

STATE OF TEXAS  
COUNTY OF FORT BEND

THE UNDERSIGNED, VELOCIS STREAM TWO SUGAR, LP, A DELAWARE LIMITED PARTNERSHIP HEREIN CALLED "OWNER", OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF SUGAR CREEK CENTER RESERVES A-1 AND A-2, A MINOR PLAT, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS SHOWN THEREON AND DESIGNATE SAID SUBDIVISION AS SUGAR CREEK CENTER RESERVE A-1 AND A-2, 7.5462 ACRES, LOCATED IN THE GEORGE BROWN AND CHARLES BELKNAP SURVEY, ABSTRACT NUMBER 15, 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, VELOCIS STREAM TWO SUGAR, LP, HAS CAUSED THIS PRESENTS TO BE SIGNED BY MIKE LEWIS, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 02nd DAY OF FEBRUARY, 2019

VELOCIS STREAM TWO SUGAR, LP,  
A DELAWARE LIMITED PARTNERSHIP.

BY: Mike Lewis  
NAME: MIKE LEWIS  
TITLE: MANAGER

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE LEWIS, MANAGER OF VELOCIS STREAM TWO SUGAR, LP, A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 02nd DAY OF FEBRUARY, 2019.

Paula Castillo Garza  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Paula Castillo Garza  
COMMISSION EXPIRES: 4-17-19



WE, BOKE, NA DBA BANK OF TEXAS ("LIENHOLDER"), THE OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS SUGAR CREEK CENTER RESERVES A-1 AND A-2, A MINOR PLAT, AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD CLERK FILE NO. 2017107087 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIS 06 DAY OF FEBRUARY, 2019.

BOKE, NA DBA BANK OF TEXAS  
BY: Enn Muller  
NAME: ENN MULLEN  
TITLE: Assistant Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

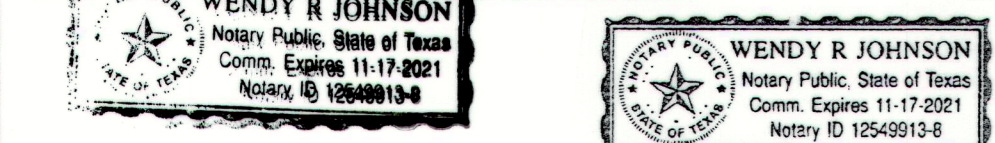
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Enn Muller, THE AVP OF BOKE, NA DBA BANK OF TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6 DAY OF FEBRUARY, 2019.

Wendy R Johnson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: Wendy R Johnson  
TITLE: Loan Support Specialist

MY COMMISSION EXPIRES: 11-17-2021



I, N.M. MATHIS, 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 THE 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, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE 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.

N.M. Mathis 2-19-19  
DATE  
N.M. MATHIS  
TEXAS REGISTRATION NO. 4517

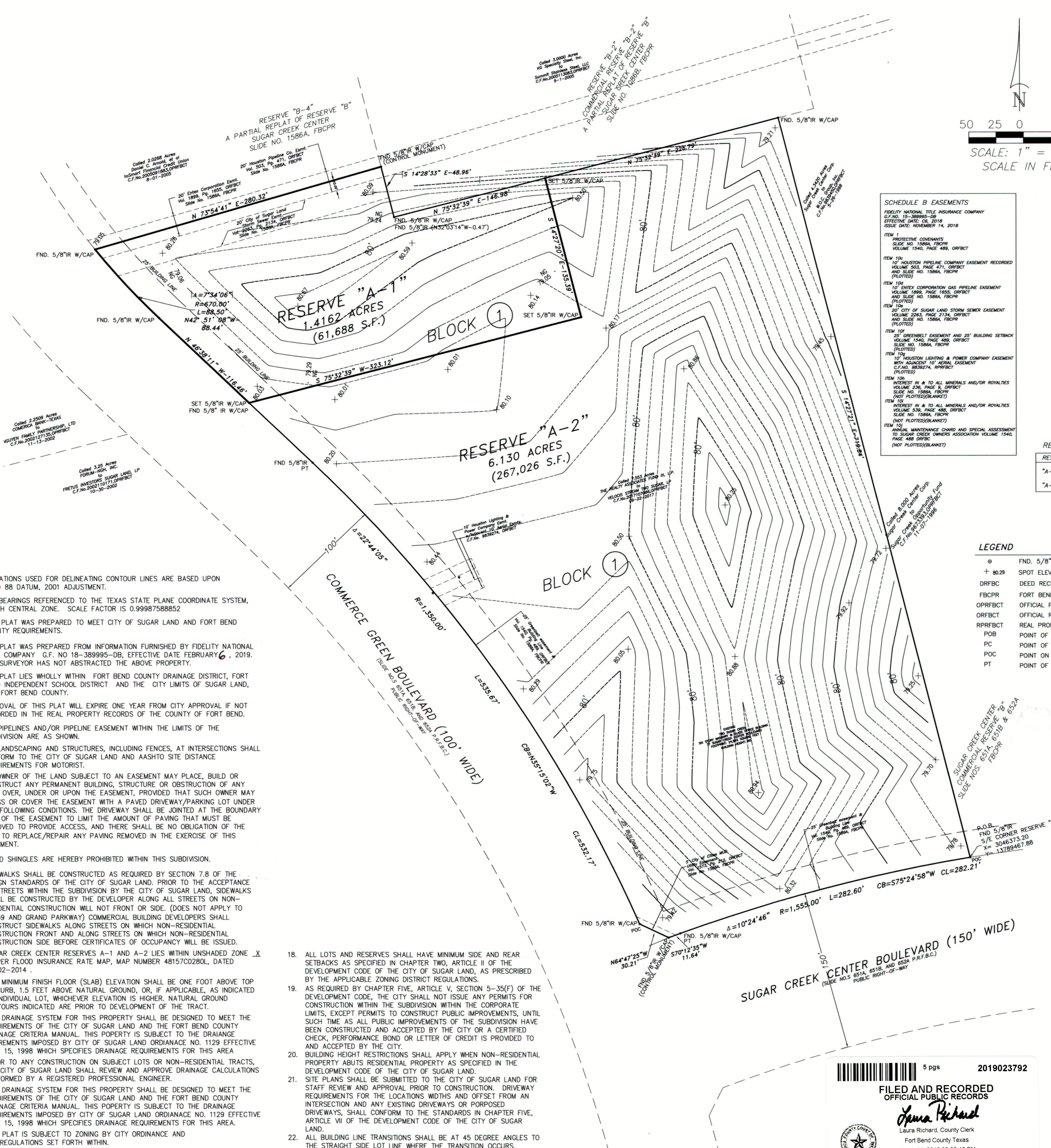


NOTES:

- 1. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NAVD 88 DATUM, 2001 ADJUSTMENT.
- 2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. SCALE FACTOR IS 0.99987588852
- 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 FIDELITY NATIONAL TITLE COMPANY, G.F. NO. 18-389995-DB, EFFECTIVE DATE FEBRUARY 6, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY DRAINAGE 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. THE PIPELINES AND/OR PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- 8. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORIST.
- 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 JOINED 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 ON NON-RESIDENTIAL CONSTRUCTION WILL NOT FRONT OR SIDE. (DOES NOT APPLY TO US 59 AND 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. SUGAR CREEK CENTER RESERVES A-1 AND A-2 LIES WITHIN UNSHADED ZONE X AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 481570280L, DATED 04-02-2014.
- 13. THE MINIMUM FINISH FLOOR (SLAB) ELEVATION SHALL BE ONE FOOT ABOVE TOP OF CURB, 1.5 FEET ABOVE NATURAL GROUND, OR, IF APPLICABLE, AS INDICATED ON INDIVIDUAL LOT, WHICHEVER ELEVATION IS HIGHER. NATURAL GROUND CONTOURS INDICATED ARE PRIOR TO DEVELOPMENT OF THE TRACT.
- 14. THE DRAINAGE SYSTEM FOR THIS PROPERTY SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL. THIS PROPERTY IS SUBJECT TO THE DRAINAGE REQUIREMENTS IMPOSED BY CITY OF SUGAR LAND ORDINANCE NO. 1129 EFFECTIVE JUNE 15, 1998 WHICH SPECIFIES DRAINAGE REQUIREMENTS FOR THIS AREA
- 15. 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.
- 16. THE DRAINAGE SYSTEM FOR THIS PROPERTY SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL. THIS PROPERTY IS SUBJECT TO THE DRAINAGE REQUIREMENTS IMPOSED BY CITY OF SUGAR LAND ORDINANCE NO. 1129 EFFECTIVE JUNE 15, 1998 WHICH SPECIFIES DRAINAGE REQUIREMENTS FOR THIS AREA.
- 17. THIS PLAT IS SUBJECT TO ZONING BY CITY ORDINANCE AND ALL REGULATIONS SET FORTH WITHIN.

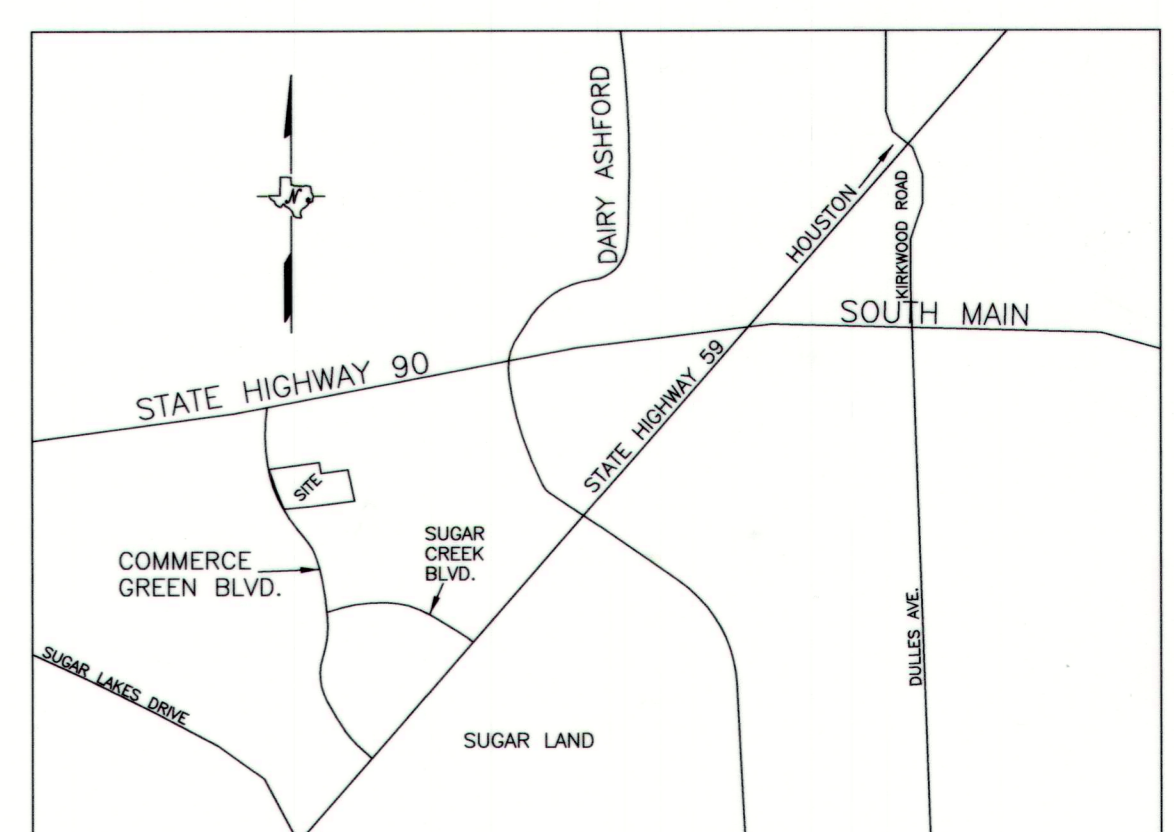
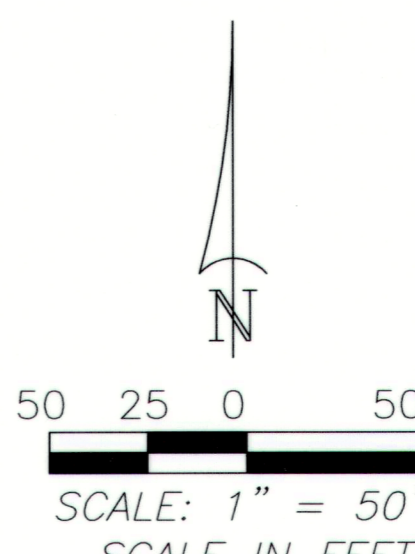
LEGEND

- ⊕ FND. 5/8" IRON ROD W/CAP
- + 80.29 SPOT ELEVATION
- DRFCB DEED RECORDS FORT BEND COUNTY
- FBCFR FORT BEND COUNTY PLAT RECORDS
- ORFCBT OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- ORFCBT OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS
- RRFCBT REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF CURVATURE
- PT POINT ON A CURVE
- PT POINT OF TANGENCY



SCHEDULE B EASEMENTS

RESERVE	ACRES	SQUARE FEET
"A-1"	1.4162	61,688
"A-2"	6.130	267,026



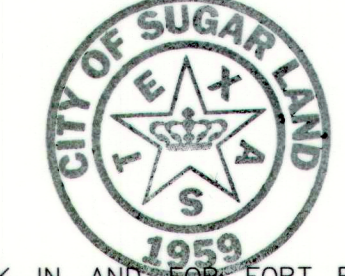
VICINITY MAP  
(NOT TO SCALE)  
N.T.S. KEY MAP 493K

Benchmark:  
Primary Benchmark:  
Floodplain reference mark No. SGR-RM016 IS A 3" BRASS DISK FROM THE INTERSECTIONS OF HIGHWAY 90A AND GILLINGHAM LANE. NORTH ON HILLINGHAM LANE 184' TO THE BENCHMARK ON THE LEFT.  
Elevation: 77.92 (NAVD88) (2001 Adjustment)

Temporary Benchmark:  
TBM#1:  
CUT SQUARE ON A BB INLET LOCATED ON THE EAST SIDE OF COMMERCE GREEN BLVD. JUST SOUTH OF THE NORTH ENTRANCE TO SUBJECT SITE.  
Elevation: 78.58

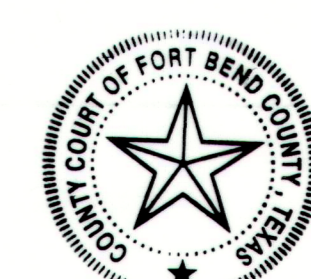
THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODES SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS SECTION 5-16 CHAPTER 5 OF THE SUBDIVISION REGULATIONS OF THE CITY OF SUGAR LAND. THE CITY OF SUGAR LAND HAS APPROVED AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 02nd DAY OF February, 2019.

BY: Joe R. Zimmerman, MAYOR  
BY: Glenda Gundermann, CITY SECRETARY  
BY: Allen Bogard, 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 March 11th, 2019, AT 3:38 O'CLOCK P.M., IN PLAT NO. 20190280 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  
LAURA RICHARD, COUNTY CLERK  
FORT BEND COUNTY, TEXAS  
BY: Samantha Golley, DEPUTY



# Sugar Creek Center Reserves A-1 and A-2 A Minor Plat

A SUBDIVISION OF 7.5462 ACRES 328,714 S.F. OF LAND ALSO BEING A MINOR REPLAT OF UNRESTRICTED RESERVE B-5 PARTIAL REPLAT OF SUGAR CREEK CENTER RESERVE B RECORDED IN SLIDE NO 1586A FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE TWO UNRESTRICTED RESERVES FOR DEVELOPMENT PURPOSES  
1 BLOCK 2 UNRESTRICTED RESERVES  
DATE: JANUARY 2019

5 PGS 2019023792  
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Laura Richard  
Laura Richard, County Clerk  
Fort Bend County Texas  
March 11, 2019 03:38:48 PM  
FEE: \$162.00 SG 20190080

OWNER  
VELOCIS STREAM TWO SUGAR, LP  
A DELAWARE LIMITED PARTNERSHIP  
300 CRESCENT COURT, SUITE 850  
DALLAS, TEXAS 75201  
214-447-7669

SURVEYOR  
PREJEAN & COMPANY  
9324 Westview  
Houston, TX 77055  
TEL (281)467 6277  
N.M. Mathis

PREPARED BY:  
M2L ASSOCIATES, INC.  
8955 KATY FREEWAY  
SUITE 300  
HOUSTON, TX 77024  
TEL (713)722 8897  
FAX (713)722 8048