PLAT RECORDING SHEET

PLAT NAME: Katy Gaston Road STD

PLAT NO:

ACREAGE: 3.925

LEAGUE: Walton, Hill and Walton "A" Survey, & Joel E. McCrary Survey

ABSTRACT NUMBER: 435, 403

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: L.O.B. Limited Partnership

(DEPUTY CLERK)

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, L.O.B. LIMITED PARTNERSHIP, a Texas Limited Partnership, acting by and through BASSAM BARAZI, PRESIDENT, being an officer of L.O.B. LIMITED PARTNERSHIP, a Texas Limited Partnership, owner, hereinafter referred to as owners of the 3.925 acre tract described in the above and foregoing map of KATY GASTON ROAD STD, do hereby make and establish said street dedication 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 ourself, 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 seven 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. & 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 said public utility easements that are designated with aerial easements (U.E. & 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 subdivision, 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 and all times 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 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, 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 and shall comply with the order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, L.O.B. LIMITED PARTNERSHIP, a Texas Limited Partnership, has caused these presents to be signed by BASSAM BARAZI, ITS PRESIDENT, thereunto authorized this _____ day of _____ 2013.

L.O.B. LIMITED PARTNERSHIP, a Texas Limited Partnership.

_____

BASSAM BARAZI, PRESIDENT

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared BASSAM BARAZI, 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 _____ day of _____ 2013.

_____

Notary Public in and for the State of Texas

My Commission Expires: _____

I, Seth Y. Sasur, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above street dedication is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes of 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 nearest survey corner and the NAD 83 State Plane Projections.

_____

Seth Y. Sasur, R.P.L.S., Texas Registration No. 3640

This is to certify that the Planning Commission of the City of Houston, Texas, approved this plat and street dedication of KATY GASTON ROAD STD, 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 _____ day of _____ 2013.

By _____ By _____

Mark A. Kilkenny, Chairman — Martha L. Golden, Secretary

M. Sonny Garza, Vice-Chair

I, Richard W. Stolzle, 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.

_____

Richard W. Stolzle,
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas this _____ day of _____ 2013.

_____ _____ _____

Richard Morrison, Commissioner Precinct 1 — Robert E. Hebert, County Judge — Grady Prestage, Commissioner Precinct 2

_____ _____

W. A. "Andy" Meyers, Commissioner Precinct 3 — James Patterson, Commissioner Precinct 4

I, Seth Y. Sasur, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County.

_____

Seth Y. Sasur, P.E.
Texas Registration No. 40084

THE STATE OF TEXAS §

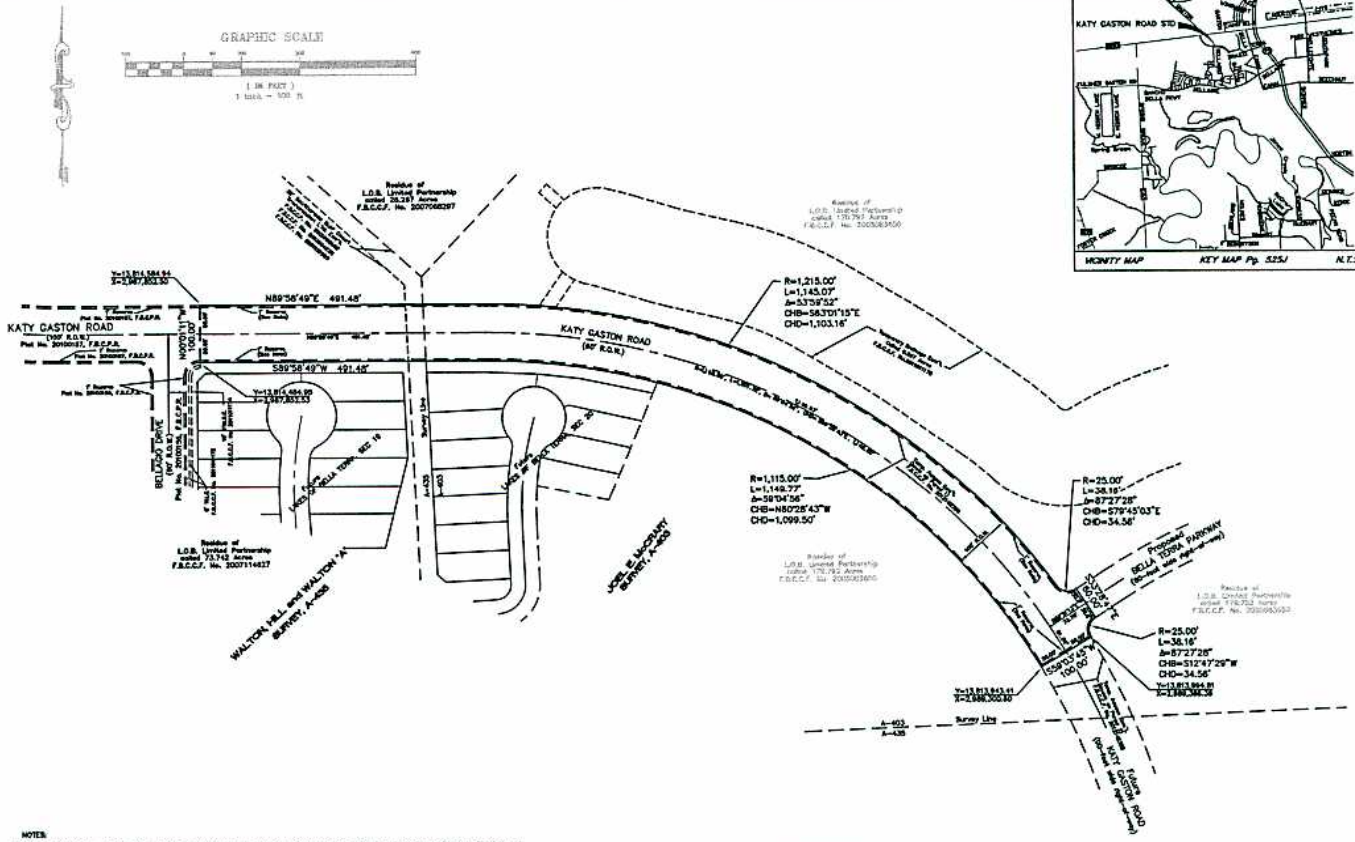
COUNTY OF FORT BEND §

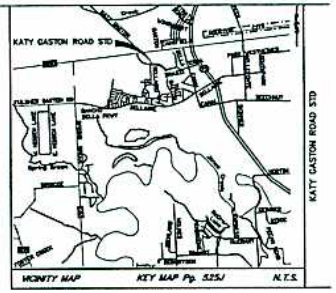
I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____ day of _____ 2013 at _____ o'clock, ___M., in Plat No. _____ of the plat records of said county.

WITNESS MY HAND AND SEAL OF OFFICE at Richmond, Texas, the day and date last above written.

_____ By _____

County Clerk — Deputy
Fort Bend County, Texas





NOTES:

1. This plat is being serviced by Fort Bend County Municipal Utility District No. 133, and is within Fort Bend County Drainage District, and Fort Bend County Subsidence District.
2. According to the FEMA FIRM Community Map No. 48157C0085 J map revised 01-03-1997, the subject property is located in Zone "X" (unshaded-areas determined to be outside the 500-year floodplain).
3. Temporary Benchmark: Cut "X" in centerline concrete pavement of N. Waterside Dr. (Approx. 3' west of the end of pavement) West Park Lakes Section 1, Elevation = 110.08 (BCC 123) NGVD Datum of 1973 Adjustment.
4. Unless otherwise indicated, the building line (B.L.), 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.
5. LIGHTING ZONE DESIGNATION: This property lies within the "LZ3" Lighting Zone Designation in compliance with the "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
6. SIDEWALK NOTE: sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated right-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat in accordance with the A.D.A.
7. PIPELINE NOTE: If any, All existing pipelines and pipeline easements within the platted boundary have been shown.
8. 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.
9. All drainage easements to be kept clear of fences, buildings, vegetations and other obstructions to the operation and maintenance of the drainage facility.
10. All property to drain into the drainage easement only through an approved drainage structure.
11. The coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD83) and may be brought to surface (as shown on plat) by applying the following combined Scale Factor: 1.00011901.4. The plat drawing as shown may be brought to grid by applying the following combined Scale Factor: 0.999881
12. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
13. The dedication of Katy Gaston Road on this plat is dedicated from Bellagio Drive, south to Bella Terra Parkway.

DISTRICT NAMES	
M.C.U.D.	N/A
MUD	F.B.C.M.U.D. No. 133
LID	N/A
ESD	F.B.C.E.S.D. No. 4
SCHOOL	LAMAR CONSOLIDATED I.S.D.
FIRE	F.B.C. FIRE MARSHALL
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	SBC AND CENTERPOINT ENERGY

LEGEND

R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
W.L.E.	WATER LINE EASEMENT
STM.E.	STORM SEWER EASEMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.C.F. No.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PUBLIC RECORDS
F.C.	FILM CODE
131.00	EXISTING CONTOURS
(D)	RESERVE IDENTIFICATION LETTER
R	RADIUS
Eas't.	EASEMENT
Restr. Res.	RESTRICTED RESERVE
Vol.	VOLUME
Pg.	PAGE
(1)	BLOCK DESIGNATION

KATY GASTON ROAD STD

A SUBDIVISION OF 3.925 ACRES OF LAND BEING SITUATED IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTACT No. 435 AND IN THE JOEL E. McCRARY SURVEY, ABSTRACT No. 403
FORT BEND COUNTY, TEXAS

0 LOTS — 0 BLOCKS — 0 RESERVES

SCALE: 1"=100' — DATE: MARCH, 2013

OWNER:
L.O.B. Limited Partnership
2000 N. Sam Houston Pkwy E., #1525
Houston, Texas 77042
(713) 852-0200

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers – Planners – Surveyors
2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A.
(713)266-9900 Fax (713)266-9904

B.E.C. JOB #04044-KGR2