

We, Fort Bend County, acting by and through KP George, its County Judge, Owner of the property subdivided in the above and foregoing plat of Fort Bend County Precinct Annex does hereby make subdivision of said property according to the lines, streets, lots, building lines, and easements shown thereon and designate said subdivision as Fort Bend County Precinct Annex, 5.091 acres, located in the Alexander Hodge League, Abstract Number 32, Fort Bend County, Texas, and hereby dedicates to public use as such, the streets and easements shown thereon forever and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and does hereby bind itself, its successors and assigns to warrant and defend forever the title to the land so dedicated.

In testimony whereof, Fort Bend County, has caused these presents to be signed by K. P. George, its County Judge, and its common seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the state of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

State of Texas

County of Fort Bend

Before me, the undersigned authority, on this day personally appeared K. P. George, County Judge of Fort Bend County, known to me to be the persons 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 set out.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, of 20\_\_\_\_.

Notary Public in and for the state of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

I, Jon P. Bordovsky, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor's cap.

Jon P. Bordovsky, R.P.L.S.  
Texas Registration No. 6405  
8/1/22  
Date

This is to certify that this plat is a minor plat under the provisions of the Texas Local Government Codes Section 212.0065 and meets all the requirements of the Subdivision Regulations Section 5-16 Chapter 5 of the Subdivision Regulations of the City of Sugar Land. The City of Sugar Land has approved and authorizes the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Joe R. Zimmerman, Mayor

Thomas Harris III, City Secretary

Michael W. Goodrum, City Manager

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 recordation in my office on 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in Plat No. \_\_\_\_\_ of the plat records of said county.

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

#### FIELD NOTES FOR 5.091 ACRES

Being a tract containing 5.091 acres of land located in the Alexander Hodge League, Abstract No. 32, in Fort Bend County, Texas; said 5.091 acre tract being a portion of a call 497.696 acre tract of land recorded in the name of the State of Texas, for the use and benefit of the Permanent School Fund, in Fort Bend County Clerk's File (F.B.C.C.F.) Numbers 2003023371 and 2008070584 and Cherokee Sugar Land, L.P. in F.B.C.C.F. Numbers 2007088840 and 2010066553, same being a portion of Tract 3A, Part 2, State of Texas Department of Transportation Partition Plat, a subdivision recorded in Slide Numbers 18329, 1833A and 1833B of the Fort Bend County Plat Records (F.B.C.P.R.); said 5.091 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone, based on GPS observations):

Beginning at a 5/8-inch capped iron rod (GBI PARTNERS) found at the northeasterly corner of Reserve "A"; Overlure at Imperial; a subdivision recorded in Plat Number 20100286 of the F.B.C.P.R. and on the westerly Right-of-Way (R.O.W.) line of Stadium Drive (80 feet wide) recorded in Plat Number 20100135 of the F.B.C.P.R.

Thence, with the northerly line of said Reserve "A", North 64 degrees 23 minutes 14 seconds West, a distance of 530.47 feet to a 5/8-inch capped iron rod found (GBI PARTNERS) on the easterly line of Reserve "D"; Imperial Oyster Creek Reserves, Section 2, a subdivision recorded in Plat Number 20100286 of the F.B.C.P.R.

Thence, with said easterly line, the following three (3) courses:

1) North 36 degrees 36 minutes 49 seconds East, a distance of 36.84 feet to a 5/8-inch capped iron rod found (I.J.A.);

2) North 47 degrees 14 minutes 44 seconds East, a distance of 736.83 feet to a 5/8-inch capped iron rod found (I.J.A.);

3) North 51 degrees 50 minutes 32 seconds East, a distance of 89.46 feet to a 5/8-inch capped iron rod found (I.J.A) at the westerly corner of Reserve "D", said Imperial Oyster Creek Reserves, Section 2;

Thence, with the southwesterly line of said Reserve "D", South 57 degrees 28 minutes 35 seconds East, a distance of 8191 feet to a 5/8-inch capped iron rod found (I.J.A) on the aforesaid westerly R.O.W. line of Stadium Drive.

Thence, with said westerly R.O.W. line, the following two (2) courses:

1) 493.00 feet along the arc of a curve to the left, said curve having a central angle of 27 degrees 01 minute 49 seconds, a radius of 1045.00 feet and a chord which bears South 21 degrees 30 minutes 27 seconds West, a distance of 488.44 feet to a 5/8-inch capped iron rod found (GBI PARTNERS);

2) South 07 degrees 58 minutes 33 seconds West, a distance of 316.30 feet to the Point of Beginning and containing 5.091 acres of land.

#### NOTES:

1.) Elevations used for delineating contour lines are based upon NAVD 1988 datum, 2021 adjustment.

2.) All bearings referenced to the Texas State Plane coordinate system, south central zone.

3.) This plat was prepared to meet City of Sugar Land and Fort Bend County requirements.

4.) This plat was prepared from information furnished by Charter Title Company, Order No.2022-0336, effective date July 07, 2022. The surveyor has not abstracted the above property.

5.) This plat lies wholly within the Imperial Redevelopment District, Fort Bend Independent School District, and the City limits of Sugar Land, and Fort Bend County.

6.) Approval of this plat will expire one year from City approval if not recorded in the Real Property Records of the County of Fort Bend.

7.) There are no pipelines or pipeline easements within the limits of the subdivision.

8.) All landscaping and structures, including fences, at intersections shall conform to the City of Sugar Land and AASHTO site distance requirements for motorists.

9.) 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 jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the City to replace/repair any paving removed in the exercise of this easement.

10.) Wood shingles are hereby prohibited within this subdivision.

11.) Sidewalks shall be constructed as required by Section 7.8 of the Design Standards of the City of Sugar Land. Prior to the acceptance of streets within the subdivision by the City of Sugar Land, sidewalks shall be constructed by the developer along all streets non-residential construction will not front or side. (Does not apply to US59 and Grand Parkway) Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.

12.) Tract located within Shaded Areas of 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile as per Letter of Map Revision Determination Document 15-06-1008P, issued April 29, 2016.

13.) New construction is elevated sufficiently so that the minimum Finish Floor (Slab) elevation is at least 2 feet above the Base Flood Elevation as established by Atlas 14, Vol. 11, Texas, 1.5 feet above adjacent natural ground, or 1 foot above top of curb, whichever is the higher elevation.

Provided, however:  
a. If the Atlas 14, Vol. 11, Texas Base Flood Elevation is not available, the minimum elevation will be 2 feet above the effective 500-year floodplain elevation provided in the then effective FEMA Flood Insurance Study (FIS) or best available data.

16.) The drainage system for this subdivision shall be designed to meet the requirements of the City of Sugar Land and the Fort Bend county drainage criteria manual which allows street ponding during intense rainfall events.

17.) Prior to any construction on subject lots or non-residential tracts, the City of Sugar Land shall review and approve drainage calculations performed by a registered professional engineer illustrating available outfall and/or detention capacity.

18.) This property is subject to zoning by City of Sugar Land ordinance and all regulations set forth therein. This property is also subject to Planned Development Ordinance No.1969 and all regulations set forth therein.

19.) All lots and reserves shall have minimum side and rear setbacks as defined by Planned Development Ordinance No.1969 or as specified in Chapter Two, Article II of the Development Code of the City of Sugar Land, as prescribed by the applicable Zoning District regulations.

#### NOTES, CONTINUED:

20.) As required by Chapter Five, Article V, Section 5-35(f) of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond or letter of credit is provided to and accepted by the City.

22.) Building height restrictions shall apply when non-residential property abuts residential property as defined by Planned Development Ordinance No.1969 or as specified in the Development Code of the City of Sugar Land.

24.) Site plans shall be submitted to the City of Sugar Land for staff review and approval prior to construction. Driveway requirements for the locations, width and offset from an intersection and any existing driveways or proposed driveways, shall conform to the standards in Chapter Five, Article VII of the Development Code of the City of Sugar Land.

31.) This property is located within the boundaries of the Sugar Land regional airport land use zoning map and is subject to Sugar Land regional airport zoning regulations as contained within Chapter Nine of the Development Code of the City of Sugar Land.

32.) This property is subject to an aviation and noise intrusion easement granted to the City of Sugar Land, as recorded in F.B.C.C.F. No.2011062765.

37.) All numbers omitted above are City of Sugar Land Master Notes that do not apply to this property and were intentionally omitted.

38.) All coordinates and bearings shown hereon are based on the Texas coordinate system, NAD '83, South Central Zone (grid), based on G.P.S. observations and may be brought to surface values by applying a combined scale factor of 0.99987. Elevations are based on City of Sugar Land Geodetic Control Station Designation No. SGR-RM032. Elevation = 81.372' NAVD 88, 2021 Adjustment.

39.) Property subject to the restrictive covenants recorded in Fort Bend County Clerk's File numbers 201101861, 2012016922, 2013147616, 2014016905, 2014016917, 2015092313, 2017047069, 2018016478, 2018046753, 2019015921, and 2021207148.

40.) Property subject to a Utility Agreement recorded in F.B.C.C.F. No. 2007080773.

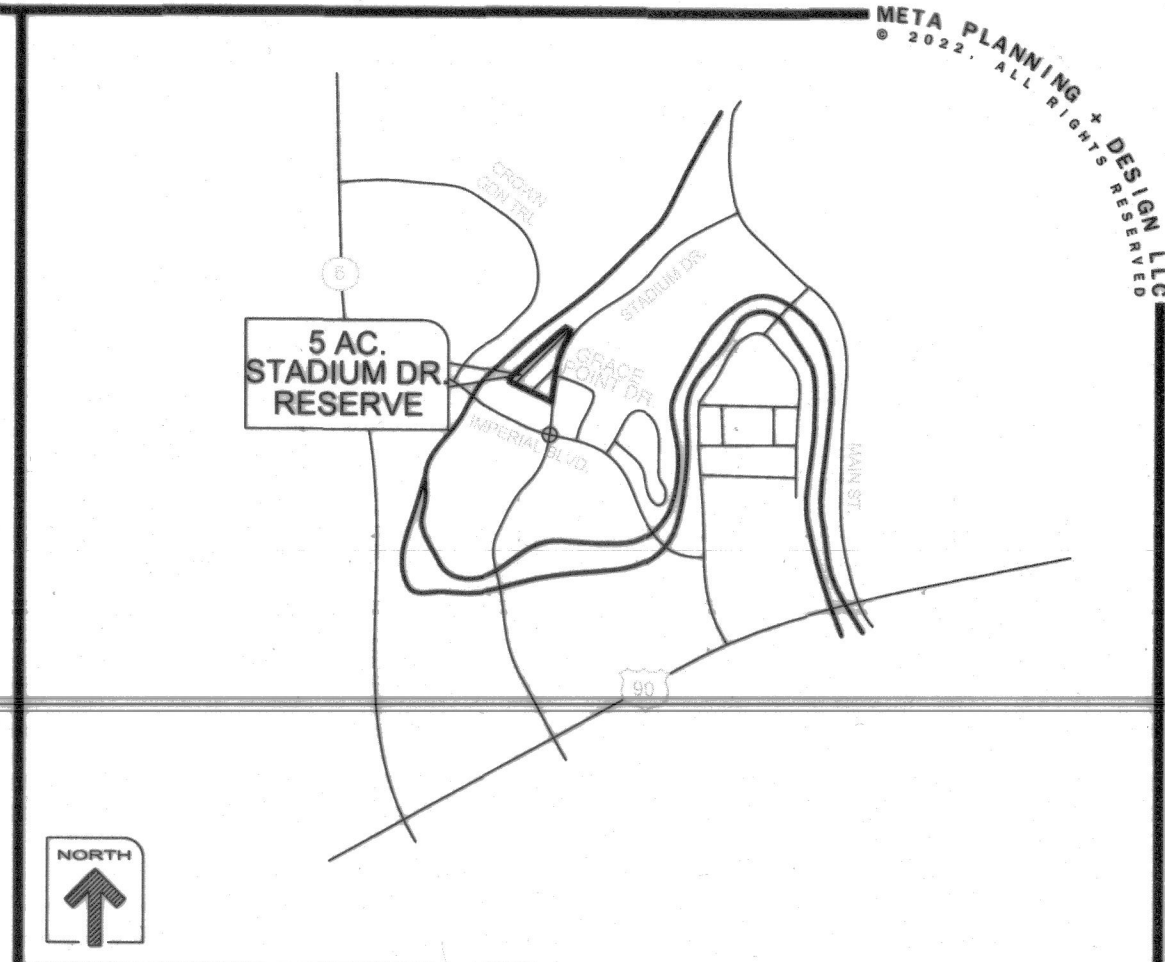
41.) Property subject to the terms and provisions of a Development Agreement recorded in F.B.C.C.F. No. 2007080774.

42.) Property subject to the terms, conditions, and stipulations of a Tenants in Common Agreement recorded in F.B.C.C.F. Nos. 2007088841 and 2011018889.

43.) Property subject to the terms, conditions, and stipulations of a Development Management Agreement recorded in F.B.C.C.F. No. 2007088842 and 2011018888.

44.) Property subject to the terms, conditions, and bylaws of the Imperial Community Association, Inc. recorded in F.B.C.C.F. Nos. 2014016905 and 2014016917.

45.) Property subject to a certain Assignment of Rights recorded in F.B.C.C.F. No. 2016003923.



Vicinity Map (not to scale)



LEGEND:  
B.L.: BUILDING LINE  
F.B.C.C.F.: FORT BEND COUNTY CLERK'S FILE  
F.B.C.P.R.: FORT BEND COUNTY PLAT RECORDS  
C.I.R.: CAPPED IRON ROD  
F.B.C.D.R.: FORT BEND COUNTY DEED RECORDS  
P.A.E.: PUBLIC ACCESS EASEMENT  
U.E.: UTILITY EASEMENT  
S.S.E.: SANITARY SEWER EASEMENT  
P.O.B.: POINT OF BEGINNING  
NO.: NUMBER  
T.B.M.: TEMPORARY BENCHMARK

A PRELIMINARY PLAT OF

# FORT BEND COUNTY PRECINCT ANNEX

BEING 5.091± ACRES OF LAND  
CONTAINING ONE RESERVE IN ONE BLOCK.

OUT OF THE  
ALEXANDER HODGE LEAGUE, A-32  
CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS

OWNER:

FORT BEND COUNTY  
K. P. GEORGE, COUNTY JUDGE  
401 JACKSON STREET  
RICHMOND, TEXAS 77469  
PHONE: (281) 342-3411

SURVEYOR:



**GBI PARTNERS**  
LAND SURVEYING CONSULTANTS  
4734 VISTA ROAD • PASADENA, TX 77505  
PHONE: 281-499-4539 • GBIsurvey@GBIsurvey.com  
TBPELS FIRM #10130300 • www.GBIsurvey.com

PLANNER:

**META**  
PLANNING + DESIGN

META PLANNING + DESIGN LLC  
24275 KATY FREEWAY, SUITE 200  
KATY, TEXAS 77494 | TEL: 281-810-1422

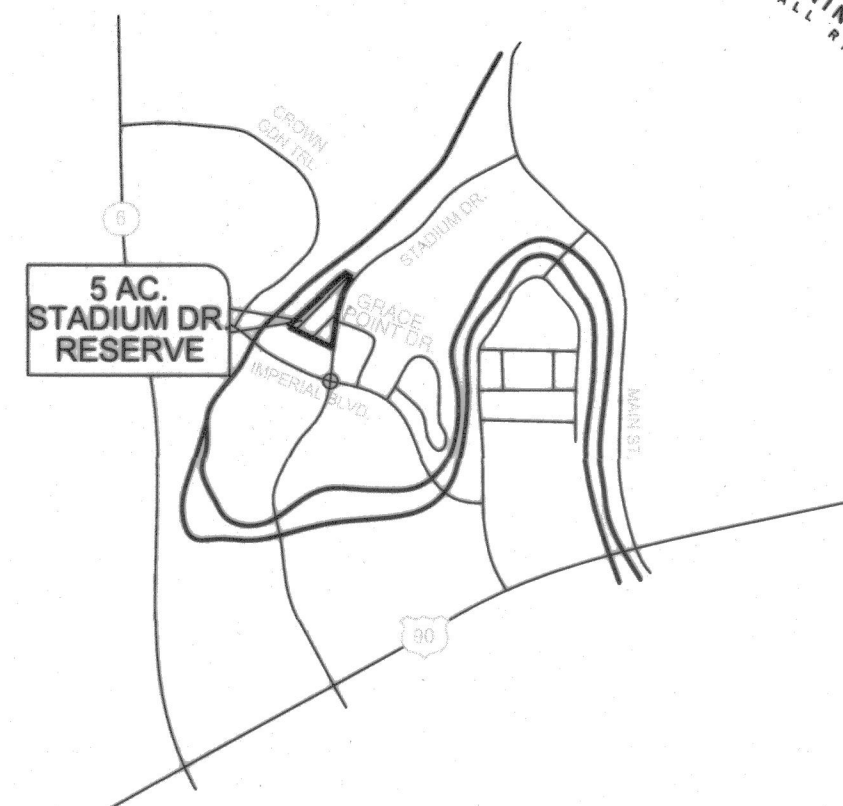
SCALE: 1" = 60'  
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JULY 29, 2022

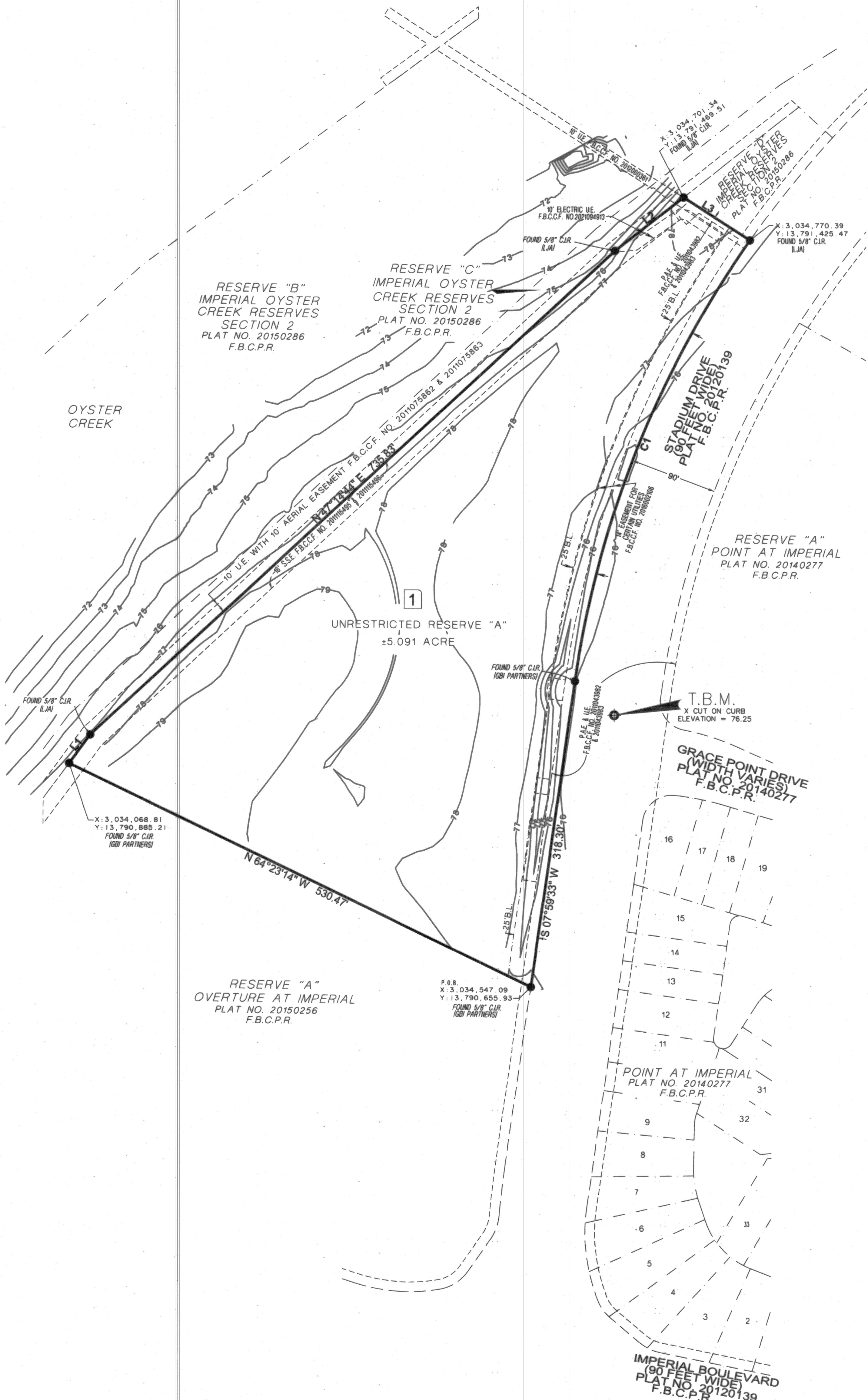
PAGE: 1 OF 2

MTA# I-734





Vicinity Map (not to scale)



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CURVE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH	CENTRAL ANGLE
C1	1045.02'	493.02'	9.21°20'27" W		496.42'	37°01'49"

LINE	BEARING	LENGTH
L1	S 38°30'40" W	28.50'
L2	S 91°09'02" W	89.49'
L3	S 57°28'25" E	81.91'

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	5.091	221,749.4108	UNRESTRICTED

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0 60 120

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