

PLAT RECORDING SHEET

PLAT NAME: Mason Fry Properties LLC

PLAT NO: _____

ACREAGE: 1.1624

LEAGUE: H. D. Brown Survey

ABSTRACT NUMBER: 406

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Mason Fry Properties LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Mason Fry Properties LLC, a Texas limited liability company, acting by and through Mehdi Ali, Member, being an officer of Mason Fry Properties LLC, a Texas limited liability company, Owners, hereinafter referred to as Owners of the 1.1624 acre tract described in the above and foregoing map of MASON FRY PROPERTIES LLC, 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 on 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 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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, 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 and drainage ditches located in said subdivs 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, Owners 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, 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, the Mason Fry Properties LLC, a Texas limited liability company, has caused these presents to be signed by Mehdi Ali, Member, thereunto authorized, this ____ day of _____, 2018.

Mason Fry Properties LLC, a Texas limited liability company

By: Mehdi Ali, Member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Mehdi Ali, 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 ____ day of _____, 2018

Notary Public in and for the State of Texas

My Commission expires:

I, Harry H. Hovis, IV 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Harry H. Hovis, IV
Texas Registration No. 4827

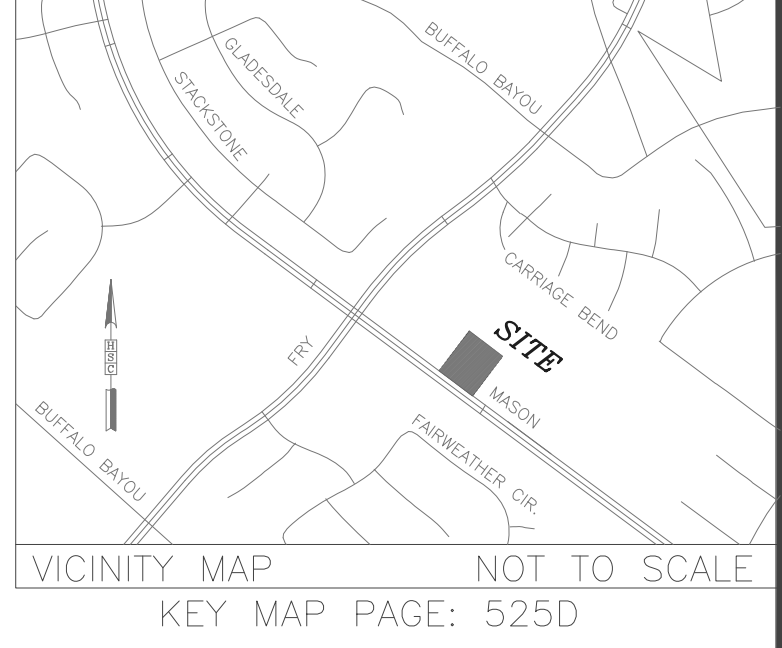
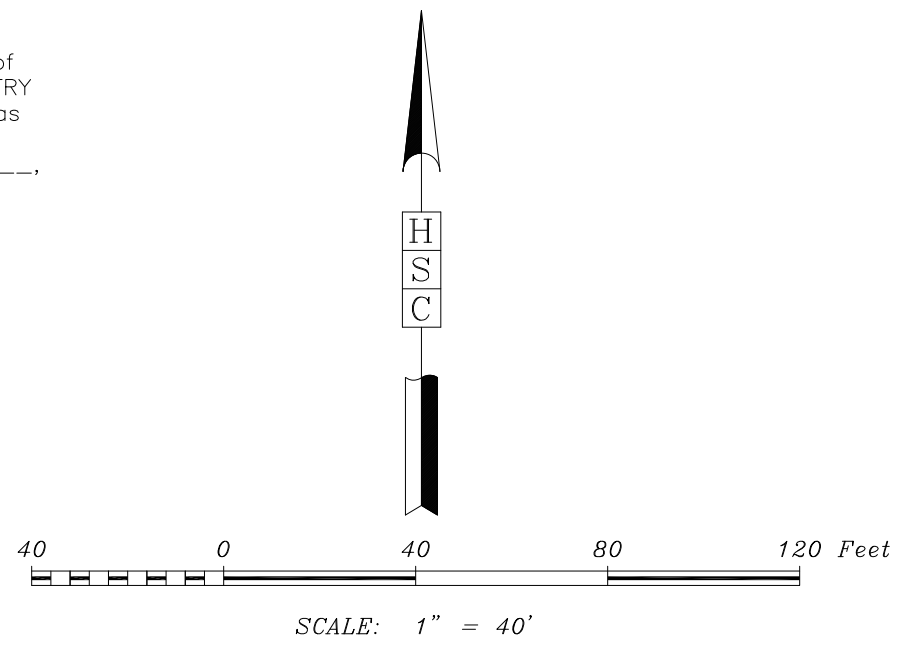
I, Rana Mahmood, P.E., a Professional Engineer Registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Rana Mahmood, P.E.
Texas Registration No. 101163

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MASON FRY PROPERTIES LLC 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: Martha L. Stein or By: M. Sonny Garza
Chair Vice Chairman

By: Patrick Walsh, P.E.
Secretary



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. Grady Prestage
Precinct 1, County Commissioner Precinct 2, County Commissioner

Robert E. Hebert
County Judge

W.A. (Andy) Meyers James Patterson
Precinct 3, County Commissioner Precinct 4, County Commissioner

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. in Plat Number _____ of the Plat Records of Fort Bend County, Texas.

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

NOTES:

- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983, derived from CORS site ADKS.
- 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: 0.99988545.
- '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 amended from time to time.'
- This property lies within the City of Houston Extraterritorial Jurisdiction, Katy ISD, Fort Bend County General Fund, Fort Bend County Drainage District, Cinco MUD 7, Willow Fork Drainage District and Fort Bend County LFRC.
- Benchmark Basis:
Floodplain Reference Mark Number 190020 described as follows:
Floodplain Reference Mark Number 190020 is a BRASS DISK Stamped 190020 on the SE (northbound) bridge at Fry RD and Upper Buffalo Bayou located on downstream concrete walk, on south corner of bridge in KeyMap 4852 in the Barker Watershed near stream T100-00-00 Elevation = 101.62' (NAVD 1988, 2001 ADJ)
- 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.
- To the best of the engineer's knowledge, all existing pipelines or pipeline easements through the proposed subdivision have been shown or that there are no existing pipelines or pipeline easements within the limits of the proposed subdivision.
- The top of all floor slabs shall be a minimum of 101.50 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.
- This subdivision is adjacent to Barker Reservoir and is subject to extended controlled inundation under the management of the U.S. Army Corps of Engineers.
- All property shall drain into the drainage easement only through an approved drainage structure.
- () indicates deed or plat call.
- Subject to Restrictive Covenants as set out under Volume 1575, Page 78 D.R.F.B.C. and F.B.C.C.F. Nos. 1999033110, 2000080633, 2001056648, 2005154773, 2006069105, 2008021421 and 2008085302.
- Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated right-of-ways within said plat in accordance with the A.D.A.
- This subdivision is located in Outdoor Lighting Zone LZ3.
- This property lies within Shaded Zone "X" as per Flood Insurance Rate Maps, Map Number 48157C0130L dated April 2, 2014.
- Subject to Reciprocal Easement Agreement recorded under F.B.C.C.F. No. 2005154770.
- Subject to Cross Access Easement Agreement recorded under F.B.C.C.F. No. 2007026757.
- Subject to an unobstructed aerial easement 11 feet 6 inches wide, beginning at a plane 16 feet above the ground and extending upward, located southwesterly of and adjoining said 10 foot CenterPoint Energy Easement recorded under F.B.C.C.F. No. 2007032505.
- Subject to Driveway Construction Agreement and Temporary Construction Easement recorded under F.B.C.C.F. No. 2008085303.
- 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 lot lines are permitted, they too may be removed by the 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.

NOTES CONTINUED

- B.L. indicates Building Line, F.B.C.C.F. NO. indicates Fort Bend County Clerk's File Number, P.R.F.B.C. indicates Plot Records of Fort Bend County, D.R.F.B.C. indicates Deed Records of Fort Bend County, U.E. indicates Utility Easement, S.T.M.S.E. indicates Storm Sewer Easement, S.S.E. indicates Sanitary Sewer, Easement, W.L.E. indicates Water Line Easement.
- Subject to Strategic Partnership Agreement between the City of Houston and Cinco Municipal Utility District recorded under F.B.C.C.F. No. 2015023386
- 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.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section.

NOTES CONTINUED

- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.

DISTRICT NAMES	
WCID	N/A
MUD	CINCO MUD 7
LID	WILLOW FORK DRAINAGE DIST.
SCHOOL	FORT BEND COUNTY DRAINAGE DIST.
FIRE	KATY ISD
IMPACT FEE AREA	HARRIS-FORT BEND ESD100
CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT

LEGENDS AT CINCO RANCH APARTMENTS
PLAT NO. 20080148
P.R.F.B.C.

RESTRICTED RESERVE "A"
BLOCK 1
1.1624 ACRES
50.634 SQUARE FEET
(RESTRICTED TO COMMERCIAL USE)

MASON PROJECT LTD
PORTION OF
CALLED 8.4291 ACRES
F.B.C.C.F. NO. 2005154773

RESTRICTED RESERVE "A"
MASON PLAZA SEC. 1
P.R.F.B.C.

MASON FRY PROPERTIES LLC

A SUBDIVISION OF 1.1624 ACRES OF
LAND SITUATED IN THE
H.D. BROWN SURVEY,
ABSTRACT NUMBER 406,
FORT BEND COUNTY, TEXAS
1 RESERVE, 0 LOTS, 1 BLOCK

PREPARED BY:

H HOVIS
S SURVEYING
C COMPANY

Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(281) 320-9591 hovissurveying.com
Acreage - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: MARCH 2018 SCALE: 1" = 40' JOB NO. 05-061-61