# PLAT RECORDING SHEET

**PLAT NAME:** Megatrans Reserve

**PLAT NO:**

**ACREAGE:** 4.7513

**LEAGUE:** John Leverton Survey

**ABSTRACT NUMBER:** 402

**NUMBER OF BLOCKS:** 1

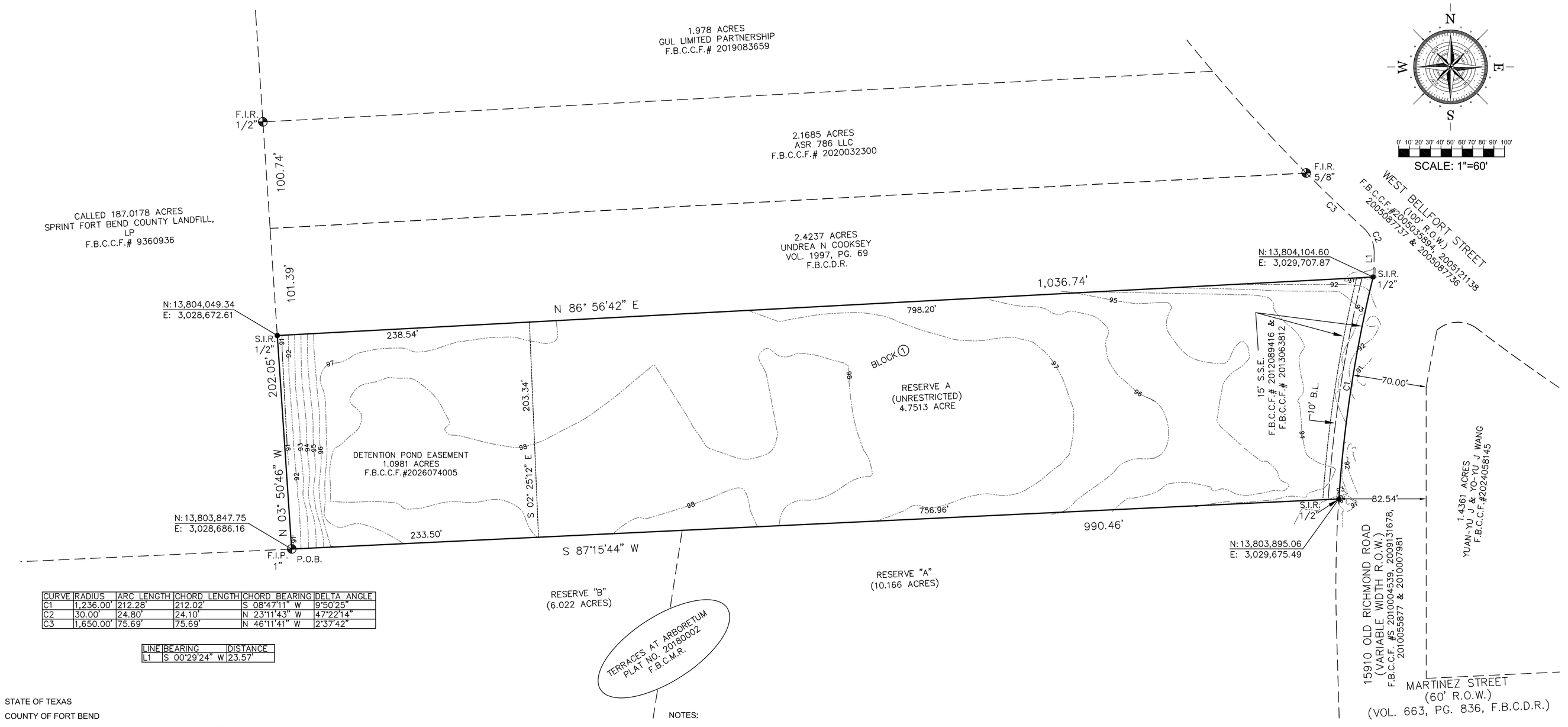
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Megatrans Incorporated

_____

**(DEPUTY CLERK)**




| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 1,236.00' | 212.28' | 212.02' | S 08°47'11" W | 9°50'25" |
| C2 | 30.00' | 24.80' | 24.10' | N 23°11'43" W | 47°22'14" |
| C3 | 1,650.00' | 75.69' | 75.69' | N 46°11'41" W | 2°37'42" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 00°29'24" W | 23.57' |

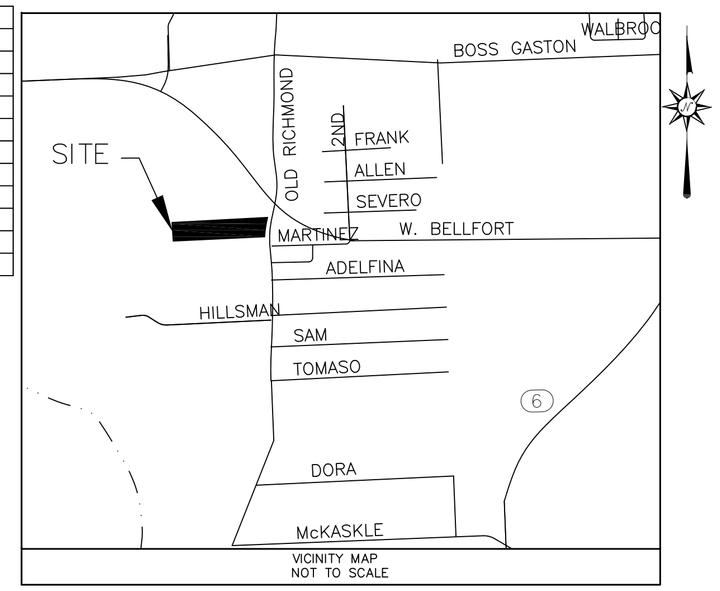
| DISTRICT NAMES | |
|---|---|
| WCID | NONE |
| FWSD | NO. 2 |
| MUD | NONE |
| LID | NONE |
| DID | FBC DRAINAGE |
| SCHOOL | FT BEND ISD |
| FIRE | NORTHEAST |
| IMPACT FEE AREA | NONE |
| CITY OR CITY ETJ | CITY OF HOUSTON ETJ |
| UTILITIES CO. | CENTERPOINT ENERGY |
| EMERGENCY SERVICE | FBC ESD NO. 5 |

## LEGEND

F.B.C.C.F. = FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
F.B.C.M.R. = FORT BEND COUNTY MAP RECORDS
R.O.W. = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
VOL = VOLUME
PG = PAGE
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
S.I.R. = SET IRON ROD
S.S.E. = SANITARY SEWER EASEMENT
B.L. = BUILDING LINE

● = PROPERTY CORNER

◐ = CONTROL MONUMENT




KEY MAP PAGE 527Y

NOTES:

1. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 2791025-08232, DATED JULY 23, 2026.

2. UTILITY EASEMENT(S) AFFECTING THE SUBJECT PROPERTY GRANTED TO FORT BEND COUNTY FRESH WATER SUPPLY DISTRICT NO. 2, AS SET FORTH AND DEFINED BY INSTRUMENT(S) FILED FOR RECORD UNDER FORT BEND COUNTY CLERK'S FILE NO(S). 2012089416 AND 2013063812.

3. BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATE SYSTEM,(NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.9999004806.

4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157C0145L, EFFECTIVELY DATED APRIL 02, 2014. THE SUBJECT TRACT APPEARS TO LIE IN ZONE "X".

5. ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE FORT BEND INDEPENDENT SCHOOL DISTRICT, FBC ESD NO. 5, PRECINCT 4, FBC DRAINAGE DISTRICT & FBC FWSD #2, CITY OF HOUSTON ETJ AND FORT BEND COUNTY.

6. THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3.

7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.00 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.

8. 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.

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

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

11. ALL ON-SITE STORM WATER DRAINAGE, STORM WATER PUMP AND DETENTION, AND FLOODPLAIN MITIGATION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AS FURTHER DETAILED IN THE DECLARATION OF MAINTENANCE COVENANT AND EASEMENT FOR STORM WATER CONTROL FACILITIES RECORDED WITHIN FORT BEND COUNTY OFFICIAL PUBLIC RECORDS NO. 2026074005.

12. 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.

13. 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.

14. THERE ARE/NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.

15. 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 A.D.A.

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 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

_____ W.A. "ANDY" MEYERS PRECINCT 3, COUNTY COMMISSIONER

_____ DEXTER L. MCCOY PRECINCT 4, COUNTY COMMISSIONER

_____ DANIEL WONG 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 _____AT ____O'CLOCK _____.M., IN PLAT NUMBER _____OF THE MAP 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

STATE OF TEXAS

COUNTY OF FORT BEND

WE, MEGATRANS INCORPORATED, A GEORGIA CORPORATION ACTING BY AND THROUGH IBRAHIM GUVEN, MEMBER, AND ENMA, LLC, A GEORGIA LIMITED LIABILITY COMPANY , ACTING BY AND THROUGH ENGIN MALATYALI, MEMBER, BEING OFFICERS OF MEGATRANS INCORPORATED, A GEORGIA CORPORATION AND ENMA, LLC, A GEORGIA LIMITED LIABILITY COMPANY, OWNERS, HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 4.7513 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MEGATRANS RESERVE, 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 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 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.

IN TESTIMONY WHEREOF, MEGATRANS INCORPORATED, A GEORGIA CORPORATION AND ENMA, LLC, A GEORGIA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IBRAHIM GUVEN, ITS MEMBER AND ENGIN MALATYALI, ITS MEMBER, THERE UNTO AUTHORIZED, THIS _____ DAY OF _____, 2026.

MEGATRANS INCORPORATED, A GEORGIA CORPORATION

BY: _____
IBRAHIM GUVEN, PRESIDENT

ENMA, LLC, A GEORGIA LIMITED LIABILITY COMPANY

BY: _____
ENGIN MALATYALI, MEMBER

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IBRAHIM GUVEN AND ENGIN MALATYALI, ITS MEMBER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME_____

MY COMMISSION EXPIRES:_____

WE, SOUTHSTATE BANK, N.A., AS SUCCESSOR IN INTEREST BY MERGER TO INDEPENDENT BANK D/B/A INDEPENDENT FINANCIAL, ACTING BY AND THROUGH, CODY A. CLAYCOMB, VICE PRESIDENT, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MEGATRANS RESERVE, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2022099371, DO HEREBY CERTIFY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY:_____
CODY A. CLAYCOMB, VICE PRESIDENT

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CODY A. CLAYCOMB, VICE PRESIDENT, 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 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 TEXAS

NAME _____

MY COMMISSION EXPIRES: _____

I, TOBY PAUL COUCHMAN, 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

_____
TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO.5565

I, JASON R. HENRICHS, 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.

_____
JASON R. HENRICHS, P.E.
TEXAS REGISTRATION NO. 97420
T.B.P.E.L.S FIRM NO. 10385

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) AND SUBDIVISION OF MEGATRANS RESERVE 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 (OR INSTRUMENT WHEN APPROPRIATE) THIS _____ DAY OF _____, 2026.

BY: _____
LISA M. CLARK (OR) M. SONNY GARZA
TITLE CHAIR OR VICE CHAIRMAN

BY: _____
VONN TRAN,
SECRETARY

# MEGATRANS RESERVE

A SUBDIVISION OF 4.7513 ACRES OF LAND KNOWN AS
LOTS 8 & 9 (REMAINDERS), OUT THE JOHN LEVERTON
SURVEY, ABSTRACT 402,
FORT BEND COUNTY, TEXAS.
0 LOTS 1 RESERVE 1 BLOCK

JULY 27 2026

## OWNERS

MEGATRANS INCORPORATED,
A GEORGIA CORPORATION
ENMA, LLC, A GEORGIA LIMITED
LIABILITY COMPANY
15910 OLD RICHMOND ROAD
SUGAR LAND, TEXAS 77498
**PHONE: 404-824-2878**


## PRO-SURV

SURVEYING & MAPPING SERVICES
P.O. BOX 1366
FRIENDSWOOD,TX 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300



## ENGINEER

JRH ENGINEERING
6520 FM 1128/MASTERS ROAD
MANVEL, TEXAS 77578
**PHONE: 281-489-5066**
T.B.P.E.L.S. FIRM NO. 10385


© 2026 PRO-SURV ALL RIGHTS RESERVED