

PLAT RECORDING SHEET

PLAT NAME: Westpark Meadows Reserve

PLAT NO: _____

ACREAGE: 9.4816

LEAGUE: L.A. Patillo Survey

ABSTRACT NUMBER: 307

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Grand Fountain Apts TCI, LLC, a Texas Limited Liability Co.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, GRAND FOUNTAIN APTS TOL, LLC, a Texas limited liability company, ACTING BY AND THROUGH

ITS BEING OFFICER OF GRAND FOUNTAIN APTS TOL, LLC, a Texas limited liability company, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 9.4816 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WESTPARK MEADOWS RESERVE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN 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, 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 TO 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") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER 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 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 TOTALS 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 FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, 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 ADJUTING 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, AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS, WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NO MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT

IN TESTIMONY WHEREOF, GRAND FOUNTAIN APTS TOL, LLC, a Texas limited liability company, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ ITS _____ THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2017.

GRAND FOUNTAIN APTS TOL, LLC, a Texas limited liability company

By: Transcontinental Realty Investors, Inc.,
a Nevada corporation
its Managing Member

By: _____

PRINT NAME AND TITLE

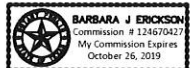
STATE OF TEXAS
COUNTY OF _____

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 HE 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 _____

MY COMMISSION EXPIRES: _____



I, RONALD G. HARRISON, 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.

RONALD G. HARRISON, R.P.L.S.
TEXAS REGISTRATION NO. 5342



I, SAIB Y. SAOUR, 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.

SAIB Y. SAOUR, P.E.
TEXAS REGISTRATION NO. 40084



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND INSTRUMENT OF WESTPARK MEADOWS RESERVE 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.

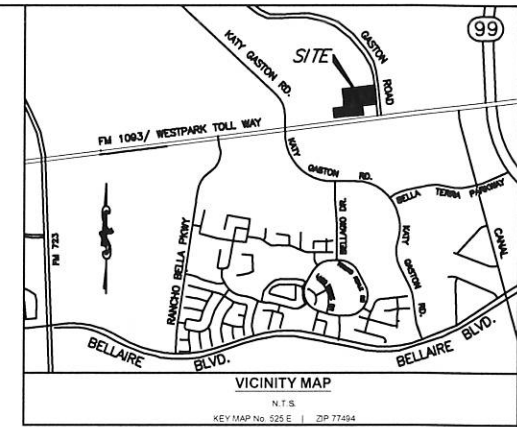
MARSHA L. STEIN, CHAIR OR
W. SONNY GARZA, VICE-CHAIR

PATRICK WALSH, P.E., SECRETARY

DISTRICT NAMES	
M.C.L.D.	N/A
M.U.D.	F.B.C.M.U.D. No. 34
LD	N/A
ESD	F.B.C.E.S.D. No. 4
SCHOOL	KATY I.S.D.
FIRE	F.B.C.F.D.
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	SBC AND CENTERPOINT ENERGY

NOTES

- TEMPORARY BENCHMARK: CUT "X" IN CENTERLINE CONCRETE PAVEMENT OF N. WATERLAKE DR. (APPROX. 3' EAST OF THE END OF PAVEMENT) WEST PARK LAKES SECTION 1. ELEVATION = 110.08 (B.C. 123) NGVD DATUM OF 1973 ADJUSTMENT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0110 L FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, REVISED DATE APRIL 2014, THE SUBJECT PROPERTIES LIE IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 114.00' FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- BUILDING LINE NOTE: UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME. (150)
- LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "L23" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
- SIDEWALK NOTE: SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A.
- PIPELINE NOTE: IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
- 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00011725307. (THE PLAT DRAWING AS SHOWN MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99988274693)
- 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 PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 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.



I, RICHARD W. STOLLES, 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 ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLES, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS _____ DAY OF _____, 2017.

VINCENT M. MORALES JR.
COMMISSIONER, PREDICT 1

GRADY PRESTAGE
COMMISSIONER, PREDICT 2

ROBERT E. HEBERT
COUNTY JUDGE

W. A. "ANDY" MEYERS
COMMISSIONER, PREDICT 3

JAMES PATTERSON
COMMISSIONER, PREDICT 4

THE STATE OF TEXAS
COUNTY OF FORT BEND

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 _____ DAY OF _____, 2017 AT _____ O'CLOCK, _____ M., 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.

COUNTY CLERK, LAURA RICHARD
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

WESTPARK MEADOWS RESERVE

A SUBDIVISION OF 9.4816 ACRES OF LAND BEING A PARTIAL REPLAT OF WESTPARK MEADOWS SUBDIVISION PARTIAL REPLAT No. 1 RECORDED UNDER PLAT No. 20130200 OF THE FORT BEND COUNTY PLAT RECORDS SITUATED IN THE L.A. PATILLO SURVEY, ABSTRACT No. 307 FORT BEND COUNTY, TEXAS.

1 BLOCK
SCALE: 1"=60'

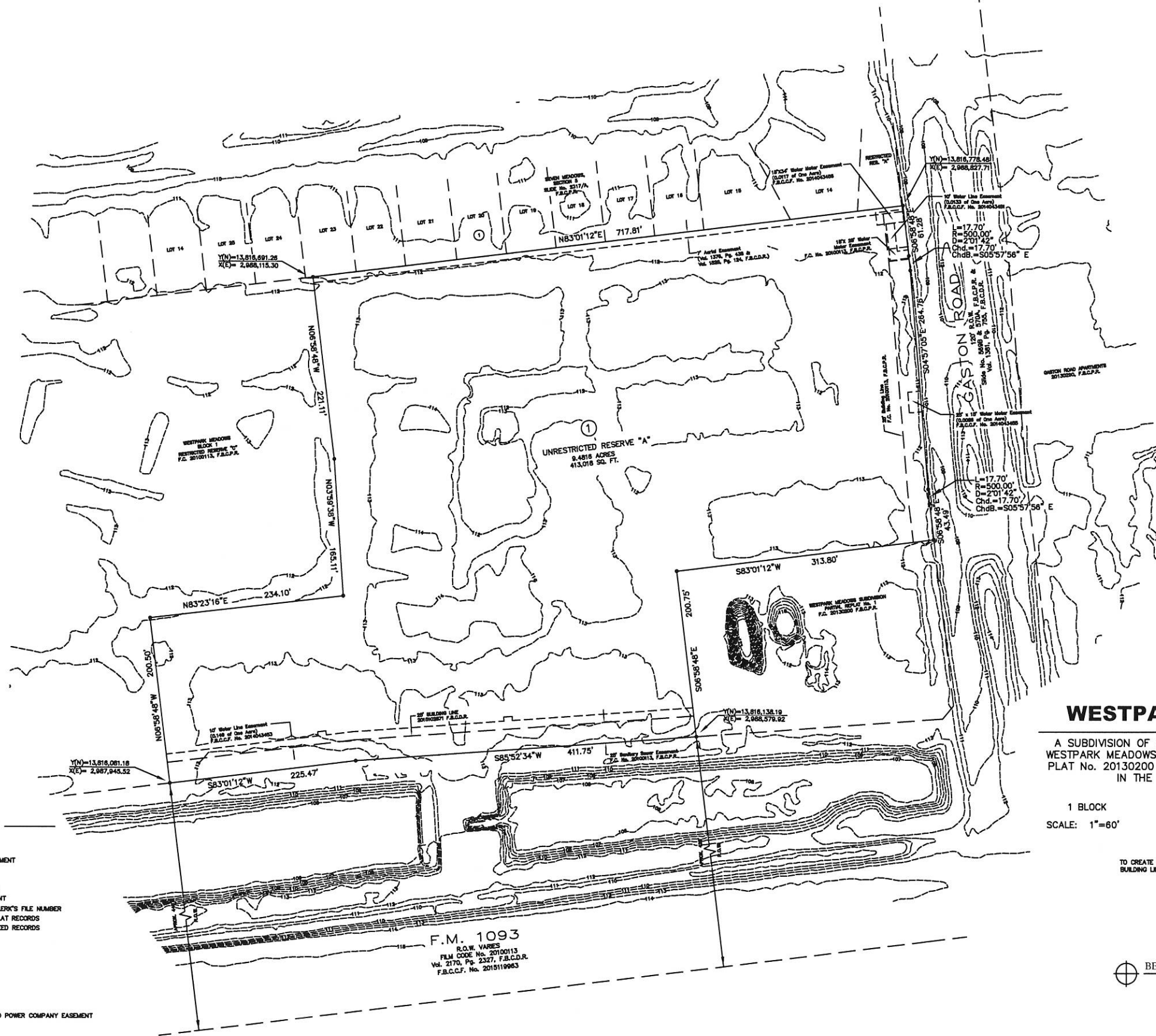
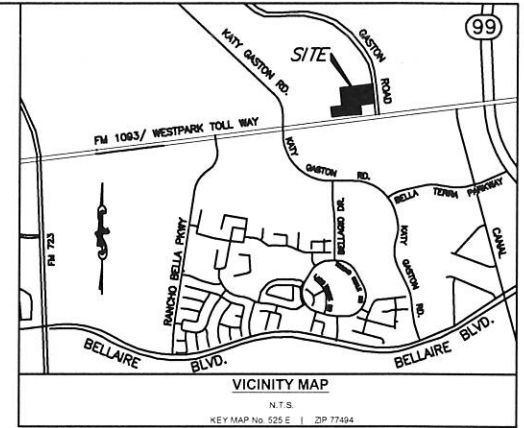
1 RESERVE
DATE: SEPTEMBER, 2017

REASON FOR REPLAT
TO CREATE ONE UNRESTRICTED RESERVE, TO ABANDON THE PORTION OF THE 50' BUILDING LINE, THE 30' ACCESS EASEMENT AND THE 60' ACCESS EASEMENT ALL WITHIN THIS RESERVE.

OWNER:
GRAND FOUNTAIN APTS TOL, LLC,
a Texas limited liability company,
Brooming Place, 1603 LBJ Fwy, Suite 800
Dallas, Tx. 75234
Phone # (469) 522-4200

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
2401 Fountainview Suite 500
Houston, Texas 77067 U.S.A.
(713)286-9930 Fax (713)286-3804
Texas Board of Professional Engineers
Registration Number F-8758
TRPLS Firm Registration Number 10009000

SHEET 2 OF 2
B.E.C. JOB #15084



- LEGEND**
- R.O.W. ——— RIGHT OF WAY
 - B.L. ——— BUILDING LINE
 - S.S.E. ——— SANITARY SEWER EASEMENT
 - U.E. ——— UTILITY EASEMENT
 - A.E. ——— AERIAL EASEMENT
 - W.L.E. ——— WATER LINE EASEMENT
 - STM. E. ——— STORM SEWER EASEMENT
 - F.B.C.C.F. No. ——— FORT BEND COUNTY CLERK'S FILE NUMBER
 - F.B.C.P.R. ——— FORT BEND COUNTY PLAT RECORDS
 - F.B.C.D.R. ——— FORT BEND COUNTY DEED RECORDS
 - SQ. FT. ——— SQUARE FEET
 - 131.00 ——— EXISTING CONTOURS
 - R. ——— RADIUS
 - Eas't. ——— EASEMENT
 - Rest. Res. ——— RESTRICTED RESERVE
 - Vol. ——— VOLUME
 - Pg. ——— PAGE
 - ⊙ ——— BLOCK DESIGNATION
 - H.L. & P. Co. Eas't. ——— HOUSTON LIGHTING AND POWER COMPANY EASEMENT

F.M. 1093
R.O.W. VARIES
PLAT CODE No. 20100113
Vol. 2170, Pg. 2327, F.B.C.D.R.
F.B.C.C.F. No. 2015119963

WESTPARK MEADOWS RESERVE

A SUBDIVISION OF 9.4816 ACRES OF LAND BEING A PARTIAL REPLAT OF WESTPARK MEADOWS SUBDIVISION PARTIAL REPLAT No. 1 RECORDED UNDER PLAT No. 20130200 OF THE FORT BEND COUNTY PLAT RECORDS SITUATED IN THE L.A. PATILLO SURVEY, ABSTRACT No. 307 FORT BEND COUNTY, TEXAS.

1 BLOCK
SCALE: 1"=60'

1 RESERVE
DATE: SEPTEMBER, 2017

REASON FOR REPLAT
TO CREATE ONE UNRESTRICTED RESERVE, TO ABANDON THE PORTION OF THE 30' BUILDING LINE, THE 30' ACCESS EASEMENT AND THE 60' ACCESS EASEMENT ALL WITHIN THIS RESERVE

OWNER:
GRAND FOUNTAIN APTS TCI, L.L.C.
a Texas limited liability company
Brooming Plaza, 1803 LSU Frwy, Suite 500
Dallas, TX 75234
Phone # (469) 522-4200

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
2401 Fountainview Suite 500
Houston, Texas 77067 U.S.A.
(713)266-9930 Fax (713)266-3804
Texas Board of Professional Engineers
Registration Number F-6768
TEPLS Firm Registration Number 10009000