

PLAT RECORDING SHEET

PLAT NAME: Milo Farms Wernecke Road Street Dedication and Reserve

PLAT NO: _____

ACREAGE: 6.506

LEAGUE: H.&T.C R.R. CO. Survey Section 85 and H.&T.C. R.R. CO. Survey, Section 90

ABSTRACT NUMBER: 247 and 507

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: ILS Properties II, LTD

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

I (OR WE), MICHAEL INSELMANN, BEING OFFICERS OF ILS PROPERTIES II, LTD, OWNER (OR OWNERS) OF THE 6.507 TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MILO FARMS WERNECKE ROAD STREET DEDICATION AND RESERVE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS 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 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 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 SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, 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 AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS 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, OWNERS 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF MILO FARMS WERNECKE ROAD STREET DEDICATION AND RESERVE 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.

FURTHER, OWNERS 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, FOLKLORE DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL INSELMANN, ITS MANAGER, HEREUNTO AUTHORIZED

THIS _____ DAY OF _____, 2025.

MICHAEL INSELMANN
MANAGER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL INSELMANN, MANAGER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

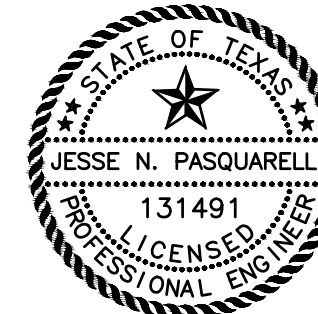
PRINT NAME:
NOTARY PUBLIC IN AND FOR _____

I, JONATHAN FRANZ, AM AUTHORIZED (OR 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 A 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.

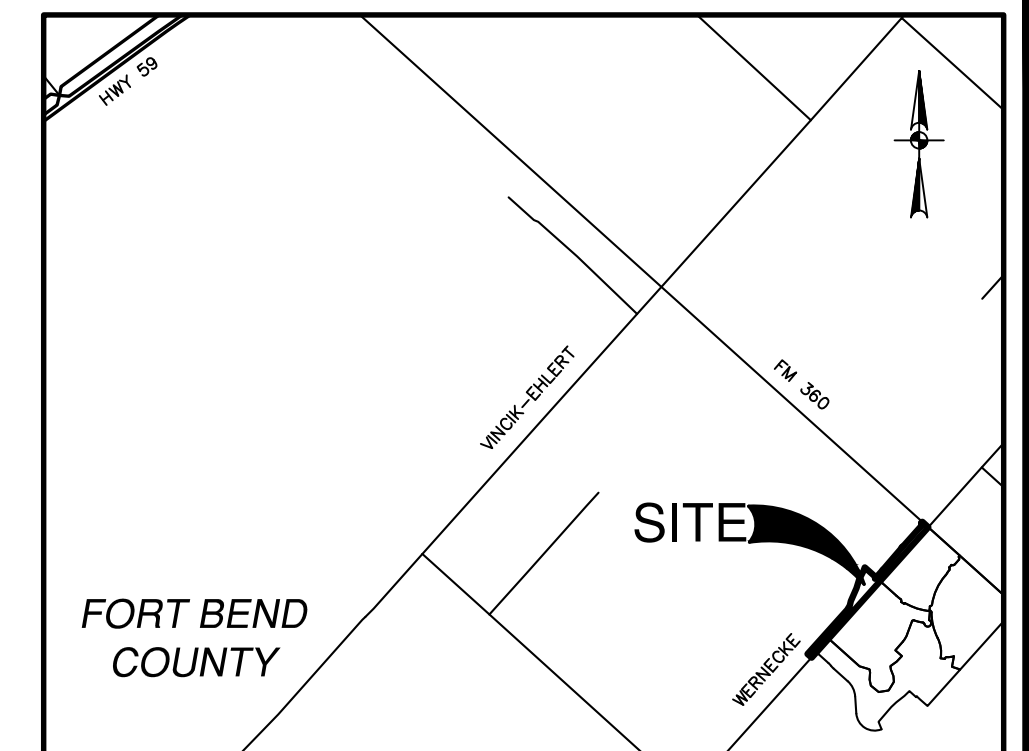


JONATHAN FRANZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6705

I, JESSE N. PASQUARELLI, 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.



JESSE N. PASQUARELLI, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NUMBER 131491



LOCATION MAP

NOT TO SCALE
KEY MAP 642Y, 682B, & 682C
ZIP CODE: 77471

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 THE 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 _____, 2025.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

K.P. GEORGE
COUNTY JUDGE

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

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

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., AND IN PLAT 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

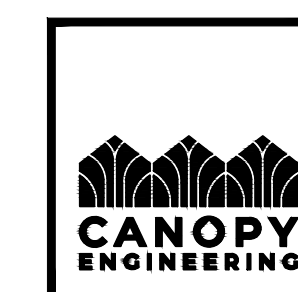
BY _____
DEPUTY

MILO FARMS WERNECKE ROAD STREET DEDICATION AND RESERVE

A SUBDIVISION OF 6.506 ACRES SITUATED IN THE
H.&T. C. R.R. CO. SURVEY, SECTION 85 ABSTRACT NO. 247 AND
H.&T.C. R.R. CO. SURVEY, SECTION 90 ABSTRACT NO. 507,
FORT BEND COUNTY, TEXAS.

AUGUST, 2025

1 RESERVE 1 BLOCK



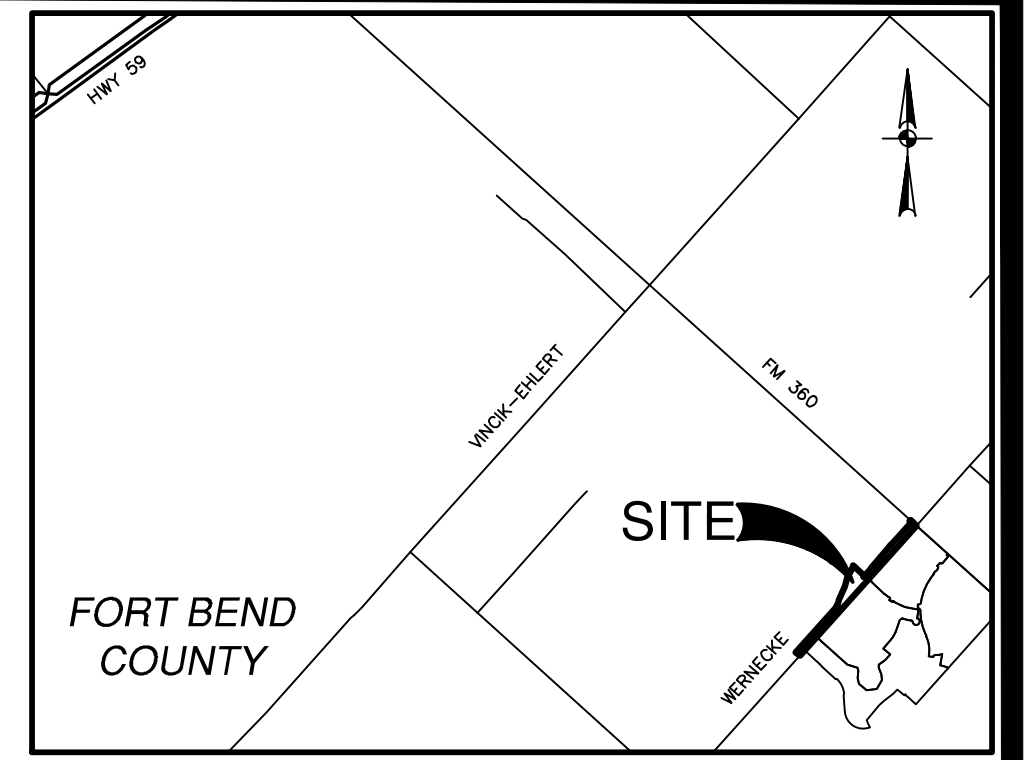
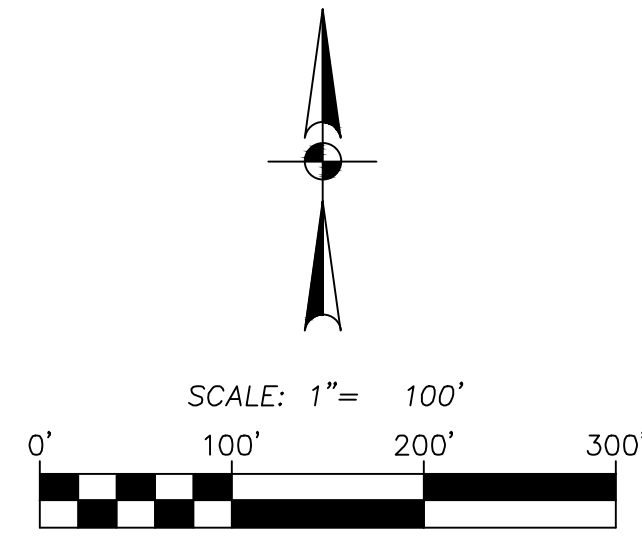
21322A PROVINCIAL BLVD
KATY, TX 77480
TEXAS REGISTERED FIRM NO.
F-9409

OWNER/DEVELOPER:
ILS PROPERTIES II, LTD
3903 BELLAIRE BLVD, STE D
HOUSTON, TX 77025
832-483-1321

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.99986502.
- WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE COMPANY, OF NO. 2791025-03975, DATED JULY 24, 2025.
- THE CONTOURS SHOWN HEREON ARE FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) HURRICANE LIDAR 2019, NAVD88 (GEOID 12B) ELEVATIONS.
- DIMENSIONS SHOWN ARE SURFACE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 100.20 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 RESTRAIN, 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 APPROVED DRAINAGE STRUCTURE.
- THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48157C0375 M, DATED DECEMBER 21, 2017 FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS:
 - ZONE "X", DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THIS TRACT OF LAND IS LOCATED IN LIGHTING ZONE L2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 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.
- THE MINIMUM SLAB ELEVATION LISTED ABOVE DOES NOT ACCOUNT FOR ONSITE DETENTION AND PONDING ELEVATIONS, WHICH MUST BE CHECKED AT THE TIME OF SITE PLAN DEVELOPMENT.
- 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.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY GENERAL FUND, BEASLEY FIRE, FB ESD 8, FORT BEND COUNTY MUD NO. 231, NEEDVILLE ISD, WHARTON CO JR COLLEGE, AND FORT BEND COUNTY DRAINAGE DISTRICT.
- FORT BEND COUNTY MUD NO. 231 WILL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF THE DRAINAGE FACILITIES AND DRAINAGE STRUCTURES LOCATED WITHIN RESERVE "A"



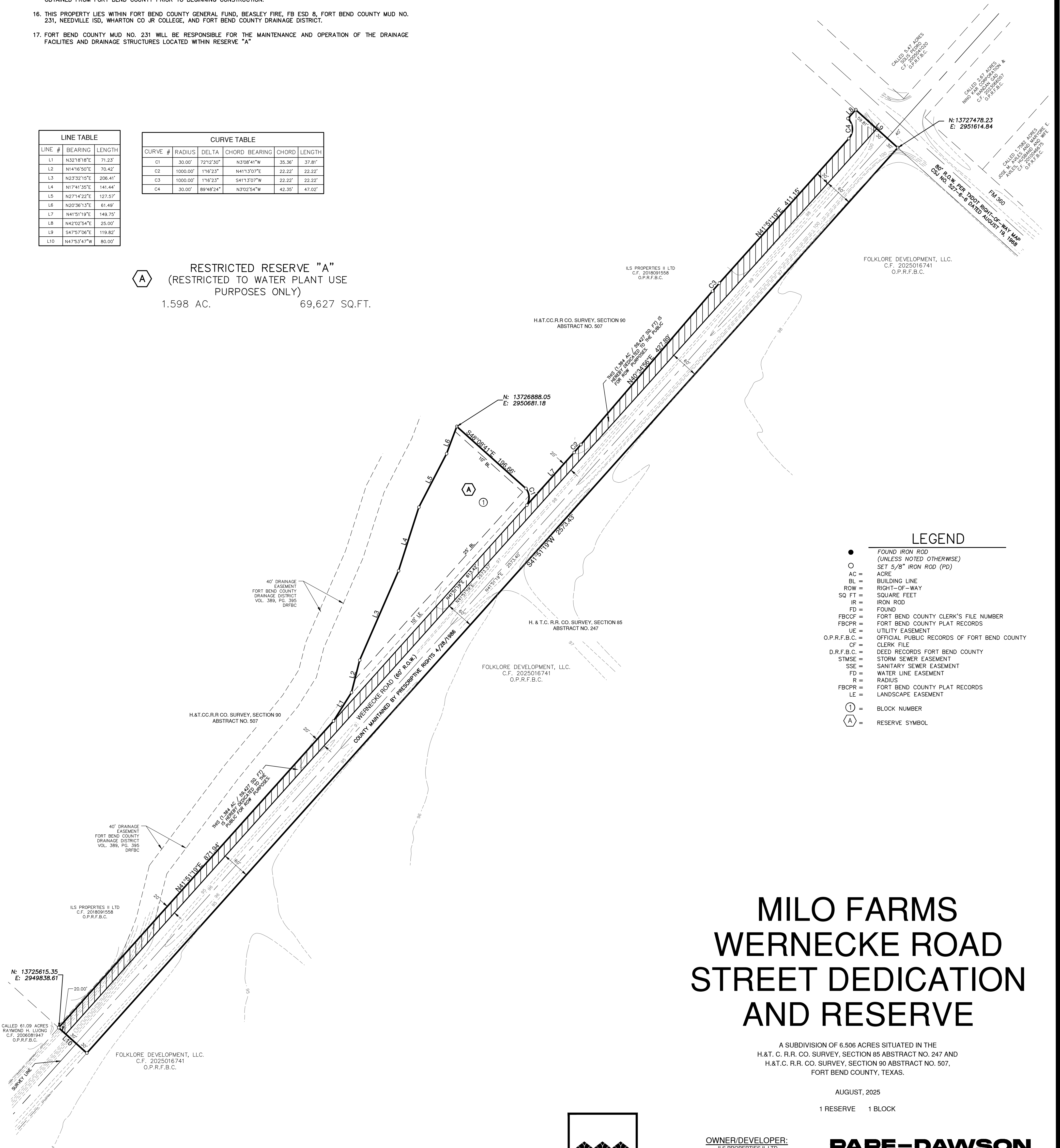
LOCATION MAP

NOT TO SCALE
KEY MAP 6422, 682B, & 682C
ZIP CODE: 77471

| LINE # | BEARING | LENGTH |
|--------|-------------|---------|
| L1 | N32°18'18"E | 71.23' |
| L2 | N14°16'50"E | 70.42' |
| L3 | N23°32'15"E | 206.41' |
| L4 | N17°41'35"E | 141.44' |
| L5 | N27°14'22"E | 127.57' |
| L6 | N20°36'13"E | 61.49' |
| L7 | N41°51'19"E | 149.75' |
| L8 | N42°02'54"E | 25.00' |
| L9 | S47°57'06"E | 119.82' |
| L10 | N47°53'47"W | 80.00' |

| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|---------|----------|-----------|---------------|--------------|
| C1 | 30.00' | 72°12'30" | N3°08'41"W | 35.36' |
| C2 | 1000.00' | 1°16'23" | N41°13'07"E | 22.22' |
| C3 | 1000.00' | 1°16'23" | S41°13'07"W | 22.22' |
| C4 | 30.00' | 89°48'24" | N3°02'54"W | 42.35' |

RESTRICTED RESERVE "A"
(RESTRICTED TO WATER PLANT USE PURPOSES ONLY)
1.598 AC. 69,627 SQ.FT.



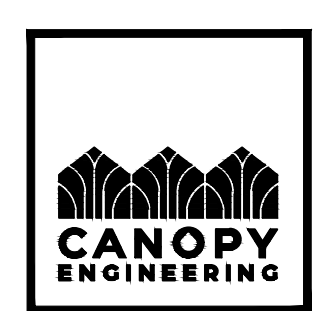
LEGEND

- FOUND IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC = ACRE
- BL = BUILDING LINE
- ROW = RIGHT-OF-WAY
- SQ FT = SQUARE FEET
- IR = IRON ROD
- FD = FOUND
- FBCPF = FORT BEND COUNTY CLERK'S FILE NUMBER
- FBOPR = FORT BEND COUNTY PLAT RECORDS
- UE = UTILITY EASEMENT
- O.P.R.F.B.C. = OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- CF = CLERK FILE
- D.R.F.B.C. = DEED RECORDS FORT BEND COUNTY
- STWSE = STORM SEWER EASEMENT
- SSE = SANITARY SEWER EASEMENT
- FD = WATER LINE EASEMENT
- R = RADIUS
- FBCPR = FORT BEND COUNTY PLAT RECORDS
- LE = LANDSCAPE EASEMENT
- ① = BLOCK NUMBER
- Ⓐ = RESERVE SYMBOL

MILO FARMS WERNECKE ROAD STREET DEDICATION AND RESERVE

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1 RESERVE 1 BLOCK



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Survey Job No. 42254-04