

PLAT RECORDING SHEET

PLAT NAME: Meadows Marketplace Amending Plat No 1 Partial Replat No 1

PLAT NO: _____

ACREAGE: 0.1110

LEAGUE: Thomas Hobermaker Survey

ABSTRACT NUMBER: 190

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Meadows Marketplace Shopping Center, LP, a Texas Limited Partnership
c/o Fidelis Realty Partners, LTD

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, MEADOWS MARKETPLACE SHOPPING CENTER, L.P., a Texas limited partnership, acting by and through _____, the _____ owner, hereinafter referred to as Owners (whether one or more) of the D 1110 acre tract described in the above and foregoing map of MEADOWS MARKETPLACE AMENDING PLAT NO. 1 PARTIAL REPLAT NO. 1 do hereby agree and authorize said subdivision and development plan of said property according to said lines, dedications, restrictions and notations on said map or plat, and hereby dedicate to the use of the public for _____ all streets (whether from 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 shall defend, maintain, improve, and keep the same, and shall 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 (whether unobstructed aerial easements, the aerial easements shall extend horizontally on 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 (5' 0") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (A.E. and A.C.) 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 (whether unobstructed aerial easements, the aerial easements shall extend horizontally on 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") 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 (A.E. and A.C.) 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 plot is hereby restricted to prevent the drainage of any water 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 ditches, drains, gutters, culverts, ditches, ditches or other natural drainage channels located on this plot, as easements for drainage purposes, giving the City of Houston, Harris 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 plot and adjacent to any drainage easement, ditch, gutter, culvert, drain, ditch, ditch or other natural drainage channels located on this plot, as easements for drainage purposes, giving the City of Houston, Harris 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 hereby certify that this plat does not attempt to alter, amend, or remove any easements or restrictions, we further certify that no portion of the preceding plat was limited by restriction to residential use for not more than two (2) residential units per lot.

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 this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the MEADOWS MARKETPLACE SHOPPING CENTER, L.P., a Texas limited partnership has caused these presents to be signed by _____ its _____ (hereinafter authorized), this _____ day of _____, 2017.

MEADOWS MARKETPLACE SHOPPING CENTER, L.P., a Texas limited partnership

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ of MEADOWS MARKETPLACE SHOPPING CENTER, L.P., a Texas limited partnership, known to me to be the person(s) whose name(s) is/are 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 _____, 2017.

Printed Name: _____
Notary Public in and for the State of Texas

I, Robert A. Harger, an authorized (or 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 from an actual survey of the property made under my supervision on the ground, that, except in those cases where boundary 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 five eighths (5/8) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1982, South Central Zone.

Robert A. Harger, P.E., L.S.
Texas Registration No. 6582

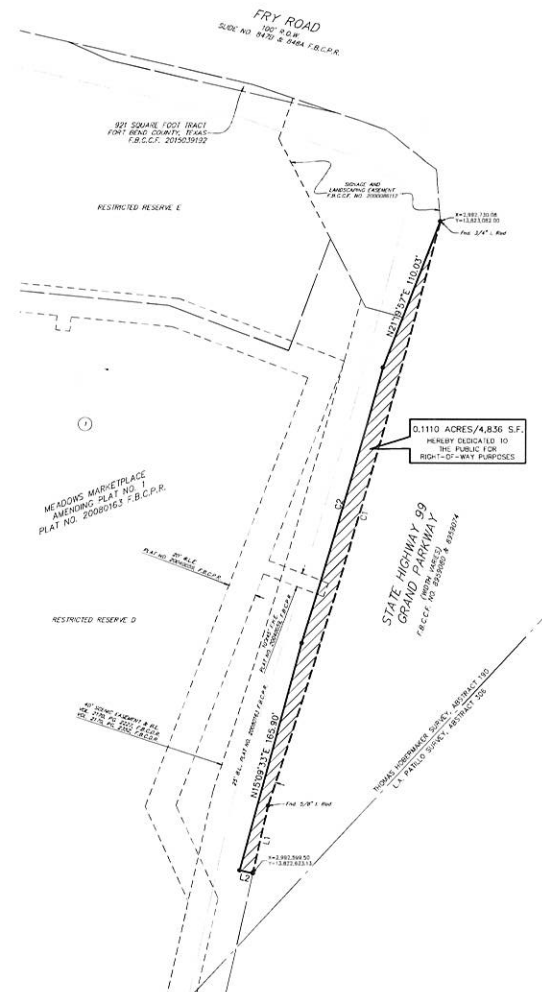
I, E. Benton Schnetzli, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

E. Benton Schnetzli, P.E.
Texas Registration No. 101260
Brown & Day Engineers, Inc.
TBE Registration No. F-1046

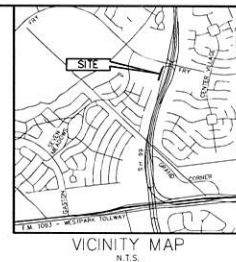
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MEADOWS MARKETPLACE AMENDING PLAT NO. 1 PARTIAL REPLAT NO. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat, this _____ day of _____, 2017.

By: _____
Martha L. Stein OR M. Sunny Garcia
Chair Vice Chairman

By: _____
Patrick Walsh, P.E.
Secretary



- GENERAL NOTES
- "1" indicates Block Number.
 - "B.L." indicates Building Line.
 - "F.H.E." indicates Fire Hydrant Easement.
 - "W.L.E." indicates Water Line Easement.
 - "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
 - "F.B.C.P.R." indicates Fort Bend County Plat Records.
 - "F.B.C.D.R." indicates Fort Bend County Deed Records.
 - "VOL." indicates Volume.
 - "PG." indicates Page.
 - "Fm." indicates Fudge.
 - "I." indicates Iron.
 - Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
 - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to grid by dividing the following combined scale 0.0013.
 - The square footage value shown hereon is a mathematical value based on the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
 - The property line in the Unsubdivided Zone "A" (area determined to be outside the 500-year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 4352700110, April 2, 2014.
 - The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street grading with intense rainfall events.
 - Sidewalks shall be built or covered to be built not less than 5 feet in width on both sides of all dedicated right-of-way within this plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
 - This plat is within Lighting Zone L23.
 - 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 unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and painted wooden fences along the perimeter and back to back easements and alongside road, left lines, or parallels, they may be removed by public utilities at the property owner's expense should they be an obstruction. Public utilities may put solid wooden posts and painted wooden fences back up, but generally will not replace with new fencing.
 - Surveyor did not observe visible evidence of a pipeline or pipeline easements within the boundary of this proposed subdivision.
 - This tract is located within the extrajurisdictional jurisdiction of the City of Houston and Fort Bend County.
 - Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Day" at all plot boundary corners unless otherwise noted.



I, Richard W. Stollins, Fort Bend County Engineer, do hereby certify that the plot 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 intersecting drainage artery or parent stream or on any other area of subdivision within the watershed.

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

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2017.

Richard Morrison
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

M.A. "Andy" Meyers
Precinct 3, County Commissioner

Robert L. Hester
County Judge

James Patterson
Precinct 4, County Commissioner

I, Laura Richard, 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 _____, 2017, at _____ o'clock _____ m. in Plot Number _____ of the Plat Records of Fort Bend County, Texas.

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

Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

MEADOWS MARKETPLACE AMENDING PLAT NO 1 PARTIAL REPLAT NO 1

A SUBDIVISION OF 0.1110 ACRES OF LAND
LOCATED IN THE
THOMAS HOBERMAKER SURVEY, ABSTRACT 190
FORT BEND COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
RESERVE D & E, BLOCK 1
MEADOWS MARKETPLACE AMENDING PLAT NO 1
RECORDED AT 20080163, F.B.C.P.R.

REASON FOR REPLAT:
TO DEDICATE 4.836 S.F. OF RIGHT OF WAY

SCALE: 1"=40'

DATE: JANUARY, 2017

OWNER
MEADOWS MARKETPLACE SHOPPING CENTER, L.P.,
a Texas limited partnership
801 Doris Avenue
Des Moines, Iowa 50319



BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel. 281-558-8700 • www.bgeinc.com
TBE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101060-00

DISTRICT NAMES	
W.U.D.	FORT BEND W.U.D. 35
C.I.D.	GRAND LAKES C.I.D. 13
S.D.	FORT BEND DRAINAGE DISTRICT
SCHOOL	ISD 15-B
CITY E.T.J.	HOUSTON E.T.J.
ELECTRICITY	CENTERPOINT ENERGY
CAS	CENTERPOINT ENERGY
TELEPHONE	AT&T
CABLE	COMCAST

LINE DATA	
NUMBER	BEARING DISTANCE
L1	S12°15'00" W 48.00'
L2	N77°26'00" W 9.58'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	6203.00'	257.31°	428.32'	S 18°15'48" W	428.28'
C2	6188.16'	150.21°	202.25'	N 10°13'45" E	202.22'