

PLAT RECORDING SHEET

PLAT NAME: Waters Lake Boulevard Section 1 Street Dedication

PLAT NO: _____

ACREAGE: 7.881

LEAGUE: David Fitzgerald League

ABSTRACT NUMBER: 25

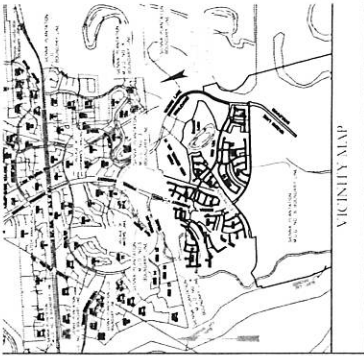
NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Toll-Gtis Property Owner LLC

(DEPUTY CLERK)



VICINITY MAP

KEY MAP NO. 850-064U

BOARD OF COUNTY COMMISSIONERS, FORT BEND COUNTY, TEXAS, HAS REVIEWED THE APPLICATION FOR THE DEDICATION OF THE FOREGOING ROAD AND HAS APPROVED THE SAME AND HAS ORDERED THAT THE DEDICATION BE ACCEPTED AS SHOWN ON THE ATTACHED MAP AND THAT THE DEDICATION BE RECORDED IN THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____ 2016.

BOBBI JOHNSON, COUNTY COMMISSIONER, DISTRICT 1, COUNTY COMMISSIONER

ROBERT E. HENRY, COUNTY COMMISSIONER, DISTRICT 2, COUNTY COMMISSIONER

M. A. (MAY) WATSON, COUNTY COMMISSIONER, DISTRICT 3, COUNTY COMMISSIONER

JAMES PATTERSON, COUNTY COMMISSIONER, DISTRICT 4, COUNTY COMMISSIONER

L. MARK REYNOLDS, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING DEDICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ OF _____ 2016, IN FILE NUMBER _____ OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

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

L. MARK REYNOLDS, COUNTY CLERK, FORT BEND COUNTY, TEXAS

BY: DEPUTY

FINAL PLAT
WATERS LAKE BOULEVARD
SECTION 1
STREET DEDICATION

0 LOTS 0 RESERVES 0 BLOCKS
JOB NO. 1414-1601B-309
OWNERS:
TOLL-GTIS PROPERTY OWNER LLC
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
PH. (281) 884-8555

DRAWN BY:
LJA Engineering, Inc.
18915 Farm Road 101, Suite 300
Houston, Texas 77064
Phone: 713-961-1100
Fax: 713-961-5528
18915 Farm Road 101, Suite 300
Houston, Texas 77064
OWNER: OMBR ACE EDEKOR, JR.
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
TELEPHONE: (281) 884-8555
SHEET 1 OF 2

L. MARK REYNOLDS, COUNTY CLERK, FORT BEND COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING DEDICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ OF _____ 2016, IN FILE NUMBER _____ OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.



RECORDED IN BOOK 10110, PAGE 10110, FORT BEND COUNTY, TEXAS REGISTRATION NO. 3897

OMB ACE EDEKOR, JR., P.E., PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS AS SHOWN HEREON, HEREBY CERTIFIES THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF HIS KNOWLEDGE.



OMB ACE EDEKOR, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
STATE OF TEXAS
THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSIONS OF THE CITY OF HOUSTON AND THE CITY ENGINEER HAVE APPROVED THIS PLAT AND IN ADDITION, THE BOARD OF PUBLIC WORKS OF THE CITY OF HOUSTON HAS APPROVED THIS PLAT AND THE COMMISSIONERS' COURT OF FORT BEND COUNTY HAS APPROVED THIS PLAT AS SHOWN HEREON AND AUTHORIZED THE PLAT THIS _____ DAY OF _____ 2016.

SKYLA BROWN-MINSHALL CHRYMAN

MERRYL A. HANCOCK, VICE CHAIRMAN

STATE OF TEXAS
COUNTY OF HARRIS
TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS AUTHORIZED REPRESENTATIVE, JAMES F. JOHNSON, HEREBY CERTIFIES THAT THE FOREGOING DEDICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ OF _____ 2016, IN FILE NUMBER _____ OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____ 2016.

BOBBI JOHNSON, COUNTY COMMISSIONER, DISTRICT 1, COUNTY COMMISSIONER

ROBERT E. HENRY, COUNTY COMMISSIONER, DISTRICT 2, COUNTY COMMISSIONER

M. A. (MAY) WATSON, COUNTY COMMISSIONER, DISTRICT 3, COUNTY COMMISSIONER

JAMES PATTERSON, COUNTY COMMISSIONER, DISTRICT 4, COUNTY COMMISSIONER

L. MARK REYNOLDS, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING DEDICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ OF _____ 2016, IN FILE NUMBER _____ OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

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

L. MARK REYNOLDS, COUNTY CLERK, FORT BEND COUNTY, TEXAS

BY: JAMES F. JOHNSON, AUTHORIZED REPRESENTATIVE

TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS
COUNTY OF HARRIS

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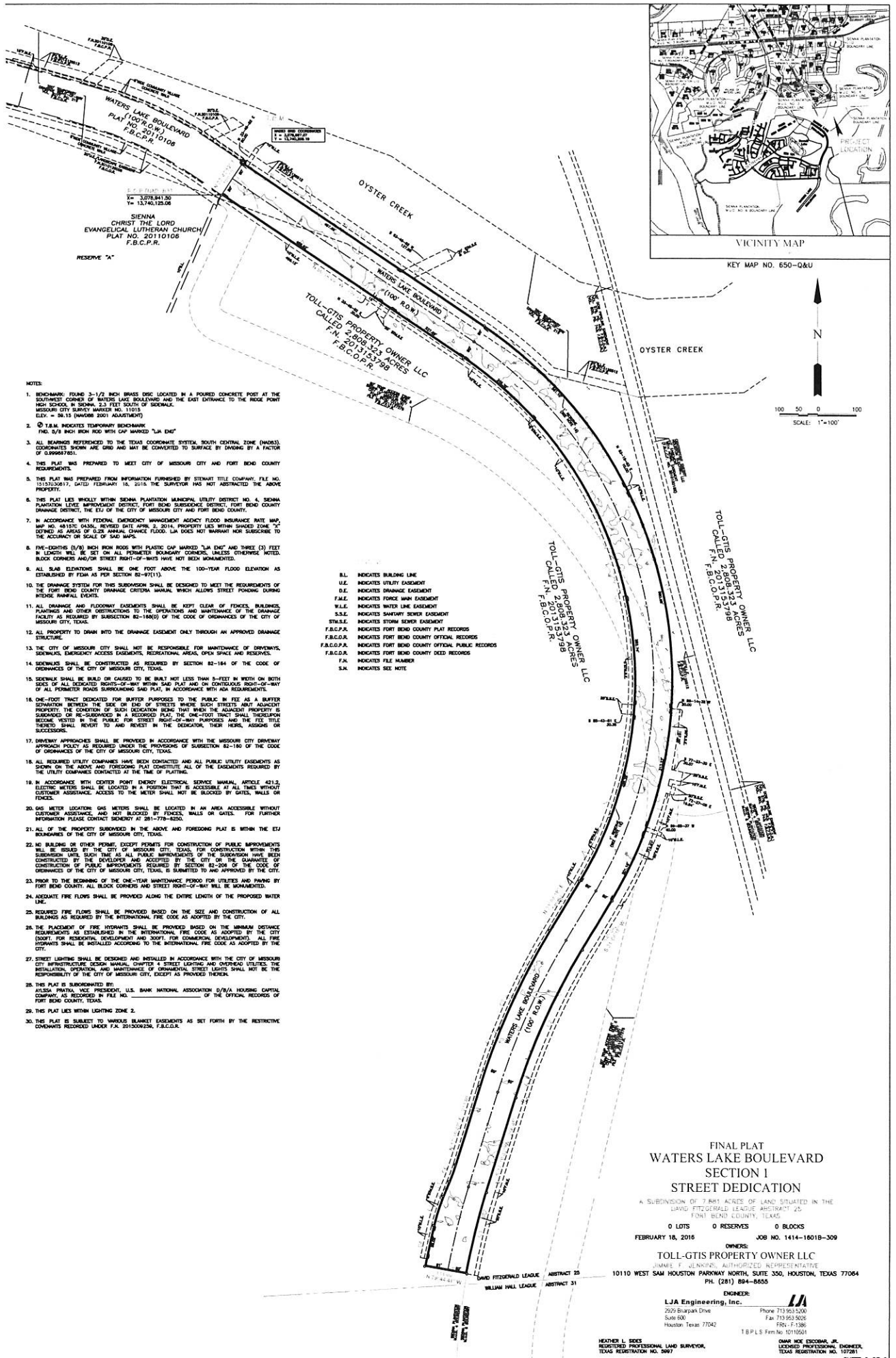
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L. MARK REYNOLDS, COUNTY CLERK, FORT BEND COUNTY, TEXAS

BY: JAMES F. JOHNSON, AUTHORIZED REPRESENTATIVE

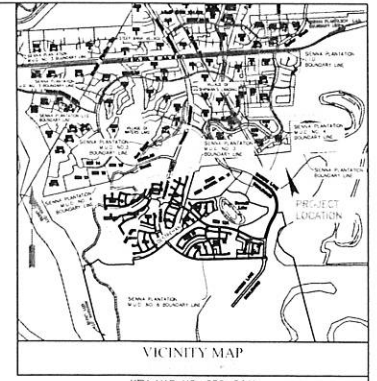
TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY





- NOTES:
1. BENCHMARK: FOUND 3-1/2 INCH BRASS DISC LOCATED IN A PAVED CONCRETE POST AT THE SOUTHWEST CORNER OF WATERS LAKE BOULEVARD AND THE EAST ENTRANCE TO THE RIDGE POINT MISSOURI CITY SURVEY MARKER NO. 11113. COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVING BY A FACTOR OF 0.999987621.
 2. T.B.M. INDICATES TEMPORARY BENCHMARK. FND. 3/8 INCH IRON ROD WITH CAP MARKED "T.B.M."
 3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVING BY A FACTOR OF 0.999987621.
 4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
 5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 1315328217, DATED FEBRUARY 18, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
 6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDIOSITY DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE E.U. OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.
 7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48120C-0001, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADING ZONE "X" DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. LIA DOES NOT WARRANT NOR IS SUBJECT TO THE ACCURACY OR SCALE OF SAID MAPS.
 8. FIVE (5) 1/8" IRON RODS WITH PLASTIC CAP MARKED "L.I.A. ENT" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED, BLOCK CORNER AND/OR STREET FRONT-OF-WAYS HAVE NOT BEEN MONUMENTED.
 9. ALL LEAK ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-47(11).
 10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOODING DURING FLOODING RAINFALL EVENTS.
 11. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLUMBING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-184(5) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 12. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 13. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
 14. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 15. SIGNAGE SHALL BE BUILT OR COVERED BY THE BUILDER NOT LESS THAN 3-Feet IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS FRONT-OF-WAY OF ALL FORMER RIGHTS RESERVATIONS WITHIN SAID PLAT IN ACCORDANCE WITH AIA REQUIREMENTS.
 16. ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE COMBINATION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT TRACT SHALL THEREAFTER BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE HERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
 17. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-180 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
 18. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
 19. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
 20. GAS METER LOCATION GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SENECA AT 281-779-8200.
 21. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE E.U. BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
 22. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER, AND ACCEPTED BY THE CITY OF THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-208 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
 23. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET FRONT-OF-WAY WILL BE MONUMENTED.
 24. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
 25. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 26. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (SOFFIT FOR RESIDENTIAL DEVELOPMENT AND SOFFIT FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
 27. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF OVERHEAD STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
 28. THIS PLAT IS SUBDIVIDED BY: ALISA PRATTA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
 29. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
 30. THIS PLAT IS SUBJECT TO VARIOUS EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.A. 201300258, F.B.C.D.A.

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- F.M.E. INDICATES FORCE MAIN EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STB.L.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.A. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.A. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.O.P.A. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.A. INDICATES FORT BEND COUNTY DEED RECORDS
- F.A. INDICATES FILE NUMBER
- S.A. INDICATES SEE NOTE



**FINAL PLAT
WATERS LAKE BOULEVARD
SECTION 1
STREET DEDICATION**

A SUBDIVISION OF 7.841 ACRES OF LAND SITUATED IN THE DAVID FITZGERALD LEAGUE ABSTRACT 25, FORT BEND COUNTY, TEXAS

0 LOTS 0 RESERVES 0 BLOCKS

FEBRUARY 18, 2018 JOB NO. 1414-18019-309

OWNERS:
TOLL-GTIS PROPERTY OWNER LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 350, HOUSTON, TEXAS 77064
PH. (281) 894-8655

ENGINEER:
LJA Engineering, Inc.
2929 Barkana Drive
Suite 600
Houston, Texas 77042
Phone 713 953-0200
Fax 713 953-5026
FRL: F-1386
T&P L.S. Form No. 10165641