

PLAT RECORDING SHEET

PLAT NAME: Parkway Lakes Shops Sec. 6 Partial Replat No. 1

PLAT NO: _____

ACREAGE: 0.8353

LEAGUE: Joel McCrary Survey

ABSTRACT NUMBER: 403

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Emergei Properties, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, EMERGE! PROPERTIES, LLC, ACTING BY AND THROUGH KAMAL SINGH, MANAGER, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 0.8353 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PARKWAY LAKES SHOPS, SEC. 6 PARTIAL REPLAT NO. 1, MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP 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 PURPOSES FOREVER UNOBTSTRUCTED 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 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 PURPOSES FOREVER UNOBTSTRUCTED 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. & 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 (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 IS 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, 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 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 NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, EMERGE! PROPERTIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KAMAL SINGH, MANAGER, THIS 26 DAY OF April, 2018.

EMERGE! PROPERTIES, LLC

BY: Kamal Singh
KAMAL SINGH, MANAGER

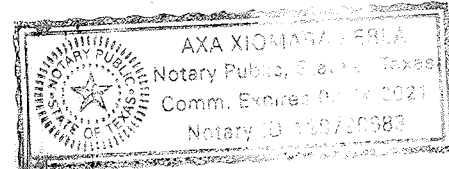
STATE OF TEXAS
COUNTY OF HARRIS

ON THIS THE 26 DAY OF April, 2018, BEFORE ME APPEARED DAN MOODY III, MANAGER OF MRPL RETAIL PARTNERS, LTD. 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 26 DAY OF April, 2018.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: 2/24/21



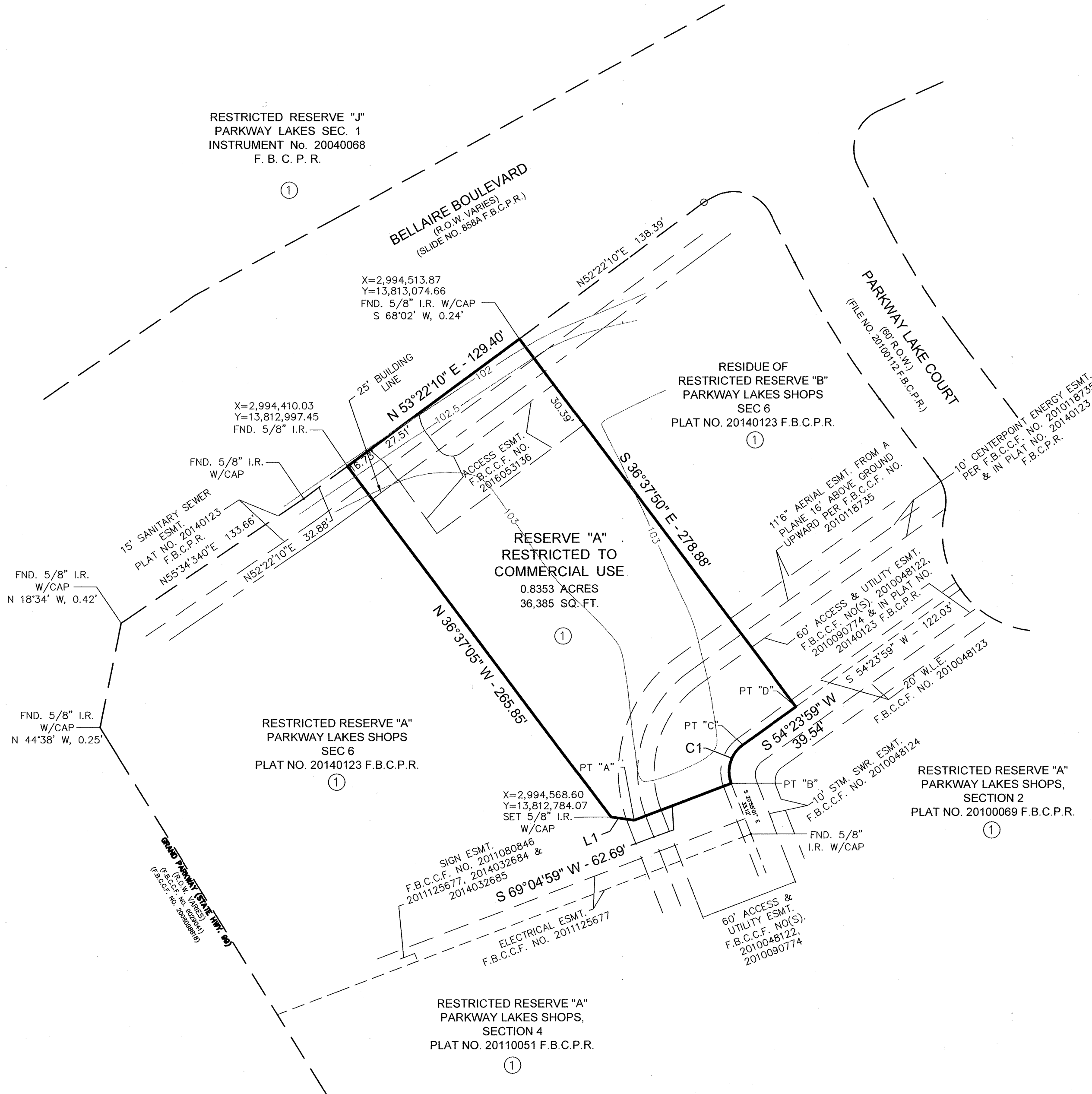
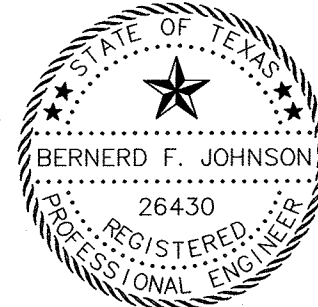
I, BERNARD F. JOHNSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY 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.

Bernard F. Johnson
BERNARD F. JOHNSON, P.L.S.
TEXAS REGISTRATION NO. 4314



I, BERNARD F. JOHNSON, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Bernard F. Johnson
BERNARD F. JOHNSON
TEXAS REGISTERED PROFESSIONAL ENGINEER
NO. 26430



NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NO.4204 STATE PLANE GRID, NAD 83, AND MAY BE CONVERTED TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR OF 0.999870.
- 2.) ALL BEARINGS ARE BASED ON THE EAST LINE OF TWIN OAKS VILLAGE, SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED UNDER FILE NO. 20050076, IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 3.) THIS TRACT IS SHOWN TO BE WITHIN ZONE "X" (UNSHADED) AS PER FLOOD RATE MAP NUMBER 48157C0110 L, DATED APRIL 02, 2014.
- 4.) THIS PROPERTY LIES WITHIN FT. BEND CO. MUD 50.
- 5.) THIS PROPERTY LIES WITHIN HOUSTON EXTRATERRITORIAL JURISDICTION.
- 6.) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), 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.
- 7.) ALL KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLAT BOUNDARY ARE SHOWN HEREON.
- 8.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 104.50 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.
- 9.) 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.
- 10.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INTERGRITY TITLE COMPANY, LLC, JOB NO. 1726313A, DATED SEPTEMBER 19, 2017, EFFECTIVE DATE SEPTEMBER 4, 2017. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 11.) THIS SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE NO. L23.
- 12.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 13.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 14.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 15.) NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THERE ARE NO NEW EASEMENTS CREATED BY THIS REPLAT.
- 16.) THIS SUBDIVISION IS SUBJECT TO RESTRICTED COVENANTS FILED AS SET OUT UNDER PLAT NO. 20140123 F.B.C.P.R. AND CLERK'S FILE NO. 2010087769, 2011036385, 2014032684, AND 2014032685 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS AND VOL. 1034, PAGE 751 AND VOL. 2217, PAGE 2261 OF THE DEED RECORDS OF FT. BEND, COUNTY, TEXAS.
- 17.) THIS PLAT IS SUBJECT TO NON-EXCLUSIVE EASEMENTS AS SHOWN RECORDED IN FORT BEND COUNTY CLERK'S FILE NO. 2008092296, 2010031879.
- 18.) 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.

DISTRICT NAMES:	
W.C.I.D.	N/A
M.U.D.	FT. BEND CO MUD 50
L.I.D.	FT. BEND CO LID #12
D.I.D.	F.B.C.D.D.
SCHOOL	LAMAR CONSOLIDATED I.S.D.
FIRE	F.B.C.S.D. NO. 4
IMPACT FEE AREA	N/A
CITY OR CITY E.T.J.	HOUSTON E.T.J.
GAS & ELEC.	CENTERPOINT
TELEPHONE	AT&T
CABLE	COMCAST

GENERAL NOTES:

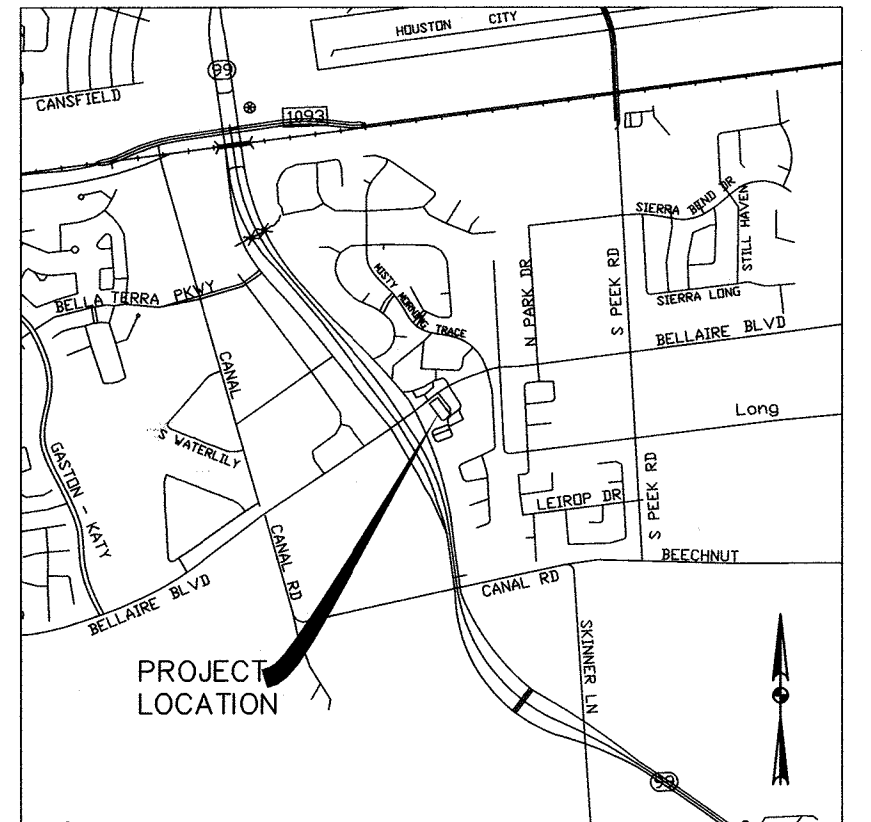
- "BL"----- INDICATES BUILDING LINE.
- "U.E."----- INDICATES UTILITY EASEMENT.
- "W.L.E."----- INDICATES WATER LINE EASEMENT.
- "STM. SWR. ESMT." --- INDICATES STORM SEWER EASEMENT.
- "A.E."----- INDICATES AERIAL EASEMENT.
- "S.S.E."----- INDICATES SANITARY SEWER EASEMENT.
- "F.B.C.P.R."-----INDICATES FORT BEND COUNTY PLAT RECORDS
- "F.B.C.O.R."-----INDICATED FORT BEND COUNTY OFFICIAL RECORDS

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF PARKWAY LAKES SHOPS, SEC. 6 PARTIAL 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 _____, 2017.

BY: MARtha L. STEIN OR SONNY GARZA
CHAIR VICE CHAIRMAN

BY: PATRICK WALSH, P.E.
SECRETARY



VICINITY MAP N.T.S. KEY MAP NO. 525L

I, RICHARD W. STOLLEIS, THE 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. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE FORT BEND COUNTY COMMISSIONERS' COURT THIS
____ DAY OF _____, 2018.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

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

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO 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 NO. _____ OF THE PLAT 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, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

**PARKWAY LAKES SHOPS
SEC 6 PARTIAL
REPLAT NO 1**
BEING A SUBDIVISION OF 0.8353 ACRES, AND A
PARTIAL REPLAT OF RESTRICTED RESERVE "B", BLOCK
1 OF PARKWAY LAKES SHOPS SEC. 6, AS RECORDED
IN PLAT NO. 20140123 F.B.C.P.R., LOCATED IN FORT
BEND COUNTY, TEXAS.
(REASON FOR REPLAT IS TO SUBDIVIDE RESERVE "B")

1 RESERVE 1 BLOCK 0 LOTS
SCALE: 1" = 50' DATE: APRIL 2018

OWNER: EMERGE! PROPERTIES, LLC
10101 SOUTHWEST FREEWAY, SUITE 100, HOUSTON, TEXAS 77074
PHONE 832-741-1293

CENTURY ENGINEERING, INC.
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871

CEI Job No. 17074-00

SHEET 1 OF 1