

PLAT RECORDING SHEET

PLAT NAME: Kingsland Boulevard Street Dedication, Sec. 2

PLAT NO: _____

ACREAGE: 1.62

LEAGUE: Thomas Cresap Survey

ABSTRACT NUMBER: 369

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Ventana Development Katy, Ltd.

(DEPUTY CLERK)

- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicating, his heirs, assigns or successors.
 - 2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 4) AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
EPM "Easement"
D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
P.R.F.B.C.T. "Plot Records, Fort Bend County, Texas"
"IR" "Found 3/4" Iron Rod w/Cap Stamped 'Cotton Surveying'"
"IRB" "Found 5/8" Iron Rod w/Cap Stamped 'Kalkomey Surveying'"
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol "Volume and Page"
WLE "Waterline Easement"
WWTP "Wastewater Treatment Plant"
"Block Number"
..... "Set 3/4-inch Iron Rod With Cap Stamped 'Jones/Carter' as Per Certification"
 - 5) All easements are centered on lot lines unless shown otherwise.
 - 6) All building lines along street rights-of-way are as shown on the plat.
 - 7) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - 8) This tract is located within the City of Houston ETJ, Fort Bend County, Texas, Willow Point Municipal Utility District, and within Katy Independent School District
 - 9) Per the Flood Insurance Rate Map (FIRM) No. 48157C0040L for Fort Bend County, Texas as revised April 2, 2014, the approximate 100-year Base Flood Elevation ranges from 141.00 to 142.00.
 - 10) All bearings are based on the Texas Coordinate System, South Central Zone, NAD 83, based upon GPS observations of NGS triangulation station 'Brookshire'.
 - 11) All sidelot building lines to be 5' unless otherwise noted.
 - 12) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-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.
 - 13) This plat is located in lighting zone LZ3.
 - 14) Texas Coordinate System NAD 83, South Central Zone (grid) coordinates shown hereon were obtained with Real Time Kinetic Global Positioning Satellite Equipment. To convert these coordinates to surface coordinates apply a scale factor of 0.99989896.
 - 15) 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.
 - 16) All pipeline easements within the platted area are shown hereon.
 - 17) This property lies in Zone X & X Shaded as per the Flood Insurance Rate Maps, Community Panel No. 48157C0040 L, effective date April 2, 2014, and revision letter 16-05-1376P effective date February 2, 2017.
 - 18) Contours shown hereon are based upon NAVD88 datum.
 - 19) Absent written authorization by the affected utilities, all CenterPoint Energy and City of Houston easements must be kept unobstructed from any non-utility improvement or obstructions by property owner. Any unauthorized improvements or obstructions may be removed by the utility company at the property owner's expense.
 - 20) Unless otherwise indicated, the building line (BL), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - 21) Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit on an adjacent lot shall be single family residential. (When applicable)
 - 22) Elevations shown hereon are based on NGS monument M 1506, being 3.8 miles West of Katy from junction of U.S. Highway 90 & Pin Oak Road, monument being 38 feet West of centerline of Federon Road, also being 26 feet South-Southwest of end of a 30 inch pipe culvert, also being 13 feet South of a fence corner and power pole, also being 2 foot north-northeast of a fence. Access to datum point is through a 5 inch logo cap, with a published elevation of 155.65' (NAVD 88).
 - 23) Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Ventana Development Katy, LTD acting by and through Jim Grover, President, being an officer of Ventana Development Katy, LTD hereinafter referred to as Owners of the 1.62 acre tract described in the above and foregoing map of KINGSLAND BOULEVARD STREET DEDICATION SEC 2, do hereby make and establish said subdivision and development plat 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner does hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We 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 bays, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We 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 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 designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each 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. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals thirty feet (30' 0") in width.

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, Ventana Development Katy, LTD, has caused these presents to be signed by Jim Grover, President of Ventana Development Katy, LTD, in the capacity above stated, thereunto authorized this _____ day of _____, 2017.

Ventana Development Katy, LTD

By: _____
Jim Grover, President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, personally appeared Jim Grover, President, known to be 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

This is to certify that the Planning Commission for the City of Houston, Texas has approved this plat and has approved this plat and subdivision of KINGSLAND BOULEVARD STREET DEDICATION SEC 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 _____ day of _____, 2017.

By: Martha L. Stein or M. Sonny Garza
Title Chair Vice Chairman

By: Patrick Walsh, P.E.
Secretary

I, Chris D. Kalkomey, 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 from an actual survey of the property made under my supervision on the ground; that, except as shown all 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 plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

I, Lyndsay J. Evans, 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.

Lyndsay J. Evans, P.E.
Professional Engineer
No. 126735

I, Richard W. Stolleis, 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 intercepting drainage artery or parent stream of any other area or subdivision within the watershed.

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

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

Vincent Morales
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
County Judge

Andy Meyers
Commissioner, Precinct 3

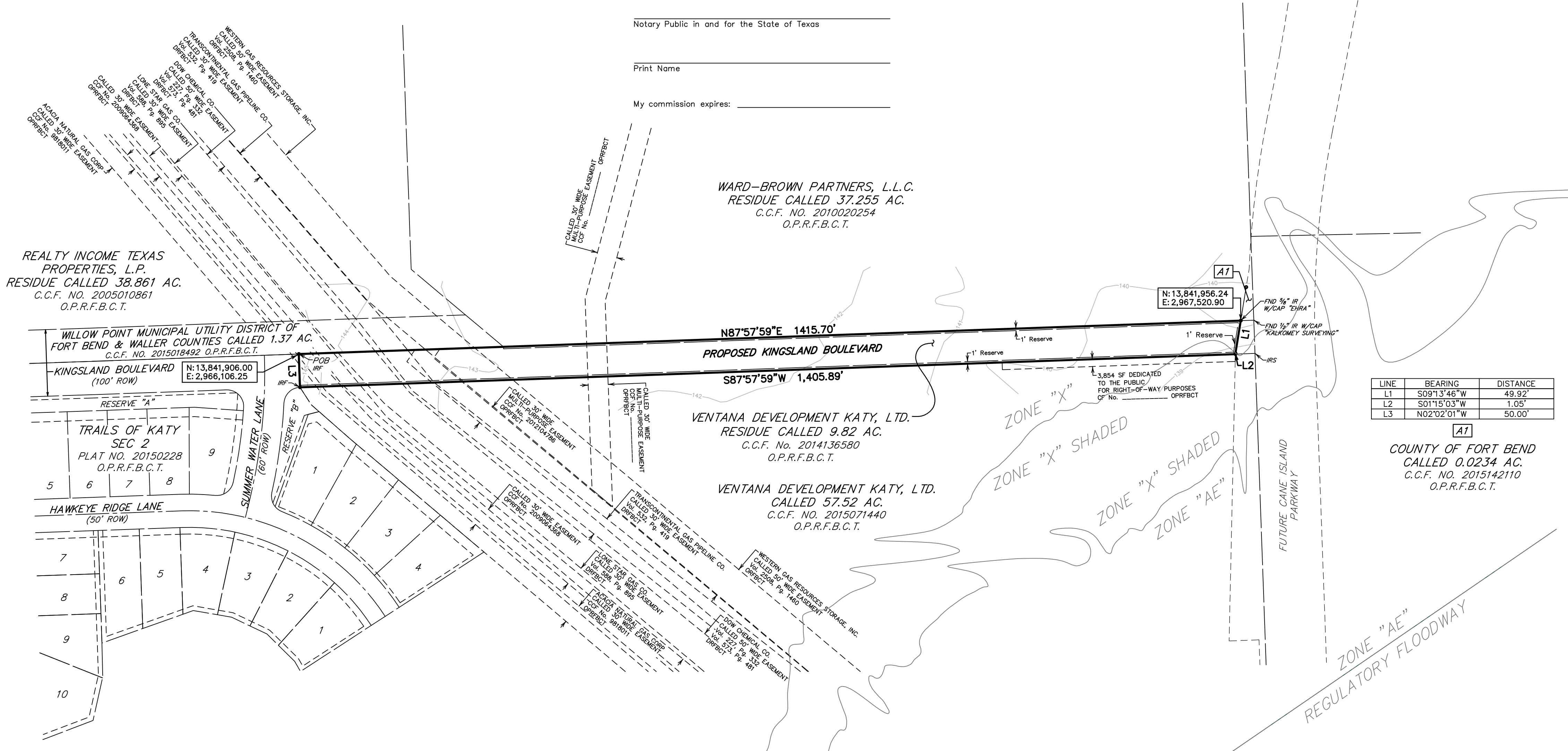
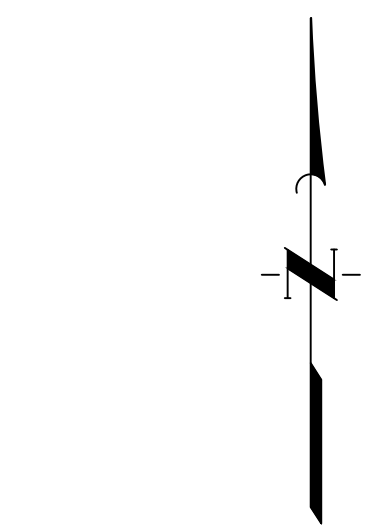
James Patterson
Commissioner, Precinct 4

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 registration in my office on _____, 2017, at _____ o'clock _____ 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.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy



LINE	BEARING	DISTANCE
L1	S08°13'46\" W	49.92
L2	S01°15'03\" W	1.05'
L3	N02°02'01\" W	50.00'

KINGSLAND BOULEVARD STREET DEDICATION SEC 2

A SUBDIVISION OF 1.62 ACRES OF LAND
OUT OF THE
THOMAS CRESAP SURVEY, A-369
FORT BEND COUNTY, TEXAS

0 LOTS 0 RESERVES 0 BLOCKS
DECEMBER 2017

DEVELOPER/OWNER:
Ventana Development Katy, Ltd.
410 Brook Street
Sugar Land, TX 77478
(713) 781-5553

ENGINEER/ SURVEYOR:
JIC JONES | CARTER
Texas Board of Professional Engineers Registration No. 419
Texas Board of Professional Land Surveying Registration No. 120892-04
6306 West Loop South, Suite 305 - Houston, TX 77027 - 713.977.0331