

STATE OF TEXAS:
COUNTY OF FORT BEND:

We, Rural Development Management, LTD., a Texas Limited Partnership, acting by and through Scott E. Lease, Managing Member and James L. Garrett, Managing Member, both being officers of the Rural Development Management, LTD., a Texas Limited Partnership, its general partners and NewFirst National Bank, acting by and through Thomas J. Shirley, President are owners of the 4.448 acre tract described as 4.451 acre tract of land, recorded in County Clerk's File No. 2026011964 of the Official Deed Records of Fort Bend County, Texas, and the foregoing map of the SADDLE DRIVE ESTATES SUBDIVISION, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat and do hereby dedicate to the use of the public forever, all streets, 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 to the land so dedicated.

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 tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

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 is hereby 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, 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 Commissioner's Court on March 23, 2004, and any subsequent amendments.

WITNESS MY HAND in Fort bend County, Texas, this ____ day of _____, 2026.

Scott E. Lease
Managing Member
Rural Development Management, LLC
1860 FM559, #123
Richmond, Texas 77406
832-236-6180

WITNESS MY HAND in Fort bend County, Texas, this ____ day of _____, 2026.

James L. Garrett
Managing Member
Rural Development Management, LLC
1860 FM559, #123
Richmond, Texas 77406
713-256-6180

WITNESS MY HAND in Fort bend County, Texas, this ____ day of _____, 2026.

Thomas J. Shirley
President
NewFirst National Bank
16654 Creekbend Drive, Suite 150
Sugar Land, Texas 77478
832-344-2100

STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Scott E. Lease, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared James L. Garrett, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires: _____

STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Thomas J. Shirley, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires: _____

This is to certify that the planning Commission of the Village of Pleak, Texas, has approved this plat and subdivision of SADDLE DRIVE ESTATES SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the Village of Pleak, Texas, as shown.

hereon and authorizes the recording of this plat this ____ day of _____, 2026.

David Thielemann, Chairperson

This is to certify that the City Council of the Village of Pleak, Texas, has approved this plat and subdivision of SADDLE DRIVE ESTATES SUBDIVISION in conformance with the laws of the State of Texas and the ordinances of the Village of Pleak, Texas, as shown

hereon and authorizes the recording of this plat this ____ day of _____, 2026.

Michael John, Mayor

Wade Goates, Mayor Pro-Tem

Wayne Kelley, Alderman

Sophia Rico, Alderman

Alex Gutierrez, Alderman

Damon Kuhn, Alderman

Erin Walley, City Secretary

Centerpoint Energy Houston Electric LLC
Called 7.11 Acres
Clerk's File No. 2002094441
F.B.C.C.F.

Found 5/8-inch iron rod
"Stamped 1535-4035"
Y:13,732,494.22' (GRID)
X:2,979,784.50' (GRID)

Chan John & Luk Mui Shek
Called 4.989 Acres
Clerk's File No. 2024000021
F.B.C.C.F.

SURVEYOR'S NOTES:

- ALL BEARING ARE HEREON BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83 2011), SOUTH CENTRAL ZONE (FIPS 4204) U.S. SURVEY FEET, ALL COORDINATES SHOWN HEREON ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY A SCALE FACTOR OF 1.00013360694471. ALL DISTANCES ARE SURFACE. (USA GEOD 18)
- TITLE REPORT GF No. 2733114, EFFECTIVE DATE: SEPTEMBER 14, 2025.
- THE EASEMENT THAT WAS GRANTED TO HOUSTON LIGHTING & POWER COMPANY DESCRIBED IN VOLUME 579, PAGE 397 AND VOLUME 558, PAGE 769 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, IS NOT LOCATED WITHIN THE SADDLE DRIVE ESTATES SUBDIVISION.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0401 M, REVISED DATE OF JANUARY 29, 2021, FORT BEND COUNTY, TEXAS, THIS TRACT OF LAND LIES WITHIN ZONE "X".
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 84.0 FEET (NAVD 88 DATUM) ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB BE LESS THAN 2 FEET ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 1 FOOT ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- ALL EXISTING AND NEW SEPTIC AND WATER WELL MUST MEET THE TCEQ TITLE 30, PART ONE PER CHAPTER 285 REGULATIONS, AND CONFORM WITH THE FORT BEND COUNTY, TEXAS, ENVIRONMENTAL HEALTH OSSF (ON-SITE SEWAGE FACILITY) RULES AND REGULATIONS.
- THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF VILLAGE OF PLEAK, TEXAS.
- THIS PLAT LIES WHOLLY WITHIN NEEDVILLE CISD, THE EXTRA TERRITORIAL JURISDICTION OF THE CORPORATE LIMITS OF VILLAGE OF PLEAK, AND FORT BEND COUNTY, TEXAS.
- THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
- HOUSTON LIGHTING & POWER Co. EASEMENT IS NOT LOCATED WITHIN THE LIMITS OF THIS TRACT OF LAND AS RECORDED IN VOLUME 579, PAGE 397 AND VOLUME 558, PAGE 769 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING COVENANTS, CONDITION AND RESTRICTIONS.
- RESTRICTIVE COVENANTS RECORDED IN VOLUME 943, PAGE 770, OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
- NO COMMERCIAL ACTIVITY SHALL BE CONDUCTED ON SAID PROPERTY.
- THE PROPERTY SHALL BE USED FOR A RESIDENTIAL PURPOSES ONLY.

DISTRICT NAMES TABLE

DISTRICT	NAME
COUNTY	FORT BEND
COUNTY ASSISTANCE DISTRICT (CAD)	N/A
MUNICIPAL UTILITY DISTRICT (MUD)	NO M.U.D.
WATER CONTROL & IMPROVEMENT DISTRICT (WCID)	NO WCID
LEVEE IMPROVEMENTS DISTRICTS (LID)	N/A
SCHOOL DISTRICT	NEEDVILLE ISD
FIRE DISTRICT	ESD No. 6
CITY OR CITY (ETJ)	VILLAGE OF PLEAK
UTILITIES COMPANY	CENTERPOINT
DRAINAGE DISTRICT	FORT BEND DRAINAGE DISTRICT

Wooldrige Peggy Marie et al
Called 114 Acres
Clerk's File No. 2017113863
F.B.C.C.F.

I. & G. N. R. R. Co. SURVEY SECTION A A - 269

STATE OF TEXAS
COUNTY OF FORT BEND

I, Laura Richard, County Clerk in and for Fort Bend County, Texas, hereby certify the foregoing instrument was filed for recordation in my office on

this ____ day of _____, 2026, at ____ o'clock
____ m, in Slide Number _____ of the Plat Cabinet Records III, of
County of Fort Bend, Texas.

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

Laura Richard, County Clerk
Fort Bend County, Texas

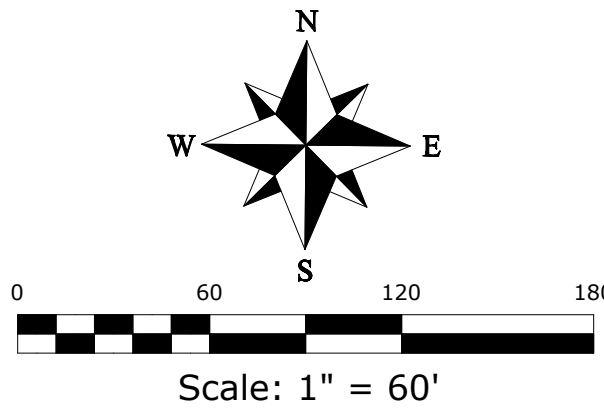
By: _____ Deputy

STATE OF TEXAS:
COUNTY OF FORT BEND:

I, James L. Syptak, Sr., am authorized under laws of the State of Texas to practice the Profession of Surveying and hereby certify that the above Plat is true and correct, was prepared from an actual survey of the property made on the ground February 2nd and 23rd, 2026 and that all boundary corners are noted as found or set 5/8-inch by 24-inches iron rods with 4035 cap.

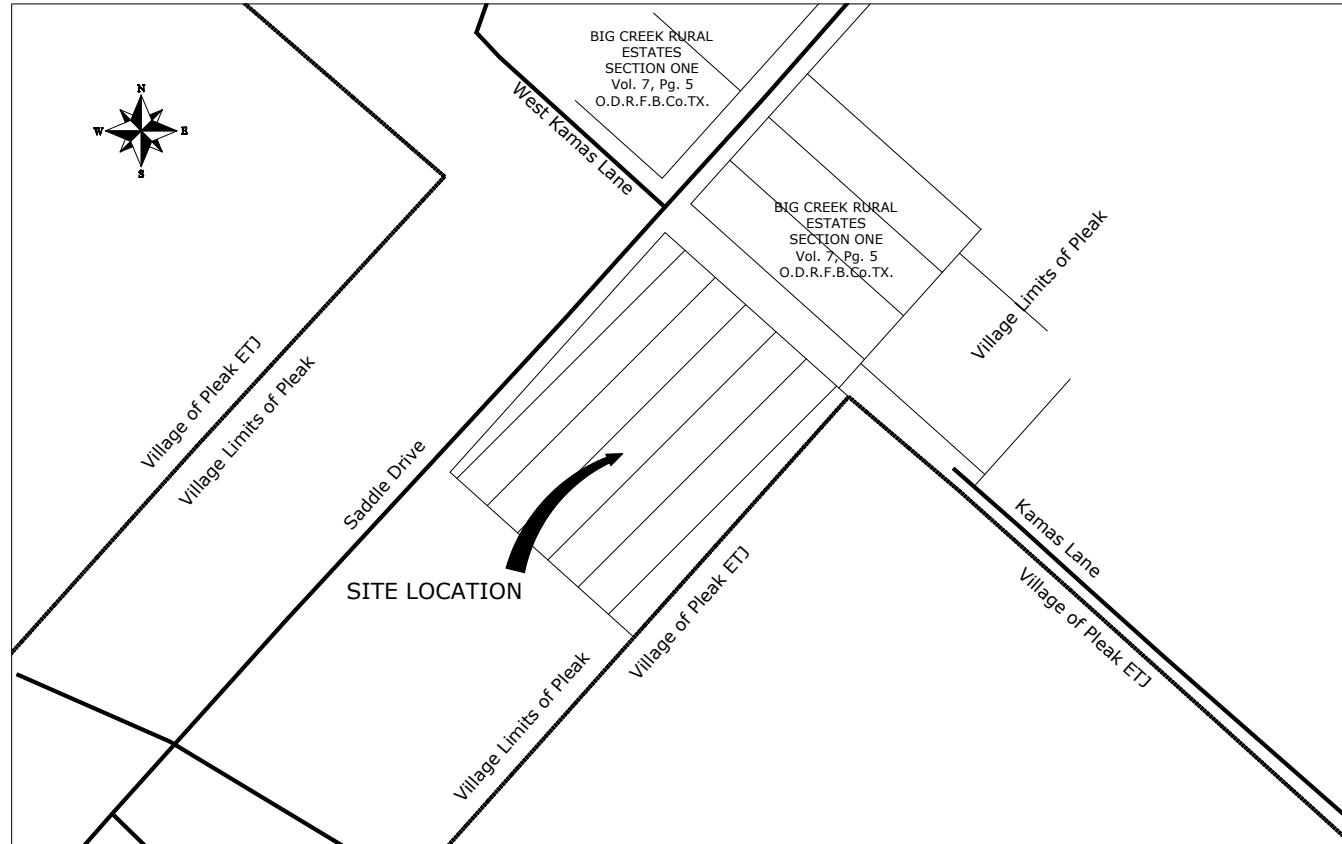
Witness my hand this March 6th, 2026.

(James L. Syptak, Sr.)
Registered Professional Land Surveyor No. 4035



LEGEND:

B.L. - BUILDING LINE
U.A. - UTILITY AND AERIAL EASEMENT
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SET - IRON ROD "STAMPED 4035"
FOUND - AS NOTED
T.B.M. - TEMPORARY ELEVATION BENCHMARK



Vicinity Map
Scale: 1" = 300'
Key Map No. 644T

LEGAL DESCRIPTION:

FIELD NOTES OF A 4.448 ACRE TRACT OF LAND (193,754.88 SQ. FT.), SITUATED IN THE I. & G. N. R. R. Co. SURVEY, SECTION No. A, ABSTRACT No. 269, FORT BEND COUNTY, TEXAS, BEING THE SAME CALLED 4.451 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN, FROM WAYNE ELMER RENTRO TO RURAL DEVELOPMENT MANAGEMENT, LLC, DATED FEBRUARY 6, 2026, RECORDED IN COUNTY CLERK'S FILE No. 2026011964 OF THE OFFICIAL DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAID 4.448 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: All bearings shown hereon are based on the Texas coordinate system of (NAD83 2011), South Central Zone (FIPS 4204), U.S. Survey Feet, all coordinates shown hereon are grid coordinates and may be converted to surface by multiplying by a scale factor of 1.00013360694471. All distances are surface:

BEGINNING, at a 1/2-inch iron rod found in the intersection of the Southeasterly right-of-way line of Saddle Drive (60 feet wide, call 5.70 acre tract of land recorded in Volume 551, Page 829 of the Official Deed Records of Fort Bend County, Texas., with the Southwesterly right-of-way line of Undeveloped Kamas Lane (formerly known as "Lariat Lane", 60 feet wide recorded in Volume 551, Page 829 of the Official Deed Records of Fort Bend County, Texas., and Volume 7, Page 5 of the Official Plat Records of Fort Bend County, Texas; Said corner bears S 41° 50' 37" W, a distance of 60.3 feet from a 1/2-inch iron rod found for reference for the Northwest corner of Lot 19 of Block A of BIG CREEK RURAL ESTATES SECTION ONE: subdivision recorded in Volume 7, Page 5 of the Official Plat Records of Fort Bend County, Texas., in the intersection of the Southeasterly right-of-way line of said Saddle Drive with the Northeasterly right-of-way line of said Kamas Lane; Said corner being the North corner of said original call 4.451 acre tract of land recorded in County Clerk's File No. 2021116375 of the Official Deed Records of Fort Bend County, Texas., and being the North corner and the PLACE OF BEGINNING of this hereby described 4.448 acre tract of land; (Having a Grid Coordinates of: N 13,732,868.78' E 2,980,120.58' usft)

THENCE, S 48° 10' 12" E., (Ref. bearing S 45° 07' 29" E, Clerk's File No. 2026011964 O. D. R. F. B. Co.) along the Southwesterly Right-of-Way line of the said Kamas Lane a distance of 384.90 feet to a 3/4-inch iron rod found for the North corner of a called 114 acre tract of land recorded in County Clerk's File No. 2017113863 of the Official Deed Records of Fort Bend County, Texas., and the East corner hereof;

THENCE, S 41° 53' 59" W., in the Northwest line of the said 114 acre tract of land a distance of 503.74 feet to a 5/8-inch iron rod "Stamped 1535-4652" found for the East corner of a called 4.989 acre tract of land recorded County Clerk's File No. 2024000021 of the Official Deed Records of Fort Bend County, Texas., and the South hereof;

THENCE, N 48° 06' 21" W., in the Northeast line of the said 4.989 acre tract of land a distance of 384.91 feet to a 5/8-inch iron rod "Stamped 1535-4035" found along the Southeast Right-of-Way line of Saddle Drive for the North corner of the said 4.989 acre tract of land and the West corner hereof;

THENCE, N 41° 54' 01" E, along the said Right-of-Way line a distance of 503.30 feet to the PLACE OF BEGINNING AND CONTAINING 4.448 ACRES OF LAND, MORE OR LESS.

PRELIMINARY PLAT OF SADDLE DRIVE ESTATES SUBDIVISION

A SUBDIVISION OF A 4.448 ACRE TRACT OF LAND, SITUATED IN THE I. & G. N. R. R. Co. SURVEY, SECTION No. A, ABSTRACT No. 269, FORT BEND COUNTY, TEXAS., FORT BEND COUNTY, TEXAS.
VILLAGE OF PLEAK

1 BLOCK - NO RESERVE - 3 LOTS

~ Owner ~

Rural Development Management, LLC
1860 F. M. No. 359 #123
Richmond, TX 77406
Phone: 832 - 236 - 6180

~ Surveyor ~

G&G Survey and Consulting, Inc.
Firm No. 10194937
9226 Needville Fairchilds Road
Needville, Texas 77461
979-793-3428
email: gps01@comcast.net
Project No. 2026-021
Drawn by: G. P. Yennior