

PLAT RECORDING SHEET

PLAT NAME: Plaza at FM 1463

PLAT NO: _____

ACREAGE: 0.9800

LEAGUE: Alex Phillips Survey

ABSTRACT NUMBER: 300

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

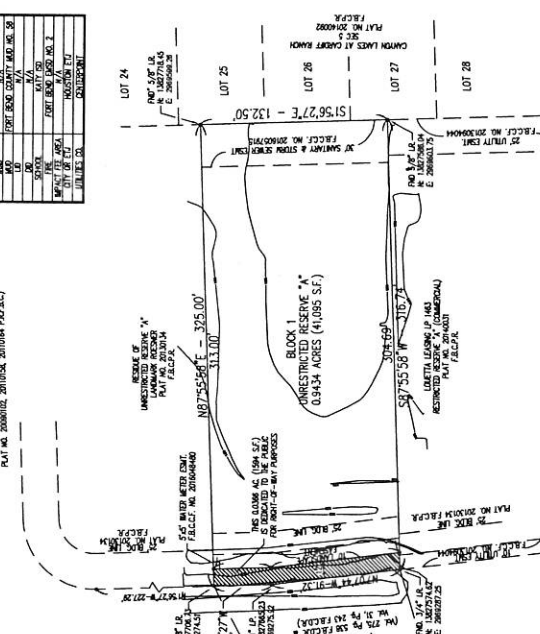
NUMBER OF RESERVES: 1

OWNERS: 1463 Properties, LLC

(DEPUTY CLERK)



LEGEND:
 F.B.C.P.R. FORT BEND COUNTY BEED RECORDS
 F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 F.B.C.C.F. NO. FORT BEND COUNTY CLERK FILE NUMBER
 F.N. FILE NUMBER



STATE OF TEXAS
 COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2016.

Notary Public in and for the State of Texas
 My Commission expires _____

I, Rodolfo Santolou, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared by me or under my direct supervision and under my supervision on the ground, that, except as to all boundaries, corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than the eighths (5/8) inch and a length of not less than ten feet and that the plat is a true and correct copy of the original filed with the Texas Coordinate System of 1983, South Central Zone.

Rodolfo Santolou
 Texas Registration No. 3538

I, Edgar Henry Barreto, a professional engineer registered in the State of Texas, do hereby certify this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Edgar Henry Barreto, Professional Engineer
 Texas Registration No. 103214

By: _____
 Michael Riecke, President

IN TESTIMONY WHEREOF, 1463 Properties, LLC has caused these presents to be signed by _____ this ____ day of _____, 2016.

By: _____
 Michael Riecke, President

By: _____
 Professional Engineer
 Texas Registration No. 103214

By: _____
 Secretary

By: _____
 Secretary

By: _____
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By: _____
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By: _____
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By: _____
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By: _____
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By: _____
 Secretary

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Plaza at FM 1463 in conformance with the laws of the State of Texas and the authority of the City of Houston, Texas, and has authorized the recording of this plat this ____ day of _____, 2016.

By: _____
 Title: Chair or Vice Chairman

By: _____
 Secretary

By: _____
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By: _____
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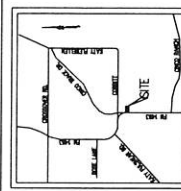
By: _____
 Secretary

By: _____
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By: _____
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By: _____
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By: _____
 Secretary



VICINITY MAP
 KEY MAP MARKS

I, Robert W. Stiles, Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners Court. However, no certification is made as to the accuracy of the survey, or the location of the area or subdivision within the watershed.

Richard W. Stiles, P.E.
 Fort Bend County Engineer

Approved by the commission Court of Fort Bend County, Texas this ____ day of _____, 2016.

By: _____
 County Commissioner

By: _____
 County Commissioner

By: _____
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PLAZA AT FM 1463
 A SUBDIVISION OF 0.9800 ACRES
 OUT OF THE ALEX PHILLIPS SURVEY,
 A - NO. 300, FORT BEND COUNTY, TEXAS
 BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A"
 OF LANDMARK ROESNER PLAT NO. 20130134
 F.B.C.P.R.

REASON FOR REPLAT:
 TO CREATE 1 UNRESTRICTED RESERVE,
 1 BLOCK 1 RESERVE

July 26, 2016

OWNER:
 1463 PROPERTIES, LLC
 1250 WINDLAK ROAD
 HOUSTON, TEXAS 77065
 713-453-2972

REGISTERED SURVEYOR:
 EDGAR HENRY BARRETO, P.E.
 1250 WINDLAK ROAD
 HOUSTON, TEXAS 77065
 713-453-2972

By: _____
 Deputy

By: _____
 Deputy

By: _____
 Deputy

By: _____
 Deputy

1. This plat is referenced to Harris County Floodplain Reference Mark No. 190055 having grid coordinates of:
 N: 13,627,491.05
 E: 2,983,327.77
 Zone: NAD 83 (NAD 80, 2011 Ad.)

2. The coordinates shown are Texas South Central Zone (NAD 83) and may be brought to surface by applying the following combined factor of 0.99988306

3. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any non-utility improvements or obstructions may be removed by any public utility at the property owner's expense. White wooden posts and paneled wooden fences along the perimeter and back to back easements and along the rear lot lines are permitted, they too may be removed by any public utility. Public utilities should be notified in writing of any proposed removal of wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

4. Unless otherwise indicated, the Building Line (B.L.), whether one or more, shown on this subdivision plat are established in compliance with the applicable provisions of Chapter 62, of the Texas Local Government Code, in effect at the time this plat was approved, which may be amended from time to time.

5. There are no pipelines or pipeline easements within the platted area shown herein.

6. This property lies within Zone "X", an area determined to be outside the 100 annual chance floodplain, per FEMA Flood Insurance Rate Map Number 4815700103L, dated April 2, 2014.

7. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.

8. This plat lies within Zone "L23" of the Fort Bend County Lighting Ordinance Zone, dated June 2004.

9. This site is subject to a Neoprogol Easement and other easements shown on the plat, File Number 2012075933 and amended per document recorded in Clerk File Number 2014035170.

10. This site is subject to the following restrictions:
 Incorporated Easement and Restrictions agreement recorded in Clerk File No. 2012075933
 Court of Perpetual Easement and Declaration of Restrictions located at the southwest corner of the property and recorded in Clerk File No. 2015068689.

11. The top of all floor slabs shall be a minimum of 140.00 feet above mean sea level. The top of all exterior walls shall be a minimum of 140.00 feet above ground. All drainage easements to be kept clear of fences, buildings, maintenance, and other obstructions to the operation and maintenance of the drainage facility.

12. All property to drain into the drainage easement only through approved drainage structure.

13. Structures on the lot shall be built not less than 5 feet from the drainage easement and no portion of any sidewalk, paved area, or other paved area shall be located within 10 feet of the drainage easement. All drainage easements shall be a minimum of 10 feet wide and shall be no less than eighteen (18) inches above natural ground.

14. Per letter from Landmark Industries to Fort Bend County Engineer's office dated July 19, 2016, Landmark agrees to relocate the easement recorded under Clerk File No. 2015068689 out of the proposed right-of-way taking prior to the right-of-way taking.