PLAT RECORDING SHEET

PLAT NAME:	Copart Rosenberg
PLAT NO:	
•	90.03
ACREAGE:	80.03
LEAGUE:	Yandell Ferris Survey
ABSTRACT NUMBER: 374	
NUMBER OF B	RLOCKS: 1
NUMBER OF RESERVES: 1	
OWNERS: Houston Copart Salvage Auto Auctions Limited Partnership	
(DEPUTY CLERK)	

STATE OF TEXAS COUNTY OF FORT BEND We, HOUSTON COPART SALVAGE AUTO AUCTIONS LIMITED PARTNERSHIP, a Texas limited partnership, acting by and through Stephen Powers, Chief Operating Officer & Greg DePasquale, Secretary, hereinafter referred to as Owners of the 80.03 acre tract described in the above and foregoing plat of COPART ROSENBERG, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 to 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 ground eigen 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 ground level upward, located adjacent to both sides and adjoining all 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, Owners 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, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Rosenberg, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for 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 easement, ditch, gully, creek or natural drainage way 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 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments. IN TESTIMONY WHEREOF, the HOUSTON COPART SALVAGE AUTO AUCTIONS LIMITED PARTNERSHIP, a Texas limited partnership, has caused these presents to be signed by Stephen Powers and Gregg DePasquale, hereunto authorized, this the _____ day of ______, 20_____ HOUSTON COPART SALVAGE AUTO AUCTIONS LIMITED PARTNERSHIP, a Texas limited partnership Stephen Powers Greg DePasquale Chief Operating Officer STATE OF TEXAS COUNTY OF FORT BEND Before me, the undersigned authority, on this day personally appeared Stephen Powers and Grea DePasquale of HOUSTON COPART SALVAGE AUTO AUCTIONS LIMITED PARTNERSHIP, a Texas limited partnership, 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 and in the capacity therein and herein stated, and as the act and deed of said corporation. State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 20___. Notary Public in and for the My Commission Expires: I, Matthew Carpenter, 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 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. Matthew Carpenter Reaistered Professional Land Surveyor Texas Registration No. 6942

ENGINEER'S PLAT AFFIDAVIT

_, 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.

(Signature and Title)

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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 interceptina drainage artery, parent stream, or any other area or subdivision within the watershed.

BENCHMARK PUBLISHED ELEVATION - 112.82' ALL ELEVATION SHOWN HEREON ARE BASED ON CITY OF ROSENBERG BENCHMARK NO. ROS11, LOCATED ON THE SOUTH LINE OF HIGHWAY 36, +/- 215 FEET SOUTHEAST FROM THE CENTERLINE INTERSECTION OF HIGHWAY 36 AND PATTON ROAD, THENCE +/- 66 SOUTHWEST TO BENCHMARK. (NAVD88 2001 ADJ.) TEMPORARY BENCHMARK "A" ELEVATION - 110.72' RAIL ROAD SPIKE SET ON POWER POLE, LCOATED ON THE EAST LINE OF RANDON DYER ROAD, +/- 3,050 FEET SOUTH FROM ITS INTERSECTION WITH ROBINOWITZ Stacy Slawinski, P.E. Fort Bend County Engineer TEMPORARY BENCHMARK "B" ELEVATION - 109.73' CAPPED 3/4 INCH IRON ROD STAMPED "WINDROSE", LOCATED ON THE EAST LINE OF RANDON DYER ROAD, +/- 2,230 FEET SOUTH FROM ITS INTERSECTION WITH ROBINOWITZ ROAD. GRAPHIC SCALE: 1" = 200' **ABBREVIATIONS** A.E. - AERIAL EASEMENT D.E. - DRAINAGE EASEMENT FND 1" IRON PIPE ESMT. — EASEMENT X: 2,956,873.554 (GRID)— FND - FOUND F.B.C.C.F. - FORT BEND COUNTY CLERK FILE Y: 13,764,979.804 (GRID) F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS GUADALUPE A CORTEZ F.B.C.P.R. - FORT BEND COUNTY MAP RECORDS FORT BEND COUNTY CAD PROPERTY ID NO. R4660 IP - IRON PIPE IR - IRON ROD R.O.W. - RIGHT-OF-WAY AC. - ACRES SQ. FT. - SQUARE FEET VOL. - VOLUME B.L. — BUILDING LINE W.L.E. - WATER LINE EASEMENT S.S.E. - SANITARY SEWER EASEMENT STM.S.E. - STORM SEWER EASEMENT U.E. — UTILITY EASEMENT

(S) — SET 5/8" CAPPED IR "WINDROSE" SET 5/8" CAPPED IR "WINDROSE" X: 2,954,316.818 (GRID)— F.B.C.D.D. - FORT BEND COUNTY DRAINAGE DISTRICT Y: 13,764,568.152 (GRID) FND 1/2" CAPPED IR "CROWLEY" BEARS: N 21°58'07" W-3.63' **UNRESTRICTED RESERVE "A"** 77.1846 AC. 3,362,159 SQ. FT. WADE MCNEILL EXEMPT UNITRUST F.B.C.C.F. NO. 1999005774 L 369' DRAINAGE & DETENTION EASEMENT V F.B.C.C.F. NO. 2023064234 FND 5/8" CAPPED IR "1538" -X: 2,957,087.486 (GRID) Y: 13,763,651.091 (GRID) FND 1/2" CAPPED IR "CROWLEY" THIS 2.8462 AC. / 123,981 SQ. FI. 13 FILE. PURPOSES / THIS 2.8462 AC. / 123,981 SQ. FI. 13 PURPOSES / THIS 2.8462 AC. / 123,98 AMERICAN PIPELINE EASEMENT -VOL. 2072, PG. 366, F.B.C.D.R. CALLED 10.015 ACRES BRANDON WILLIAMS YASUKO WILLIAMS SET 5/8" CAPPED IR "WINDROSE" SHINSUKE SAKAMOTO X: 2,954,530.750 (GRID)-F.B.C.C.F. NO. 2016057616 Y: 13,763,239.439 (GRID) D 2.3005 CHEPKAL E.B.C.C.F. 20060234 FND 1/2" IP BEARS: N 61°01'52" W-1.52' FND CEDAR POST BEARS: N 09°08'47" W -2.83'

This is to certify that the Planning Commission of the City of Rosenberg, Texas, has approved this plat and subdivision of COPART ROSENBERG in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and

authorized recording of this plat this the ____ day of ____

ACRES USKAS NO. 467

Pete Pavlovsky Wayne Poldrack Chairman Secretary

This is to certify that the City Council of the City of Rosenberg, Texas, has approved this plat and subdivision of COPART ROSENBERG in conformance with the laws State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorized recording of this plat this the _____ day of _____, 20___

City Secretary

Kevin Raines

GENERAL NOTES

2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999869912.

1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH

3. THE PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.

4. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY

5. ALL OF THE PROPERTY LOCATED WITHIN THE FOREGOING PLAT IS LOCATED WHOLLY WITHIN THE FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, BRAZOS I.S.D., THE ETJ OF THE CITY OF ROSENBERG, AND FORT BEND

6. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0225L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FILED THE PROPERTY OF STRUCTURES THEREON WILL BE FREE FROM THE PROPERTY OF STRUCTURES THEREON WILL BE FREE FROM THE PROPERTY OF STRUCTURES THEREON WILL BE FREE FROM THE PROPERTY OF STRUCTURES THEREON WILL BE FREE FROM THE PROPERTY OF STRUCTURES THEREON WILL BE FREE FROM THE PROPERTY OF STRUCTURES THEREON WILL BE FREE FROM THE PROPERTY OF STRUCTURES THEREON WILL BE FREE FROM THE PROPERTY OF STRUCTURES THE PROPERTY OF STRUC FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD

STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____111.63___ FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). HOWEVER, THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVÉ A HEIGHT WHICH IS THE HIGHER OF TWENTY—FOUR (24) INCHES ABOVE THE LOWEST ADJACENT TOP OF CURB, OR IN THE ABSENCE OF A CURB, TWENTY—FOUR (24) INCHES ABOVE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION, OR TWELVE (12) INCHES ABOVE THE DOWN GRADIENT ROADWAY OR ANY DOWN GRADIENT DRAINAGE RESTRAINT.

9. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED. 10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING WITH INTENSE RAINFALL EVENTS.

11. 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. 12. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. <u>3</u> 13. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE ETJ OF THE CITY OF ROSENBERG, TEXAS.

14. FIVE—EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.

15. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2022-0674, EFFECTIVE DATE SEPTEMBER 26, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

16. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.

17. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

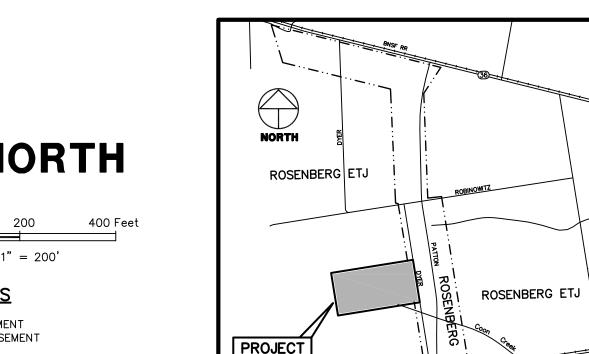
18. CONTOURS ARE BASED ON BENCHMARK DATUM SHOWN HEREON.

19. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ANY ONSITE DRAINAGE AND STORM WATER DETENTION FACILITIES AS WELL AS ANY PROPOSED DETENTION POND AND PUMP FACILITIES. THIS OWNERSHIP RESPONSIBILITY SHALL TRANSFER TO FUTURE OWNERS UPON THE SALE OF THE PROPERTY.

20. SUBJECT TO EASEMENT GRANTED TO CONVEST ENERGY CORP., AS RECORDED UNDER YOLUME 906, PAGE 42 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

21. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF FORT BEND

22. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING



SITE

VICINITY MAP SCALE: 1" = 2000'

KEY MAP: 602M & 603J, FORT BEND COUNTY, TEXAS

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this

Vincent M. Morales, Jr. Grady Prestage Commissioner, Precinct Commissioner, Precinct 2

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

Ken DeMerchant Commissioner, Precinct 4

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 _____, 20___, at _____ o'clock___.M., and duly recorded on

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard Clerk of the County Court

COPART ROSENBERG

A SUBDIVISION OF 80.03 ACRES / 3,486,140 SQ. FT. SITUATED IN THE YANDELL FERRIS SURVEY, ABSTRACT NO. 374,

1 BLOCK 1 RESERVE

FORT BEND COUNTY, TEXAS

NOVEMBER 14, 2023

Owner

Houston Copart Salvage Auto Auctions Limited Partnership, a Texas limited partnership

14185 Dallas Parkway Dallas, TX 75254 972-931-5400



WINDROSE

LAND SURVEYING I PLATTING FIRM REGISTRATION NO. 10108800 713.458.2281 I WINDROSESERVICES.COM 5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041