
4B ENGINEERING, PLLC
1225 PRIVATE ROAD 1240, LAMPASAS, TX 75660
(512)-734-5868
TBPELS FIRM NO. 28281

SURVEYOR
CUPLIN & ASSOCIATES LAND SURVEYORS & PLANNERS, INC.
1500 OLLIE LANE, MARBLE FALLS, TX 78654
(325)-388-3300
TBPELS FIRM NO. 10126900

PROJ. NO. 26587
PREPARED FOR: TK EQUIPMENT SERVICES, LLC
TECH: LEE P. FOX
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 06/17/2026
FILE PATH: PROJECTS 2026\26587\DWG\26587 MASTER 6-16-26.dwg
COPYRIGHT:2026
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 100'
0 50 100

NO.	DESCRIPTION	DATE
2		
1		

REVISIONS

1 OF 1 SHEET