

PLAT RECORDING SHEET

PLAT NAME: Katy Creek Ranch Market

PLAT NO: _____

ACREAGE: 1.6925

LEAGUE: Stephen Hobermaker Survey

ABSTRACT NUMBER: 189

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Falcon Westheimer Parkway, Ltd.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Falcon Westheimer Parkway, Ltd., acting by and through its general partner Plano 16th Investments, LLC, acting by and through Frank Liu, President, and Elizabeth Jacob, Vice President, hereinafter referred to as the Owners of the 1.6925 acre tract described in the above and foregoing map of KATY CREEK RANCH MARKET, 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 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 total 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.

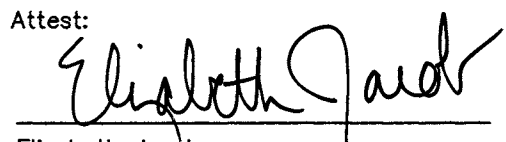
FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, Falcon Westheimer Parkway, Ltd., acting by and through its general partner Plano 16th Investments, LLC, has caused these presents to be signed by Frank Liu, its President, thereunto authorized, attested by its Vice President, Elizabeth Jacob, this the 9th day of May, 2018.

By: Falcon Landing Market, Ltd. a Texas limited partnership
By: Plano 16th Investments, LLC
a Texas limited liability company
General Partner

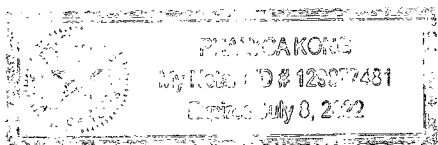

Frank Liu
President

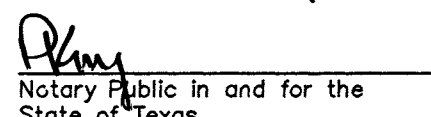
Attest:

Elizabeth Jacob
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Frank Liu and Elizabeth Jacob, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

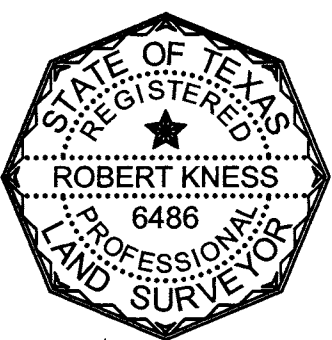
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of May, 2018.




Notary Public in and for the
State of Texas

July 6, 2022
My Commission Expires:


I, Robert Kness, am authorized (or 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and the state plane coordinates (NAD83).



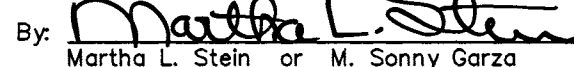

Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

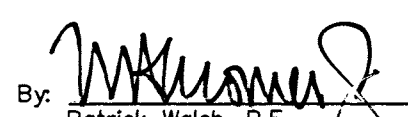
I, Lester Jones, a Professional Engineer registered the State of Texas to do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

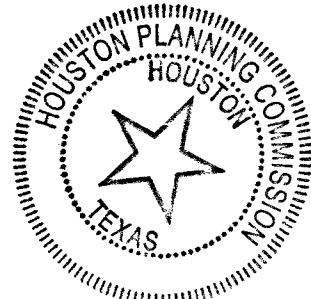



Name: Lester Jones
Texas Registration No. 102152
ALJ-Lindsey, LLC

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of KATY CREEK RANCH MARKET in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this the 6th day of JUNE, 2018.

By: 
Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: 
Patrick Walsh, P.E.
Secretary



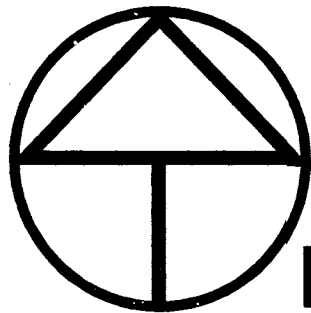
UNRESTRICTED RESERVE 'C'
KATY CREEK RANCH
COMMERCIAL RESERVES
PLAT NO. 20140082 F.B.C.M.R.

GENERAL NOTES

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following scale factor 0.999886955.
- Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established in accordance 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.
- Primary Benchmark is Floodplain Reference Mark Number 1900025, being a brass disk stamped "190025" on bridge at Mason Road and Upper Buffalo Bayou located on downstream concrete walk, on northeast corner of bridge in Keymap 4852 in the Barker Watershed near stream T100-00-00. Elevation=103.51 feet, NAVD 1985, 2001 adjusted.
Temporary Benchmark is a cut box located on a type "C" inlet at the Southwest corner of the intersection of Katy Creek Ranch Drive and Westheimer Parkway. Elevation=120.80 feet, NAVD 1985, 2001 adjusted.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County drainage criteria manual which allows for street ponding with intense rainfall events.
- All drainage easements shall be kept clear of fences, building, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- All property to drain into a drainage easement only through an approved drainage structure.
- Pipeline easements, if any, within the platted area shown hereon.
- This plat was prepared to meet City of Houston and Fort Bend County requirements.
- Sidewalks shall be built or caused to be built not less than 5 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 ADA requirements.
- This plat lies wholly within Fort Bend County Lighting Zone LZ3.
- The minimum Finish Floor (Slab) elevation shall be 124.50 feet, one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.
- According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48157C0110L dated April 2, 2014, the subject tract appears to lie within Unshaded Zone "X". This determination was done by graphic plotting and is approximate only, and has not been field verified. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Windrose Land Services.
- Tract subject to Cross Access Easement Agreement as per CF No. 20180714765, F.B.C.D.R.

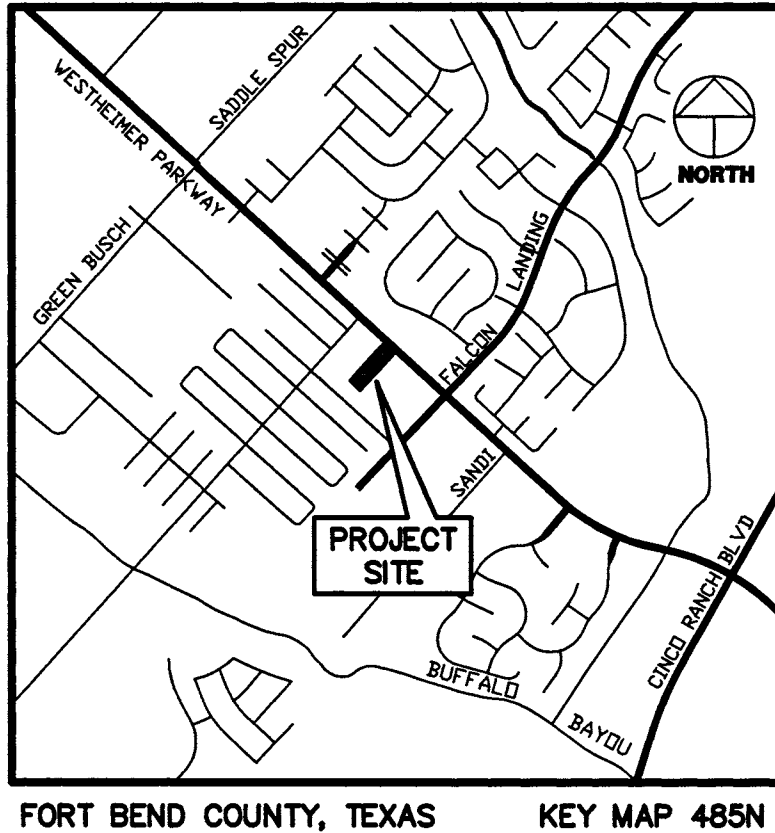
DISTRICT NAMES

WCID	NONE
MUD	H-FBC MUD 5
LID	NONE
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE	HARRIS-FORT BEND ESD 2
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



NORTH

GRAPHIC SCALE: 1" = 60'
60 0 60 120 180 Feet



FORT BEND COUNTY, TEXAS KEY MAP 485N
VICINITY MAP
SCALE 1" = 2,000'
KEY MAP 485N

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this, the _____ day of _____, 2018.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert, Ph.D.
County Judge

W. A. "Andy" Meyers
Commissioner, Precinct 3

James Patterson
Commissioner, Precinct 4

I, Richard Stolleis, P.E., 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 intersecting drainage artery, parent stream, or any other area or subdivision within the watershed.

Richard Stolleis, P.E.
Fort Bend County Engineer

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., and duly recorded on _____, 2018, in Plat No. _____ of the Map 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
Clerk of the County Court
of Fort Bend County, Texas

By: _____ Deputy

ABBREVIATIONS

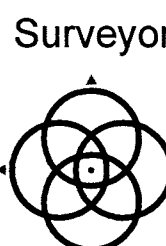
ESMT.	- EASEMENT
FND	- FOUND
F.B.C.C.F.	- FORT BEND COUNTY CLERK FILE
F.B.C.D.R.	- FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	- FORT BEND COUNTY PLAT RECORDS
IP	- IRON PIPE
IR	- IRON ROD
NO.	- NUMBER
PG.	- PAGE
R.O.W.	- RIGHT-OF-WAY
SQ. FT.	- SQUARE FEET
VOL.	- VOLUME
B.L.	- BUILDING LINE
W.L.E.	- WATER LINE EASEMENT
S.S.E.	- SANITARY SEWER EASEMENT
U.E.	- UTILITY EASEMENT

KATY CREEK RANCH MARKET

A SUBDIVISION OF 1.6925 AC. OR 73,723 SQ. FT. OF LAND,
SITUATED IN THE STEPHEN HOBERMAKER SURVEY, A-189,
FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVE 0 LOTS
MAY, 2018

Owners
Falcon Westheimer Parkway, Ltd.,
1520 Oliver St.
Houston, TX 77007
713.961.3877

Surveyor


WINDROSE
LAND SURVEYING | PLATTING
3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM