

PLAT RECORDING SHEET

PLAT NAME: Marcel Plaza

PLAT NO: _____

ACREAGE: 10.7438

LEAGUE: I. & G.N. Railroad Company Survey, Sec. 3 Block 3

ABSTRACT NUMBER: 262

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Marcel Plaza of Katy, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, the Marcel Plaza of Katy, LLC, acting by and through Vernon Veldekens, President, being an officer of Marcel Plaza of Katy, LLC, hereinafter referred to as the Owners of the 10.7438 acre tract described in the above and foregoing map of Marcel Plaza, do hereby make and establish said subdivision and development plan of said property according to all laws, 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 ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the 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 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 purpose 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 the aerial easement total 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 plat, 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 shall hereby be 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Marcel Plaza of Katy, LLC, has caused these presents to be signed by Vernon Veldekens, its President thereunto authorized this 20 day of MARCH, 2017.

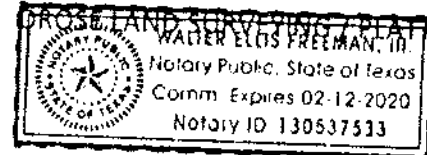
By: Marcel Plaza of Katy, LLC

By: *Vernon Veldekens*
Vernon Veldekens
President

STATE OF TEXAS
COUNTY OF MONTGOMERY

Before me, the undersigned authority, on this day personally appeared Vernon Veldekens, President of Marcel Plaza of Katy, LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20 day of MARCH, 2017.



02-12-2020
My Commission Expires:

I, Robert Kness, am authorized 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 at 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.



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

I, Ryan Getz, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Ryan Getz
Texas Registration No. 16506
2500 Tanglewilde, Suite 120
Houston, Texas 77063
Texas Firm Registration No. 9786

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MARCEL PLAZA in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat.

this the 11th day of April, 2017.

By: *Martha L. Stein*
Martha L. Stein or
Chair

By: *Patrick Walsh, P.E.*
Patrick Walsh, P.E.
Secretary

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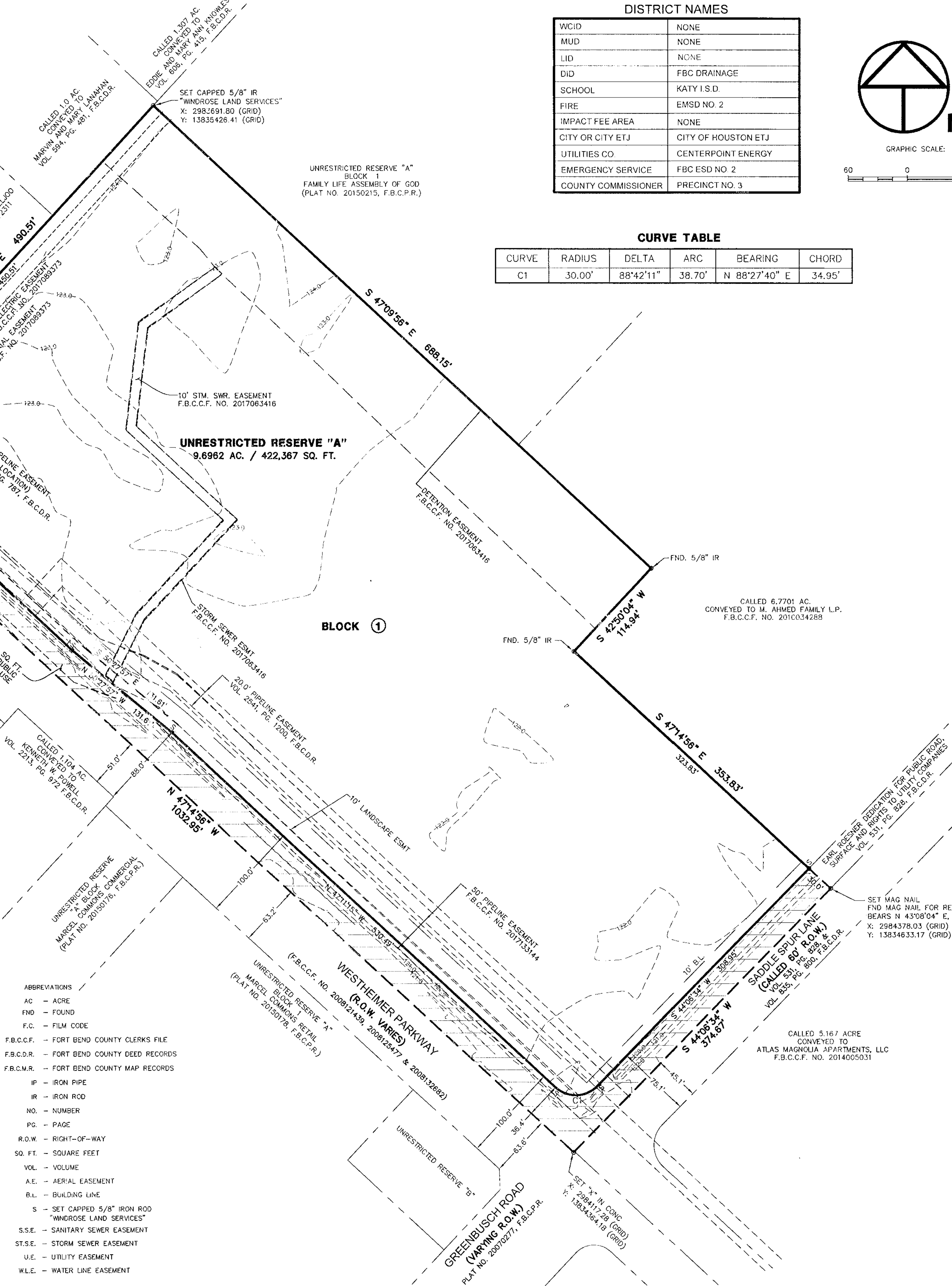
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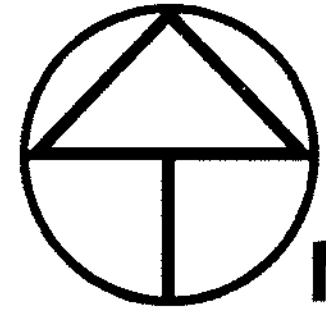


DISTRICT NAMES

WCID	NONE
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	KATY I.S.D.
FIRE	EMSD NO. 2
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	FBC ESD NO. 2
COUNTY COMMISSIONER	PRECINCT NO. 3

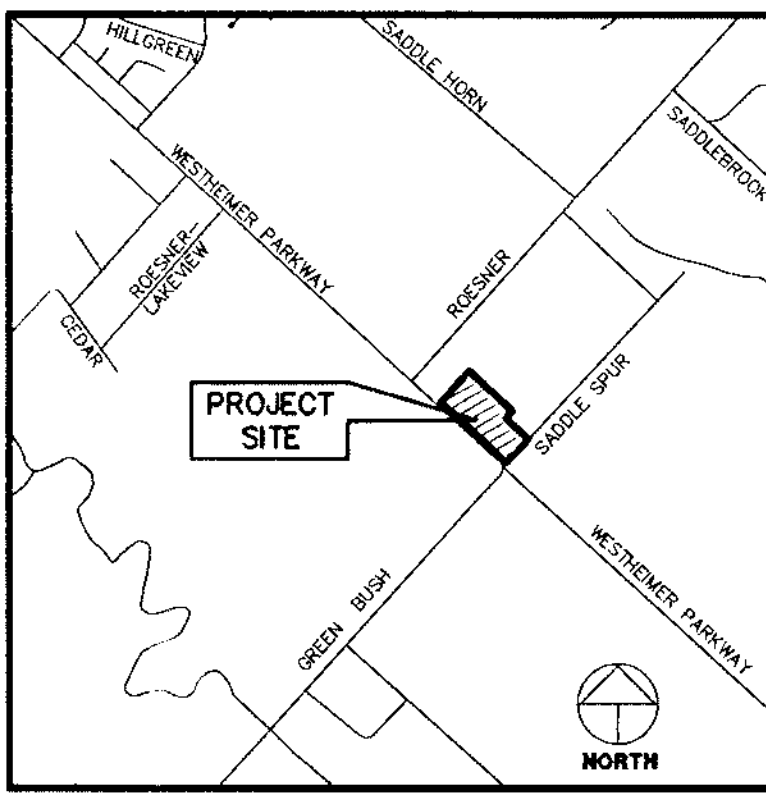
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00'	88°42'11"	38.70'	N 88°27'40" E	34.95'



GRAPHIC SCALE: 1" = 60'

60 0 60 120 Feet



FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'
KEY MAP 484M & 484R

I, Richard Stalleis, P.E., 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 hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery, parent stream, or any other area or subdivision within the watershed.

Richard Stalleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this, the _____ day of _____, 2018,

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert, Ph.D.
County Judge

W. A. "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 recordation in my office on _____, 2018, at _____ o'clock _____ m., and duly recorded on _____, 2018, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

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

Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

By: _____ Deputy

MARCEL PLAZA

A SUBDIVISION OF 10.7438 AC. / 467,998 SQ. FT. OF LAND
SITUATED IN THE

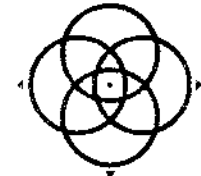
I. & G.N. RAILROAD COMPANY SURVEY,
SECTION 3, BLOCK 3, ABSTRACT NO. 262
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE 0 LOTS

MARCH 2017

Owner
Marcel Plaza of Katy, LLC

25 Doe Run
The Woodlands, TX 77380
1-2-18-1900
Surveyor



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM