

## PLAT RECORDING SHEET

**PLAT NAME:** Katy Creek Ranch Plaza

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 3.0543

**LEAGUE:** Stephen Hobermaker Survey

**ABSTRACT NUMBER:** 189

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 3

**OWNERS:** YY Brothers Investment, Inc.

\_\_\_\_\_  
(DEPUTY CLERK)

STATE OF TEXAS §  
COUNTY OF FORT BEND §

WE, YY BROTHERS INVESTMENT, INC., a Texas Corporation, acting by and through YONG YE, PRESIDENT, hereinafter referred to as Owners of the 3.0543-acre tract described in the above and foregoing map of KATY CREEK RANCH PLAZA, 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 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 the 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 twenty feet (20' 0") 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, 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 plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby 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, Owners 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 YY BROTHERS INVESTMENT, INC., a Texas Corporation has caused these presents to be signed by YONG YE, this \_\_\_\_ day of OCTOBER 2017.

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared YONG YE, known to me to be the person whose name is subscribed to the foregoing instruments and they acknowledged to me that they executed the same for the purposes and consideration 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 OCTOBER 2017.

Notary Public in and for the State of Texas

Print Name: (Affix Notary Seal)

My Commission expires on:

, 20

I, GEZA VADASZ, 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 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.

GEZA VADASZ, R.P.L.S.  
Texas Registration No. 1987



We, AMERICAN FIRST NATIONAL BANK, hereinafter referred to as holder of a lien against the property in the plat known as KATY CREEK RANCH PLAZA, a said Lien being evidenced by instrument of record in the Clerk's File Numbers 2017016163, 2017016164, 2017016173 and 2017016174 of the Official Records of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: AMERICAN FIRST NATIONAL BANK, LIENHOLDER  
(Print Name & Signature)

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the persons whose names are subscribed to the foregoing instruments and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of OCTOBER 2017.

Notary Public in and for the State of Texas.

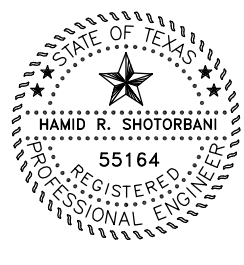
Print Name: (Affix Notary Seal)

My Commission expires on:

, 20

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

Hamid R. Shotorbani, P.E.  
Texas Registration No. 55164



This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of KATY CREEK RANCH PLAZA, 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 OCTOBER 2017.

By: Martha L. Stein, Chair  
OR  
M. Sonny Garza, Vice Chair

By: Patrick Walsh, P.E., Secretary

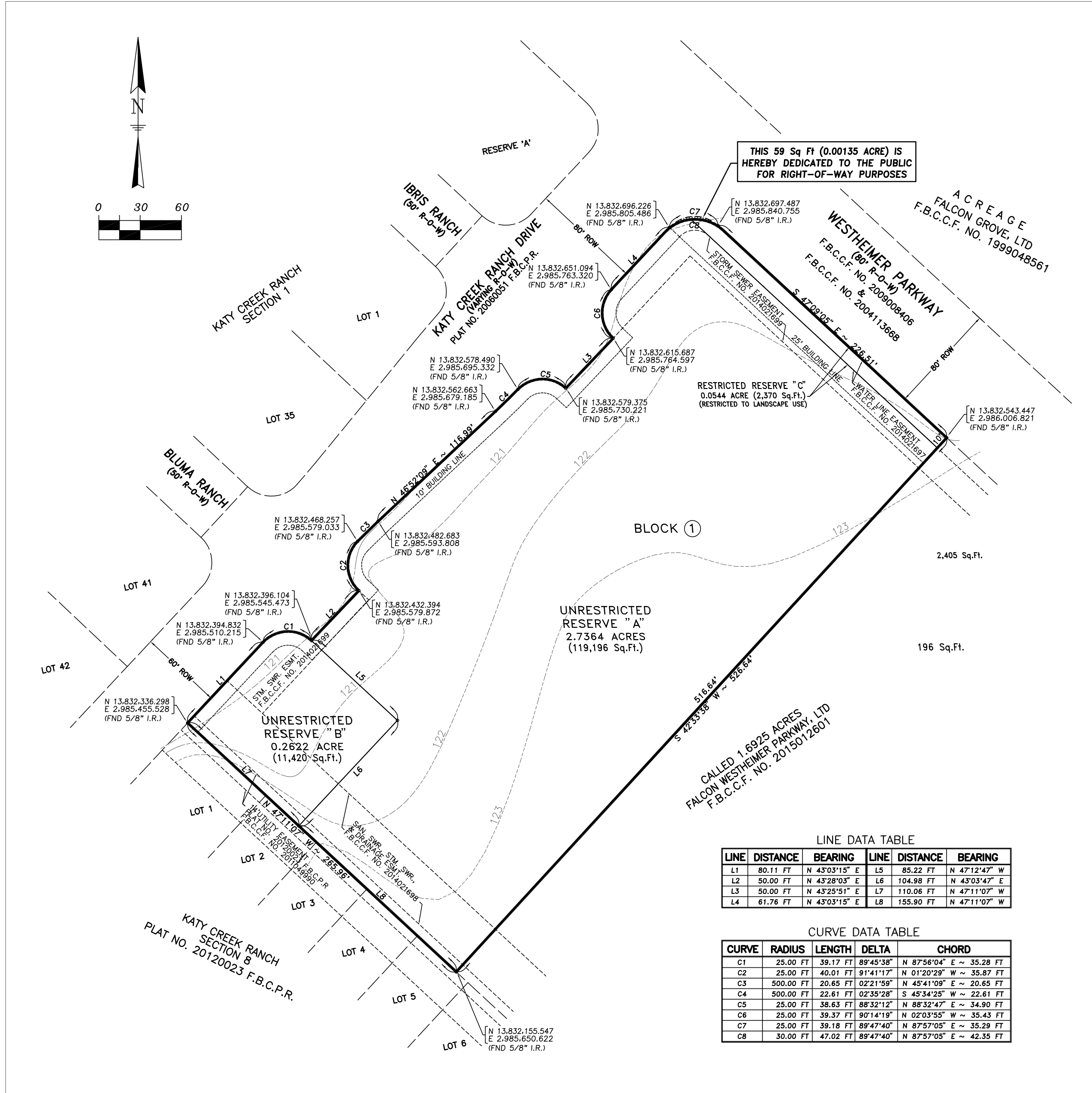
DISTRICT NAMES	
SCHOOL	KATY I.S.D.
MUD	HARRIS-FORT BEND MUD 5
DO1	FORT BEND DRAINAGE DISTRICT HOUSTON ETJ
GO1	FORT BEND COUNTY GEN. HOUSTON ETJ
R41	FORT BEND COUNTY ESD2 HOUSTON ETJ

NOTES:

- 1 - 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 AMERICAN DISABILITY ACT (ADA).
- 2 - THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE 3.
- 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 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.
- 4 - 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.

According to Map No: 48157C0 Panel No: 110 L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Fort Bend County, Texas, Effective Date APRIL 2, 2014, the subject tract is situated within: Un-shaded Zone "X"; defined as areas determined to be Outside the 500-Year Flood Plain.

OWNER:  
YY BROTHERS INVESTMENT, INC.  
21915 Hazel Ranch Drive  
Katy, Texas 77494  
Phone: 713 839-5577

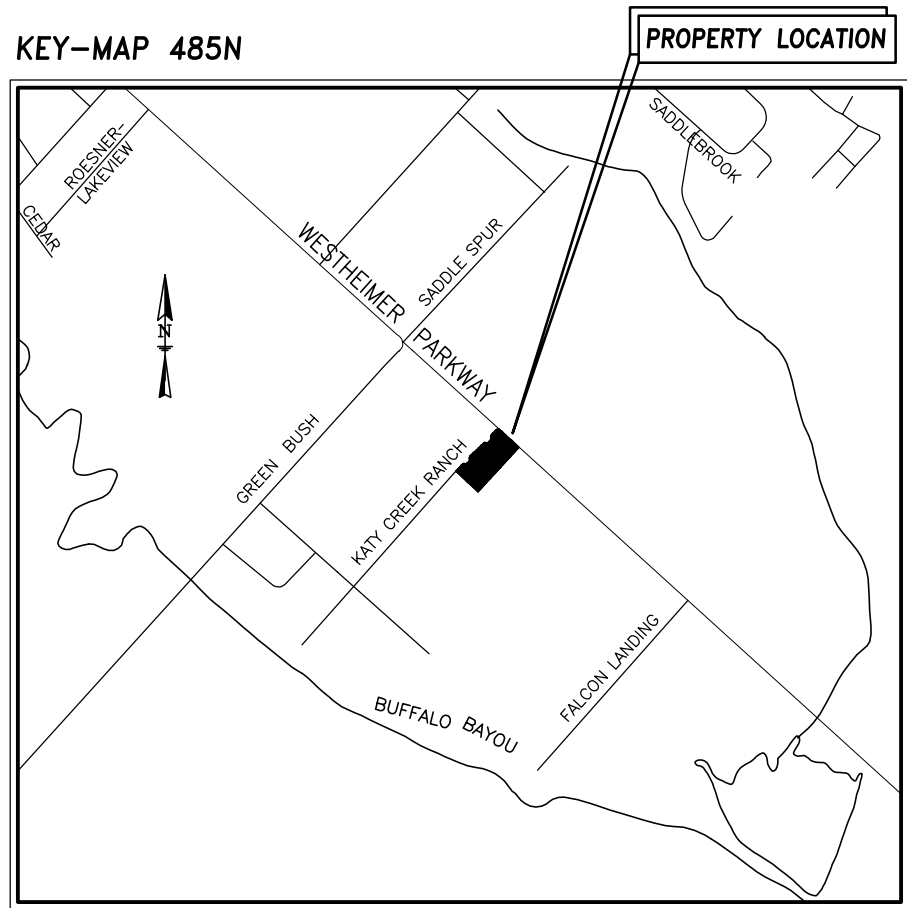


LINE DATA TABLE					
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	80.11 FT	N 43°03'12\"	L5	85.22 FT	N 47°12'42\"
L2	50.00 FT	N 43°28'03\"	L6	104.98 FT	N 45°03'42\"
L3	50.00 FT	N 43°25'31\"	L7	110.08 FT	N 47°11'05\"
L4	61.78 FT	N 43°03'12\"	L8	155.80 FT	N 47°11'05\"

CURVE DATA TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	25.00 FT	39.17 FT	89°45'38\"	N 87°56'04\" E ~ 35.28 FT
C2	25.00 FT	40.01 FT	91°41'12\"	N 01°20'28\" W ~ 35.87 FT
C3	500.00 FT	20.65 FT	02°21'59\"	N 45°41'09\" E ~ 30.83 FT
C4	500.00 FT	22.61 FT	02°35'28\"	S 45°54'25\" W ~ 22.61 FT
C5	25.00 FT	38.63 FT	88°32'12\"	N 88°32'42\" E ~ 34.90 FT
C6	25.00 FT	39.37 FT	90°14'19\"	N 02°03'55\" W ~ 35.43 FT
C7	25.00 FT	39.18 FT	89°47'40\"	N 87°57'05\" E ~ 35.29 FT
C8	30.00 FT	47.02 FT	89°47'40\"	N 87°57'05\" E ~ 42.35 FT

NOTES:

- 1 - UNLESS OTHERWISE INDICATED, THE BUILDING LINES (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 ADEQUATE FROM TIME TO TIME.
- 2 - THE BUILDING LINE FOR PROPERTY ADJACENT TO TWO INTERSECTING STREETS SHALL NOT ENCROACH INTO ANY VISIBILITY TRIANGLE. THIS AREA SHALL ASSURE ADEQUATE VISIBILITY SIGHT LINES FOR VEHICULAR TRAFFIC APPROACHING THE INTERSECTION.
- 3 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999887457240.
- 4a - THE TOP OF ALL FLOOR SLABS WITHIN RESERVE "A" SHALL BE A MINIMUM OF 124.0 FT 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 AVERAGE NATURAL GROUND.
- 4b - THE TOP OF ALL FLOOR SLABS WITHIN RESERVE "B" SHALL BE A MINIMUM OF 123.0 FT 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 AVERAGE NATURAL GROUND.
- 5 - 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.
- 6 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 7 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE
- 8 - THE OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION FACILITIES.
- 9 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT.



VICINITY MAP  
N.T.S.

I, RICHARD W. STOLLEIS, 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 or parent stream or on 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 \_\_\_\_ 2018.

VINCENT M. MORALES, JR.  
Commissioner, Precinct 1

GRADY PRESTAGE  
Commissioner, Precinct 2

ROBERT E. HERBERT  
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 \_\_\_\_\_, in Plat Number \_\_\_\_\_ of the Plat Records of Fort Bend County for said County.

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

By: LAURA RICHARD, County Clerk  
Fort Bend County, Texas

By: Deputy

KATY CREEK RANCH PLAZA

A SUBDIVISION OF 3.0543 ACRES OF LAND  
SITUATED IN THE STEPHEN HOBERMAKER  
SURVEY, ABSTRACT NUMBER 189  
FORT BEND COUNTY, TEXAS  
1 BLOCK 3 RESERVES

DATE: May 25, 2017

Scale: 1" = 60'

**HRS** and Associates, LLC  
Civil, Traffic Engineering, and Consulting  
8318 Ivan Reid Drive  
Houston, Texas  
77040-1509  
Tel: (713) 466-9776  
Fax: (832) 328-7121  
E-mail: hrsassociates@aol.com