STATE OF TEXAS
COUNTY OF FORT BEND

WE, FALCON LANDING PROPERTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JOE WONG, ITS MANAGER, OWNER, HEREINAFTER REFERRED TO AS OWNERS, OF THE 1.450 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF CINCO RANCH SOUTHWEST SEC. 33 PARTIAL REPLAT NO. 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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, OR PERMANENT ACCESS EASEMENTS), 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 ON 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 DESIGNED 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 PURPOSE 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 SOLD PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED 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 HOUSTON, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME 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 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, 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.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TEST MONY WHEREOF, FALCON LANDING PROPERTY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOE WONG, ITS MANAGER,
THIS 3RD DAY OF JUNE, 2010.

FALCON LANDING PROPERTY, LLC

BY: _____
JOE WONG, MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE WONG, MANAGER OF FALCON LANDING PROPERTY, LLC, 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 EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3 DAY OF JUNE, 2010.

JIMENA GONZALEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-10-11

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 12-10-11

WE, INTEGRITY BANK, SSB, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CINCO RANCH SOUTHWEST SEC. 33 PARTIAL REPLAT NO. 2, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2009135830 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____
JERRY TANDROL
SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY TANDROL, SENIOR VICE PRESIDENT OF INTEGRITY BANK, SSB, 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 EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 1 DAY OF June, 2010.

LOU ANN WADE
MY COMMISSION EXPIRES
April 22, 2012

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

I, JAY DEAN CANINE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO 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 PERIMETER BOUNDARY CORNERS, INCLUDING ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE ON THE BOUNDARY OF THE SUBDIVISION HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) 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.

STATE OF TEXAS
REGISTERED
JAY DEAN CANINE
4345
PROFESSIONAL
LAND SURVEYOR

6-1-2010
JAY DEAN CANINE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4345

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF CINCO RANCH SOUTHWEST SEC. 33 PARTIAL REPLAT NO. 2 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 1ST DAY OF JUNE, 2010.

BY: _____
MARK A. KILKENNY, CHAIR OR
SUDHY GARZA, VICE CHAIR

BY: _____
MARLENE L. GARFRICK, SECRETARY

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

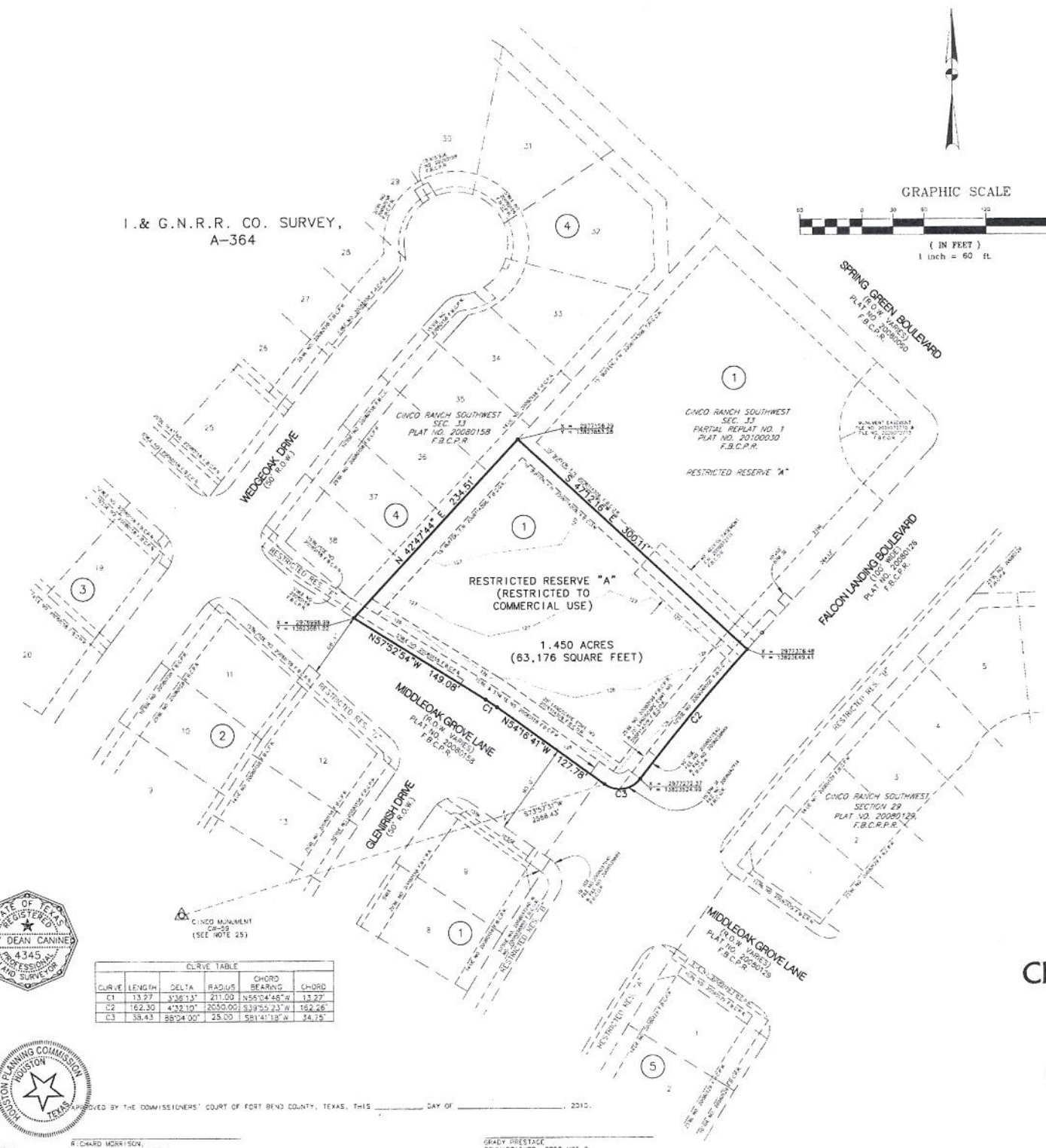
I, CHARANJIV ROYE, P.E., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

CHARANJIV ROYE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 97700

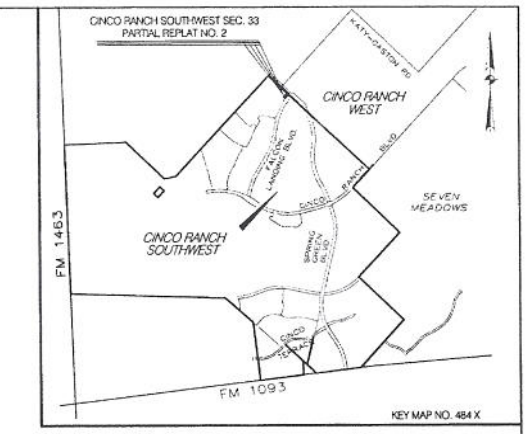
STATE OF TEXAS
CHARANJIV ROYE
97700
LICENSED
PROFESSIONAL ENGINEER

I, D. JESSE HEGEMIER, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF 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 INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

D. JESSE HEGEMIER, P.E.
FORT BEND COUNTY ENGINEER



CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C1	13.27'	3°36'13"	211.00'	N55°24'46"W	13.27'
C2	162.30'	4°32'10"	2050.00'	S39°55'23"W	162.26'
C3	38.43'	88°04'00"	25.00'	S81°41'18"W	34.75'



VICINITY MAP
(NTS)

NOTES:

1. BL INDICATES BUILDING LINE.
2. UE INDICATES UTILITY EASEMENT.
3. SSE INDICATES SANITARY SEWER EASEMENT.
4. WLE INDICATES WATER LINE EASEMENT.
5. STM SE INDICATES STORM SEWER EASEMENT.
6. F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS.
7. F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS.
8. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING (DIVIDING BY) THE FOLLOWING COMBINED SCALE FACTOR OF 0.999886901.
9. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
10. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, THE SURVEYOR RELIED ON A CITY PLANNING LETTER ISSUED BY AMERICAN TITLE COMPANY OF HOUSTON, DATED MAY 19, 2010, GF NO. 1105-06-1118.
11. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET UNLESS OTHERWISE NOTED.
12. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
13. THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT EXCEPT AS SHOWN.
14. THIS PLAT WAS PREPARED TO MEET THE REQUIREMENTS OF FORT BEND COUNTY.
15. THIS PLAT LIES WITHIN CINCO SOUTHWEST M.U.D. NO. 4, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE FORT BEND COUNTY SUBSIDENCE DISTRICT AND THE CITY OF HOUSTON EXTRATERRITORIAL JURISDICTION.
16. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE LZ3.
17. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
18. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC.
19. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 127.5 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
20. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
21. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
22. THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED UNDER FILE NOS. 20080158 F.B.C.P.R., 2006114208, 2006114310, 2006114309, 2006114612, 2009135828, 2009127770 AND 2009135829 OF THE F.B.C.O.R.
23. ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48157C0100 J, EFFECTIVE DATE JANUARY 3, 1997, THE SUBJECT PROPERTY LIES WITHIN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. THIS INFORMATION IS AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
24. NO CONSTRUCTION IS TO BEGIN UNTIL THE PLAT IS FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK, FORT BEND COUNTY, TEXAS.
25. CINCO CONTROL MONUMENT NO. CW-59 (X= 2,974,750.34, Y=13,822,804.70), A BRASS DISK SET IN CONCRETE, LOCATED APPROXIMATELY AS SHOWN HEREON, HAVING AN ELEVATION OF 127.34 FEET, REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, 2001 ADJUSTMENT.
26. TOPOGRAPHIC AND CONTOUR INFORMATION PROVIDED FROM TOPOGRAPHIC SURVEY PERFORMED BY SOUTH TEXAS SURVEYING ASSOCIATES, INC. IN JANUARY, 2010. AECOM TECHNICAL SERVICES, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS.

CINCO RANCH SOUTHWEST SEC. 33 PARTIAL REPLAT NO 2

A SUBDIVISION OF 1.450 ACRES BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "A" OF CINCO RANCH SOUTHWEST, SECTION 33 RECORDED IN PLAT NO. 20080158 F.B.C.P.R. AND BEING LOCATED IN THE I. & G. N. R. R. CO. SURVEY, A-364
FORT BEND COUNTY, TEXAS

1 RESERVE — 1 BLOCK

SCALE: 1" = 60' — DATE: JUNE, 2010

REASON FOR REPLAT: CREATE COMMERCIAL RESERVE FROM REMAINDER OF RESERVE "A"

OWNER: FALCON LANDING PROPERTY, LLC.
25115 FAIRWAY SPRINGS
SAN ANTONIO, TEXAS 78260

DISTRICT NAMES:	
W.C.I.D.	N / A
M.U.D.	C.S.M.U.D.NO.4
L.I.D.	N / A
D.I.D.	F.B.C.D.D.
SCHOOL	KATY I.S.D.
FIRE	F.B.E.S.D. NO.4
IMPACT FEE AREA	N / A
CITY OR CITY E.T.J.	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT

RICHARD MORRISON,
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W.A. ANDY MEYERS, COMMISSIONER
PRECINCT 3

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

I, DIANNE WILSON, 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 _____, 2010, AT _____ O'CLOCK ___ M., IN MAP NUMBER _____ OF THE PLAT RECORDS OF SAID COUNTY

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____
DEPUTY

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

AECOM
AECOM TECHNICAL SERVICES, INC.
5757 WOODWAY, SUITE 101 WEST
HOUSTON, TEXAS 77057-1599
WWW.AECOM.COM

JOB NO. 60152062

Bob Terry - AECOM
713-267-3142