

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County MUD 185 Water Plant No. 1 Replat No. 1

PLAT NO: _____

ACREAGE: 2.2758

LEAGUE: Stephen Hobermaker Survey

ABSTRACT NUMBER: 189

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: _____

NUMBER OF RESERVES: 2

OWNERS: Fort Bend County MUD 185

(DEPUTY CLERK)

STATE OF TEXAS :
COUNTY OF FORT BEND:

We, Fort Bend County MUD 185, acting by and through _____ being an officer of Fort Bend County MUD 185, hereinafter referred to as Owners of the 2.2758 acre tract described in the above and foregoing map of FORT BEND COUNTY MUD 185 WATER PLANT NO 1 REPLAT NO 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat do hereby dedicate to the use of the public forever, all 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, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tank into any public or private street, 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' 0") 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 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.

FURTHER, Owners do 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 area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Fort Bend County MUD 185 has caused these presents to be signed by _____ being an officer of Fort Bend County MUD 185, thereunto authorized, this ____ day of _____, 2018.

Fort Bend County MUD 185

By: _____ Title

Print Name

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, the undersigned authority, on this day personally appeared _____ being an officer of Fort Bend County MUD 185, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and on behalf of such entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018.

Notary Public in and for the State of Texas

My Commission Expires _____ Notary Public

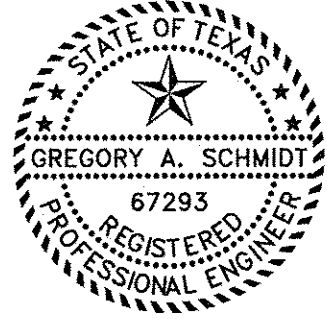
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of FORT BEND COUNTY MUD 185 WATER PLANT NO 1 REPLAT NO 1, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this ____ day of _____, 2018.

BY: _____ OR BY: _____
Martha L. Stein, Ph.D., Chair M. Sonny Garza, Vice-Chairman

BY: _____
Patrick Walsh, P.E., Secretary

I, Gregory A. Schmidt, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

Gregory A. Schmidt, P.E.
Texas Registration No. 67293



NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204, STATE PLANE SURFACE COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.999888606748.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4857-C-0110L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF 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, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE MINIMUM SLAB ELEVATION (TOP OF FINISHED FLOOR) SHALL BE A MINIMUM OF 127.5 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.
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, KATY I.S.D., FORT BEND M.U.D. NO. 185, AND FORT BEND COUNTY, TEXAS.
- SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE APPROVED BY THE FORT BEND COUNTY ENGINEERING DEPARTMENT AND FORT BEND COUNTY DRAINAGE DISTRICT.
- THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L23.
- * - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. -- 281-491-2525, UNLESS OTHERWISE NOTED.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 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.
- 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.
- NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY SOUTHLAND TITLE, FILE NO. TP1756756, AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.

Brian Nesvada, R.P.L.S.
Texas Registration No. 5776



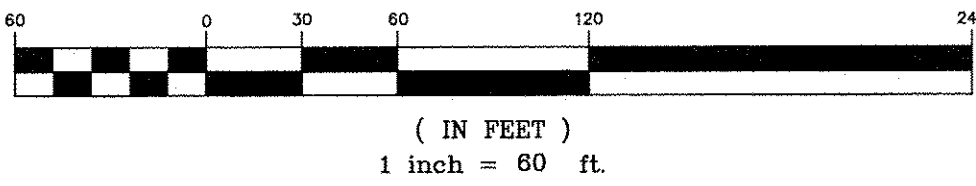
RESERVE TABLE

A	1.2552 ACRES	(54,678 SQ. FT.)	RESTRICTED TO WATER PLANT/ M.U.D. FACILITIES/LANDSCAPE/OPEN SPACE
B	1.0206 ACRES	(44,456 SQ. FT.)	UNRESTRICTED

LEGEND

B.L. - BUILDING LINE
ESMT - EASEMENT
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
FND - FUND
IP - IRON PIPE
IR - IRON ROD
L.E. - LANDSCAPE EASEMENT
R.O.W. - RIGHT OF WAY
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT
W/ - WITH

GRAPHIC SCALE



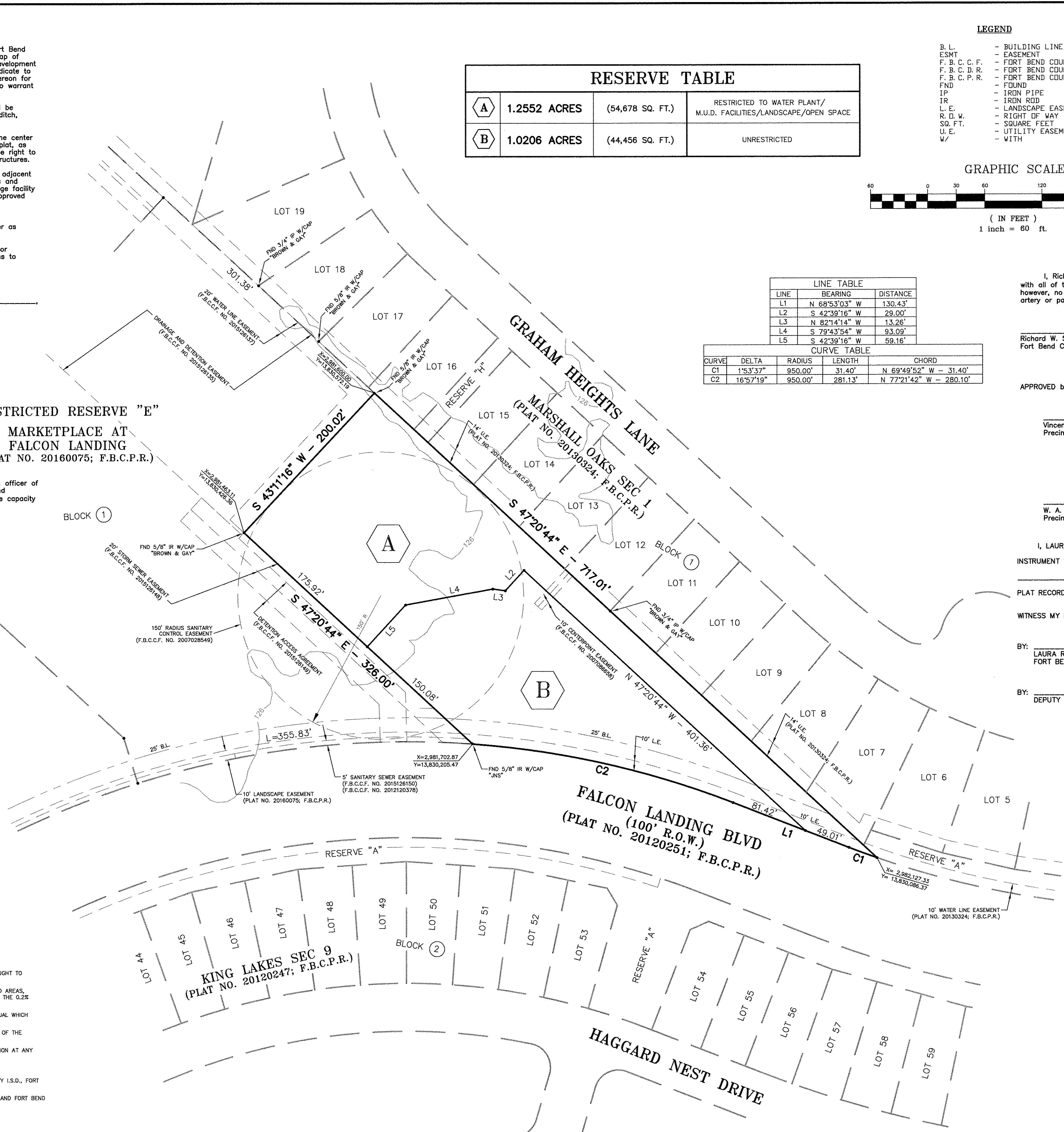
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°53'03" W	130.43'
L2	S 42°39'16" W	29.00'
L3	N 82°14'14" W	13.26'
L4	S 79°43'54" W	93.00'
L5	S 42°39'16" W	59.16'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	1°53'37"	950.00'	31.40'	N 69°49'52" W - 31.40'
C2	16°57'19"	950.00'	281.13'	N 77°21'42" W - 280.10'

RESTRICTED RESERVE "E"
MARKETPLACE AT
FALCON LANDING
(PLAT NO. 20160075; F.B.C.P.R.)



FORT BEND COUNTY MUD 185 WATER PLANT NO 1 REPLAT NO 1

REASON FOR REPLAT: TO CREATE TWO RESERVES

A SUBDIVISION OF 2.2758 ACRES OF LAND
BEING A REPLAT OF RESTRICTED RESERVE "A",
FORT BEND COUNTY M.U.D. 185 WATER PLANT NO. 1
(PLAT NO. 20080040; F.B.C.P.R.)
IN THE STEPHEN HOBERMAKER SURVEY,
ABSTRACT NO. 189,
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES

~ OWNER ~

FORT BEND COUNTY MUD 185
c/o Coates Rose, 9 Greenway Plaza, Suite 1100
Houston, TX 77046
PHONE: 713.653.5735

~ ENGINEER / SURVEYOR ~

TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com
JOB NO. 356-194
FEBRUARY 8, 2018

