

PLAT RECORDING SHEET

PLAT NAME: Marketplace at Falcon Landing Partial Replat No 1

PLAT NO: _____

ACREAGE: 11.1886

LEAGUE: Stephen Hobermaker Survey

ABSTRACT NUMBER: 189

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: A-S 134 Katy Gaston-Falcon Landing, L.P.

(DEPUTY CLERK)

STATE OF TEXAS :
COUNTY OF FORT BEND:

We, A-S 134 Katy Gaston-Falcon Landing, L.P., a Texas limited partnership, acting by and through Steven D. Alvis, Manager of A-S 134, L.C., a Texas limited liability company, its general partner, hereinafter referred to as Owners of the 11.1886 acre tract described in the above and foregoing map of MARKETPLACE AT FALCON LANDING PARTIAL 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, Owner have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 ground level upward, located adjacent to and adjoining said public utility easements that are designed 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, Owner have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 designed 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, Owner 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, Owner 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, Owner 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, 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.

Further, the owners hereby certify that this replat or amending plat 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, A-S 134 Katy Gaston-Falcon Landing, L.P., a Texas limited partnership, has caused these presents to be signed by

Steven D. Alvis, Manager of A-S 134, L.C., a Texas limited liability company, its general partner, thereunto authorized, this ____ day of _____, 201__.

A-S 134 Katy Gaston-Falcon Landing, L.P., a Texas limited partnership:

A-S 134, L.C., a Texas limited liability company, its general partner

By: Steven D. Alvis, Manager

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Steven D. Alvis, Manager of A-S 134, L.C., a Texas limited liability company, general partner of A-S 134 Katy Gaston-Falcon Landing, L.P., a Texas limited partnership, 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 stated and on behalf of such entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 201__.

Notary Public in and for the State of Texas

My Commission Expires _____ Notary Public

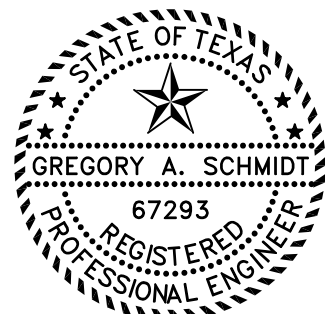
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of MARKETPLACE AT FALCON LANDING PARTIAL REPLAT NO 1, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this ____ day of _____, 201__.

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

BY: Margaret Wallace-Brown, 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



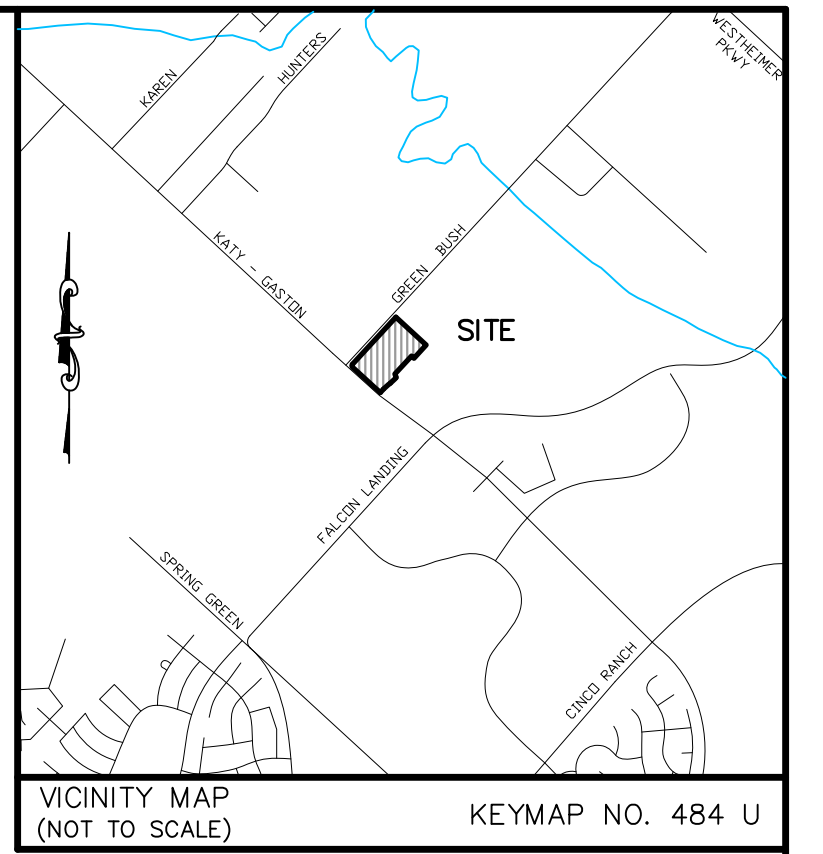
I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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.

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



NOTES:

- 1.) 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 0.99988606748.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NOS. 48157-C-0110 L AND 48157-C-0105 L, EFFECTIVELY DATED APRIL 2, 2014, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
- 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 5.) 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.
- 6.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 7.) 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.
- 8.) SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THESE RESERVES MUST BE APPROVED BY THE FORT BEND COUNTY ENGINEERING DEPARTMENT AND FORT BEND COUNTY DRAINAGE DISTRICT.
- 9.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE LZ3.
- 10.) * - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: T.E.A.M. - 281-491-2525, UNLESS OTHERWISE NOTED.
- 11.) 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.
- 12.) 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.
- 13.) 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.
- 14.) 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.
- 15.) NO PIPELINE OR PIPELINE EASEMENTS APPEAR IN THE CITY PLANNING LETTER PREPARED BY SOUTHLAND TITLE, FILE NO. TP1862379, AND NO ABOVE GROUND EVIDENCE WAS FOUND MARKING THE EXISTENCE OF ANY PIPELINES CROSSING THIS PLAT.
- 16.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS, EASEMENTS, AND AGREEMENTS RECORDED IN PLAT NO. 20160075 OF THE FORT BEND COUNTY PLAT RECORDS AND IN FORT BEND COUNTY CLERK'S FILE NOS. 2018068966, 2018140964, 2015076548, 2018073751, 2018073751, 2016079333, 20181400965, AND 2018123539.



I, Richard W. Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS ____ DAY OF _____, 2019.

VINCENT M. MORALES, JR., COMMISSIONER
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER
PRECINCT 2

KP GEORGE, COUNTY JUDGE

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

KEN R. DEMERCHANT, COMMISSIONER
PRECINCT 4

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 _____, 201__, AT _____ O'CLOCK ____M, IN PLAT NUMBER(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

MARKETPLACE AT FALCON LANDING PARTIAL REPLAT NO 1

REASON FOR REPLAT:
TO CHANGE LINE CONFIGURATION
BETWEEN RESERVES "A" AND "B"

**A SUBDIVISION OF 11.1886 ACRES OF
LAND BEING A REPLAT OF A PORTION OF
RESTRICTED RESERVE "A" AND ALL
OF RESTRICTED RESERVE "B", BLOCK 1,
MARKETPLACE AT FALCON LANDING
(PLAT NO. 20160075; F.B.C.P.R.)
IN THE STEPHEN HOBERMAKER SURVEY,
ABSTRACT NO. 189,
FORT BEND COUNTY, TEXAS**

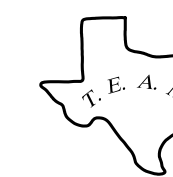
1 BLOCK 2 RESERVES 0 LOTS

**~ OWNER ~
A-S 134 KATY
GASTON-FALCON LANDING, L.P.**

**8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300**

~ SURVEYOR ~

**TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477**



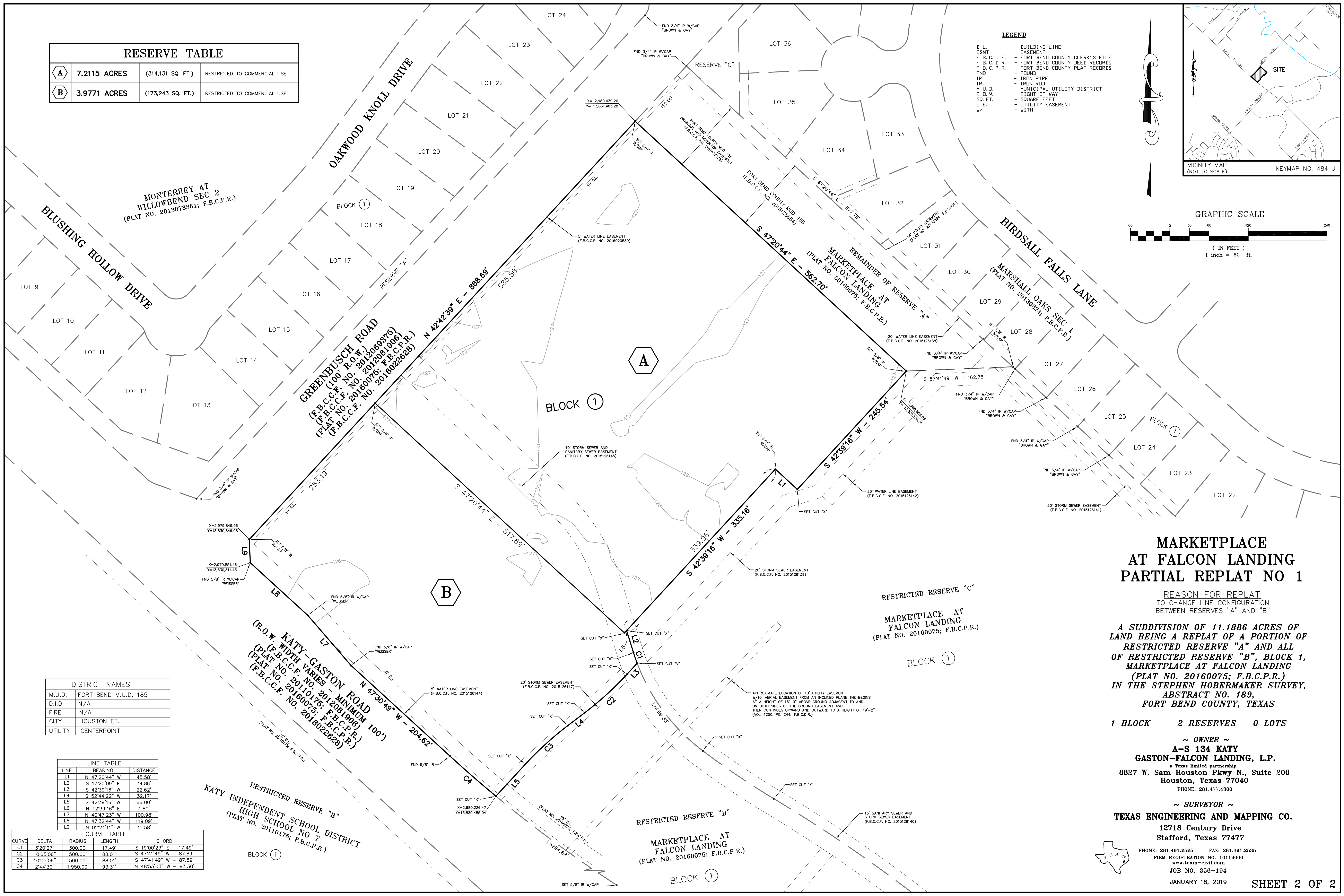
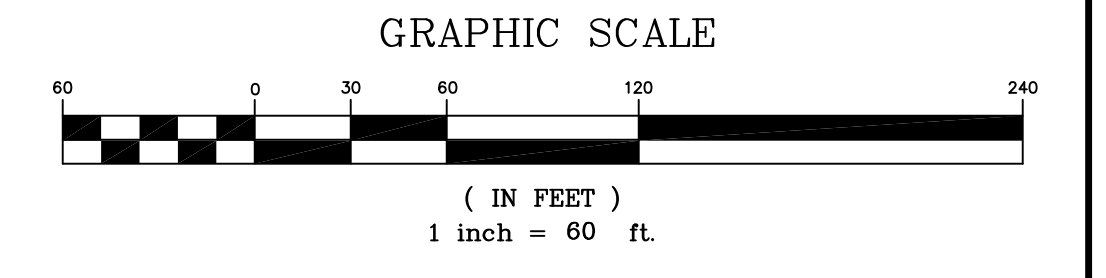
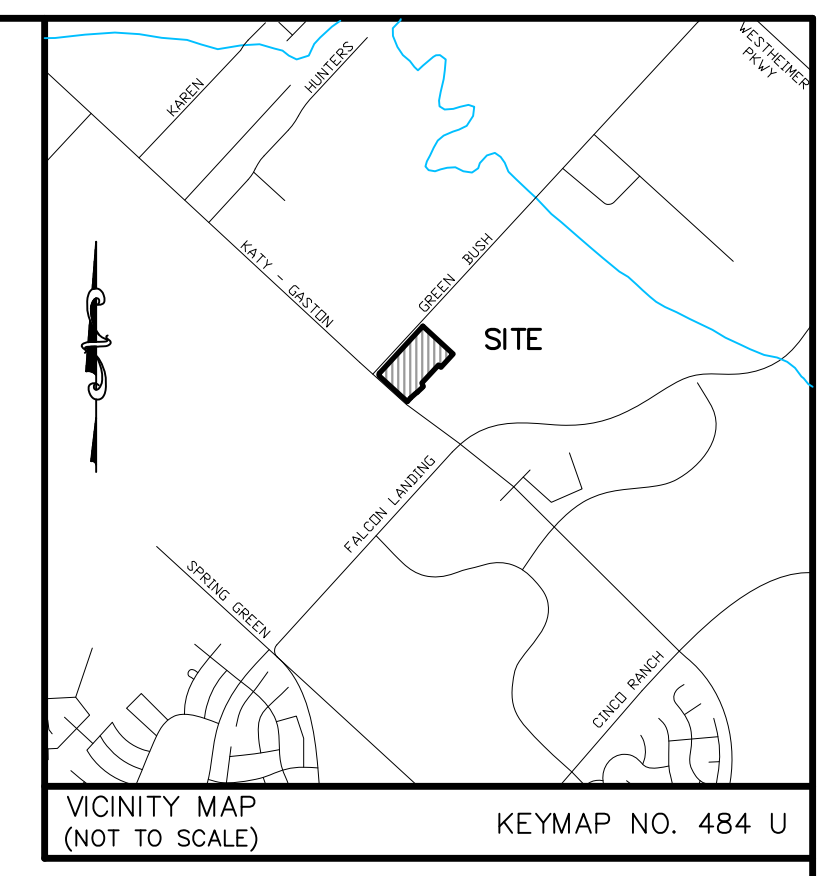
PHONE: 281.491.2525 FAX: 281.491.2535
FIRM REGISTRATION NO. 10119000
www.team-civil.com
JOB NO. 356-194

JANUARY 18, 2019

RESERVE TABLE			
A	7.2115 ACRES	(314,131 SQ. FT.)	RESTRICTED TO COMMERCIAL USE.
B	3.9771 ACRES	(173,243 SQ. FT.)	RESTRICTED TO COMMERCIAL USE.

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
- M.U.D. - MUNICIPAL UTILITY DISTRICT
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT
- W/ - WITH



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1 BLOCK 2 RESERVES 0 LOTS

~ OWNER ~
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a Texas limited partnership
8827 W. Sam Houston Pkwy N., Suite 200
Houston, Texas 77040
PHONE: 281.477.4300

~ SURVEYOR ~
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DISTRICT NAMES

M.U.D.	FORT BEND M.U.D. 185
D.I.D.	N/A
FIRE	N/A
CITY	HOUSTON ETJ
UTILITY	CENTERPOINT

LINE TABLE

LINE	BEARING	LENGTH	DISTANCE
L1	N 47°20'44" W	45.58'	
L2	S 17°20'09" E	34.86'	
L3	S 42°39'16" W	22.62'	
L4	S 52°44'22" W	32.17'	
L5	S 42°39'16" W	66.00'	
L6	N 42°39'16" E	4.80'	
L7	N 40°47'23" W	100.98'	
L8	N 47°32'44" W	119.09'	
L9	N 02°24'11" W	35.58'	

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°20'27"	300.00'	17.49'	S 19°00'23" E - 17.49'
C2	10°05'06"	500.00'	88.01'	S 47°41'49" W - 87.89'
C3	10°05'06"	500.00'	88.01'	S 47°41'49" W - 87.89'
C4	2°44'30"	1,950.00'	93.31'	N 48°53'03" W - 93.30'

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