

PLAT RECORDING SHEET

PLAT NAME: Kingsland Boulevard Street Dedication, Sec. 3

PLAT NO: _____

ACREAGE: 2.33

LEAGUE: Robert Van Slyke Survey, Thomas Cresap Survey

ABSTRACT NUMBER: 395, 369

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Willow Point Municipal Utility District of Fort Bend and Waller Counties

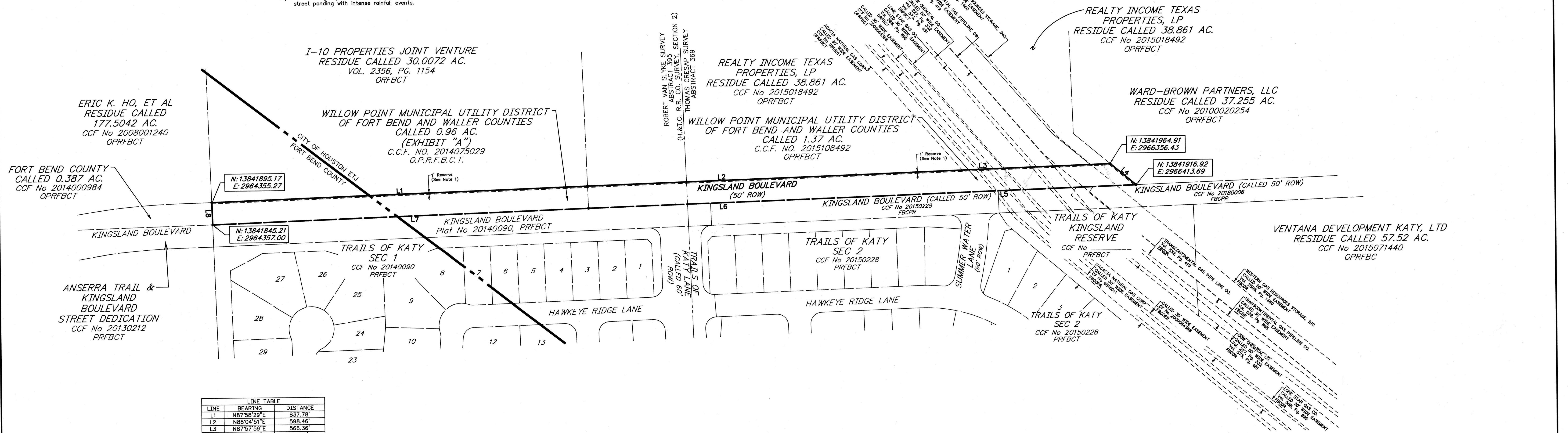
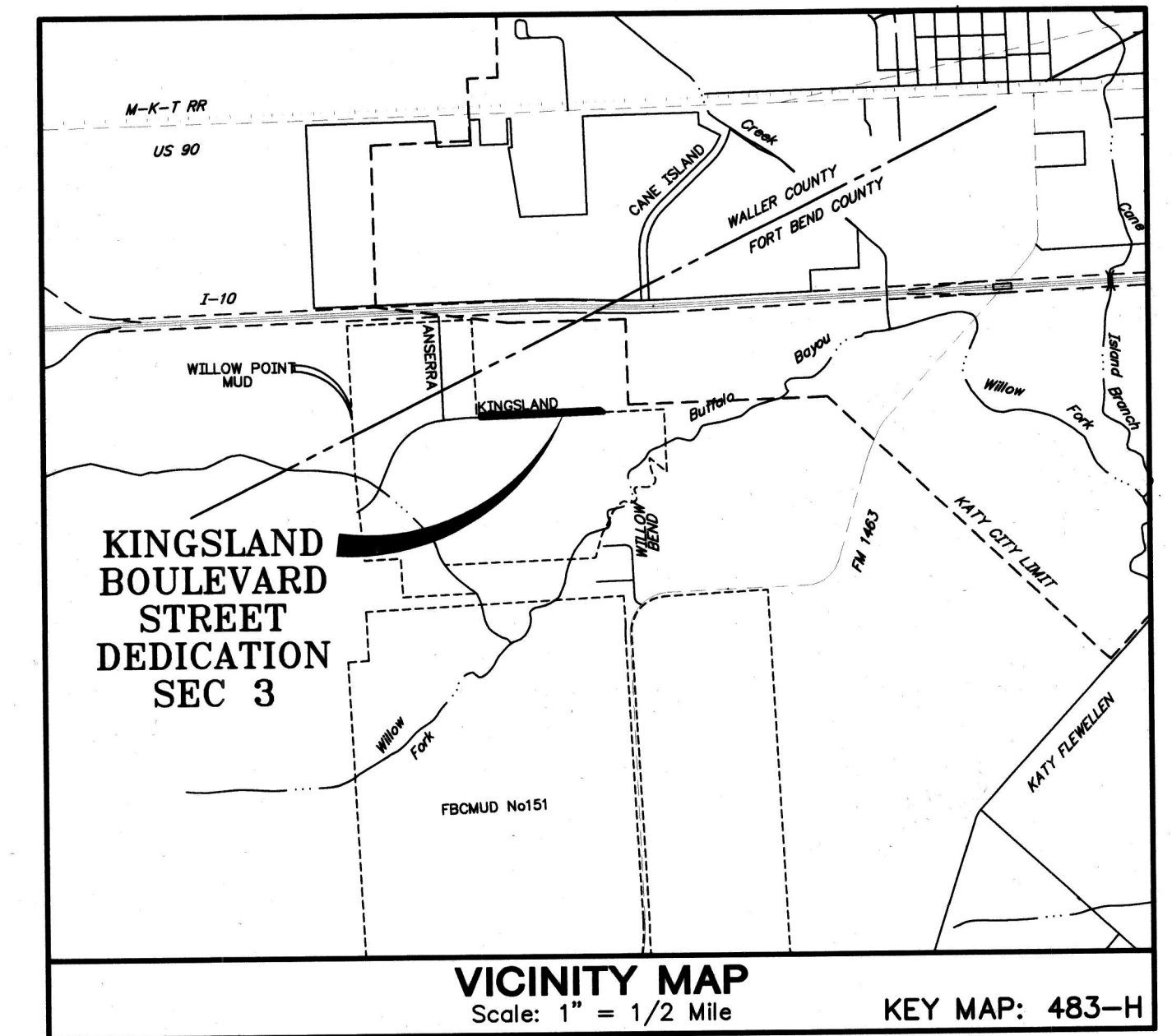
(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MUD	WILLOW POINT MUD
LID	N/A
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

General Notes

- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedicated being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and remain in the dedicator, his heirs, assigns or successors.
- 2) CCF "County Clerk's File"
DE "Drainage Easement"
Eas "Easement"
DRFBCT "Deed Records, Fort Bend County, Texas"
OPRFBCT "Official Public Records, Fort Bend County, Texas"
ORFBCT "Official Records, Fort Bend County, Texas"
PRFBCT "Plat Records, Fort Bend County, Texas"
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
Vol & Pg "Volume and Page"
WLE "Waterline Easement"
① "Block Number"
..... Set 3/4-inch Iron Rod With Cap Stamped "Jones|Carter" as Per Certification
- 3) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- 4) This tract is located within the City of Houston ETJ, Fort Bend County, Texas, Willow Point Municipal Utility District, Fort Bend County Drainage District, and within Katy Independent School District
- 5) Per the Flood Insurance Rate Map (FIRM) No. 48157C0040L for Fort Bend County, Texas as revised April 2, 2014, the approximate 100-year Base Flood Elevation ranges from 141.00 to 142.00.
- 6) All bearings are based on the Texas Coordinate System, South Central Zone, NAD 83, based upon GPS observations of NGS triangulation station "Brookshire".
- 7) 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.
- 8) Sidewalks shall be built or caused to be built not less than five 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 the A.D.A.
- 9) This plat is located in lighting zone LZ3.
- 10) Texas Coordinate System NAD 83, South Central Zone (grid) coordinates shown hereon were obtained with Real Time Kinetic Global Positioning Satellite Equipment. To convert these coordinates to surface coordinates apply a scale factor of 0.99988896.
- 11) 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.

- 12) All pipeline easements within the platted area are shown hereon.
- 13) This property lies in Zone X as per the Flood Insurance Rate Maps, Community Panel No. 48157C0040 L, effective date April 2, 2014, and revision letter 16-06-1378P effective date February 2, 2017.
- 14) Contours shown hereon are based upon NAVD88 datum.
- 15) Absent written authorization by the affected utilities, all CenterPoint Energy and City of Houston easements must be kept unobstructed from any non-utility improvement or obstructions by property owner. Any unauthorized improvements or obstructions may be removed by the utility company at the property owner's expense.
- 16) Elevations shown hereon are based on NGS monument M 1506, being 3.8 miles West of Katy from junction of U.S. Highway 90 & Pin Oak Road, monument being 36 foot West of centerline of Pederson Road, also being 26 foot South-Southwest of end of a 32 inch pipe culvert, also being 13 foot South of a fence corner and power pole, also being 2 foot north-northeast of a fence. Access to datum point is through a 5 inch logo cap, with a published elevation of 155.65' (NAVD 88).
- 17) City of Houston review is for the property within City of Houston jurisdiction only.
- 18) This plat was prepared from information furnished by City Planning Letter, GF No. 4900701800075, Effective date October 2, 2018. The surveyor has not abstracted the above property.
- 19) Pipeline easement recorded in Volume 2508, Page 1460, Deed Records, Fort Bend County, Texas, is located on the subject tract and shown hereon.
- 20) Easement recorded in Volume 532, Page 419, Deed Records, Fort Bend County, Texas, is located on the subject tract and shown hereon.
- 21) Easement recorded in Volume 227, Page 332 and Volume 573, Page 481, Deed Records, Fort Bend County, Texas, is located on the subject tract and shown hereon.
- 22) Easement recorded in Volume 588, Page 895, Deed Records, Fort Bend County, Texas, is located on the subject tract and shown hereon.
- 23) Easement recorded under County Clerk's File Number 2009064368, Official Public Records, Fort Bend County, Texas, is located on the subject tract and shown hereon.
- 24) Easement recorded under County Clerk's File Number 9818011, Official Public Records, Fort Bend County, Texas, is located on the subject tract and shown hereon.
- 25) Easement recorded in Volume 905, Page 442, Deed Records, Fort Bend County, Texas, has been abandoned per instrument recorded under County Clerk's File Number 2009064368, Official Public Records, Fort Bend County, Texas.



LINE	BEARING	DISTANCE
L1	N87°58'29"E	837.78'
L2	N88°04'51"E	598.46'
L3	N87°57'59"E	566.36'
L4	S50°01'52"E	74.72'
L5	S87°57'59"W	621.94'
L6	S88°04'51"W	598.44'
L7	S87°58'29"W	837.79'
L8	N01°58'44"W	50.00'

KINGSLAND BOULEVARD

STREET DEDICATION SEC 3

A SUBDIVISION OF 2.33 ACRES OF LAND OUT OF THE

ROBERT VAN SLYKE SURVEY, A-395

THOMAS CRESAP SURVEY, A-369

FORT BEND COUNTY, TEXAS

NOVEMBER 2018

DEVELOPER/OWNER:
WILLOW POINT MUNICIPAL UTILITY DISTRICT
 OF FORT BEND AND WALLER COUNTIES
 1980 Post Oak Blvd, Ste 1380
 Houston, Texas 77056
 (713) 850-9000

ENGINEER/SURVEYOR:
JONES|CARTER
 Texas Board of Professional Engineers Registration No. 4438
 8308 West Loop South, Suite 150 • Houston, TX 77063 • 713.777.3337
 TBPLS FIRM No. 10046104
 SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Willow Point Municipal Utility District of Fort Bend and Waller Counties, acting by and through Will Gutowsky, Vice President, attested by David Salley, Asst. Secretary, owners hereinafter referred to as Owners of the 2.33 acre tract described in the above and foregoing map of KINGSLAND BOULEVARD STREET DEDICATION SEC 3, 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 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, We 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 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 subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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 Willow Point Municipal Utility District of Fort Bend and Waller Counties, has caused these presents to be signed by Will Gutowsky, Vice President thereunto authorized, attested by its Asst. Secretary David Salley this 26th day of November, 2018.

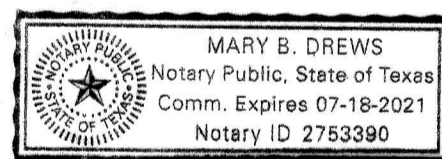
Willow Point Municipal Utility District
of Fort Bend and Waller Counties
Attest: [Signature]
Name: DAVID SALLEY
Title: ASST. SECRETARY
By: [Signature]
Name: Will Gutowsky
Title: Vice President

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared David Salley, Asst. Secretary and Will Gutowsky, Vice President of Willow Point Municipal Utility District of Fort Bend and Waller Counties, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

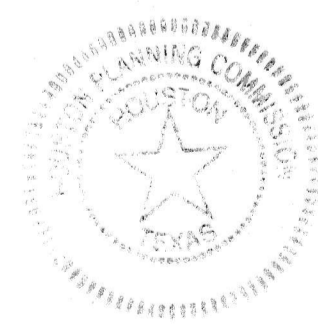
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of November, 2018.

[Signature]
Notary Public in and for the State of Texas
Mary B. Drews
Print Name
My commission expires: 07-18-2021

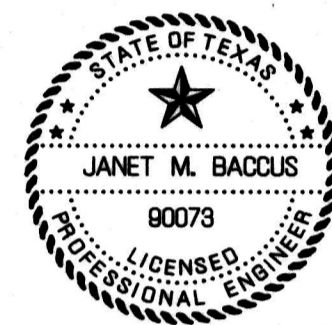


This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of KINGSLAND BOULEVARD STREET DEDICATION SEC 3 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 11 day of December, 2018.

By: [Signature] or [Signature]
Martha L. Stein Title Chair or M. Sonny Garza Vice Chairman
By: [Signature]
Margaret Wallace Brown Secretary



I, Janet M. Baccus, 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.

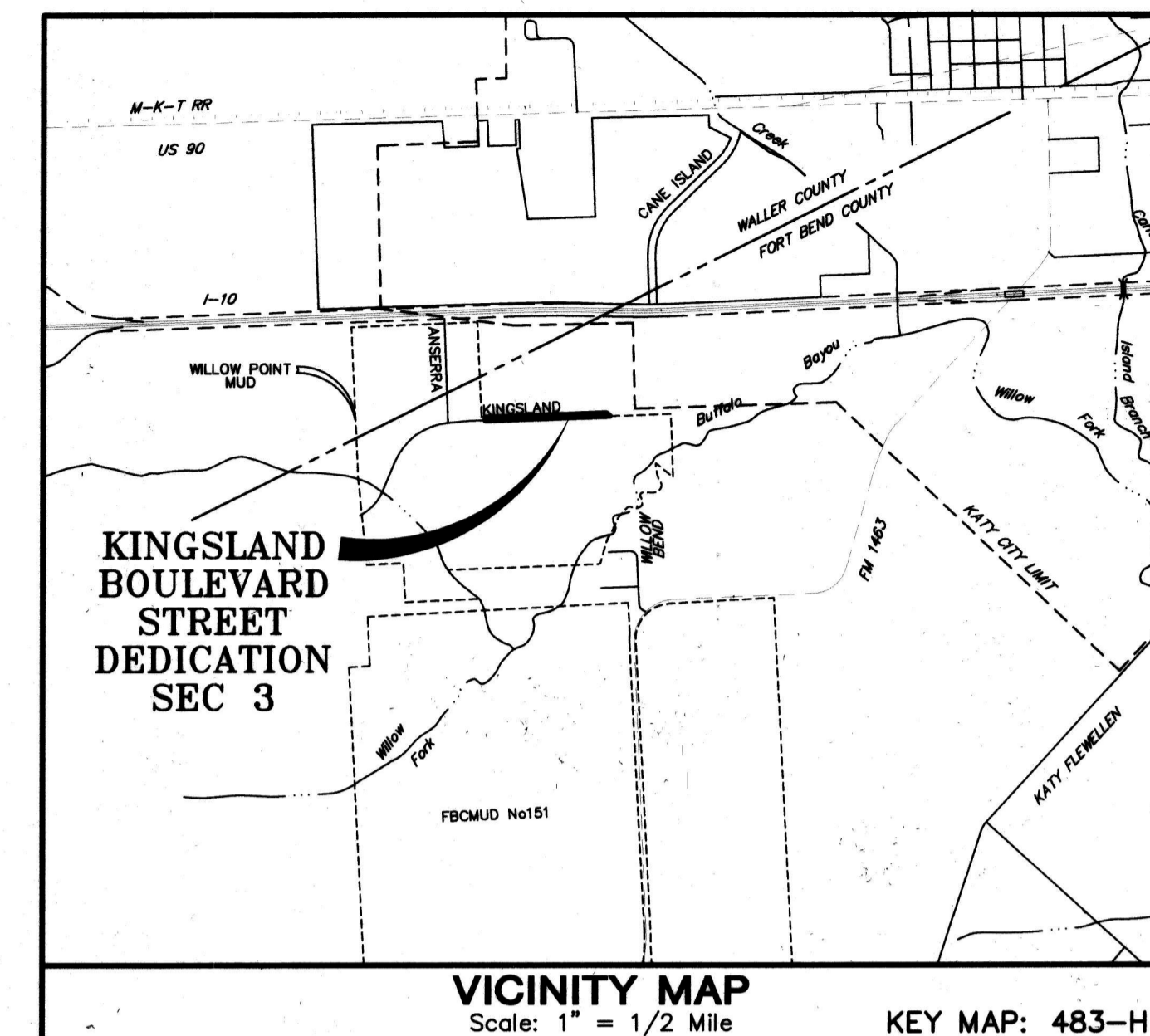


[Signature]
Janet M. Baccus, P.E.
Professional Engineer No. 90073

I, Chris D. Kalkomey, 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 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 having 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 public street intersection.



[Signature]
Chris D. Kalkomey
Texas Registration No. 5869



I, Richard W. Stolleis, P.E., 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 any other area or subdivision within the watershed.

Richard W. Stolleis, P.E. Date
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

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 registration in my office on _____, 2019, at _____ o'clock _____ 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.

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

KINGSLAND BOULEVARD STREET DEDICATION SEC 3

A SUBDIVISION OF 2.33 ACRES OF LAND OUT OF THE ROBERT VAN SLYKE SURVEY, A-395 THOMAS CRESAP SURVEY, A-369 FORT BEND COUNTY, TEXAS NOVEMBER 2018

DEVELOPER/OWNER:
WILLOW POINT MUNICIPAL UTILITY DISTRICT
OF FORT BEND AND WALLER COUNTIES
1980 Post Oak Blvd, Ste 1380
Houston, Texas 77056
(713) 850-9000

ENGINEER/SURVEYOR:

