

PLAT RECORDING SHEET

PLAT NAME: Park Pointe Commons Partial Replat No. 2

PLAT NO: _____

ACREAGE: 32.572

LEAGUE: Alexander Hodge Survey

ABSTRACT NUMBER: 32

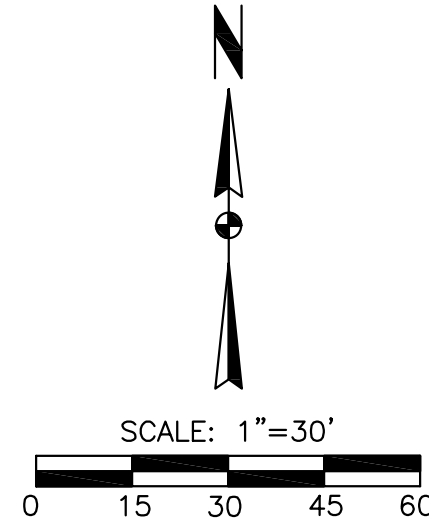
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Lakshmi Hotels, Inc.

(DEPUTY CLERK)



District Names	
WCID	N/A
MUD	FORT BEND MUD 25
LID	N/A
DID	N/A
SCHOOL	FORT BEND ISD
FIRE	NORTHEAST
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY ETJ- HOUSTON
UTILITIES CO.	AT&T-RELIANT & CENTERPOINT

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of Park Pointe Commons Partial Replat No 2 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, Chairman
or M. Sonny Garza, Vice-Chair

By: Patrick Walsh PE, Secretary

PARK POINTE WAY
(R.O.W VARIES)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Lakshmi Hotels Inc., Mitesh Govin, it's president and Manish Desai authorized trust officer being officers of Lakshmi Hotels Inc., owners of the 0.7477 acres tract described in the above and foregoing map of Park Pointe Commons Partial Replat No 2 do hereby make and establish said subdivision and development plat 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), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, We do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon (or the placement of mobile homes) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, We 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 tanks into any public or private street, 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 plat shall be restricted to provide that drainage structures under driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (24" diameter).

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 bays, creeks, gulches, 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 and all times for the purposes of construction and maintenance of drainage facilities and structures.

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 certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Park Pointe Commons Partial Replat No 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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, the Lakshmi Hotels, Inc. has caused these presents to be signed by Mitesh Govin, its President, hereto authorized, attested by its authorized trust officer, Manish Desai, and its common seal hereto affixed this _____ day of _____, 2018.

Lakshmi Hotels, Inc.

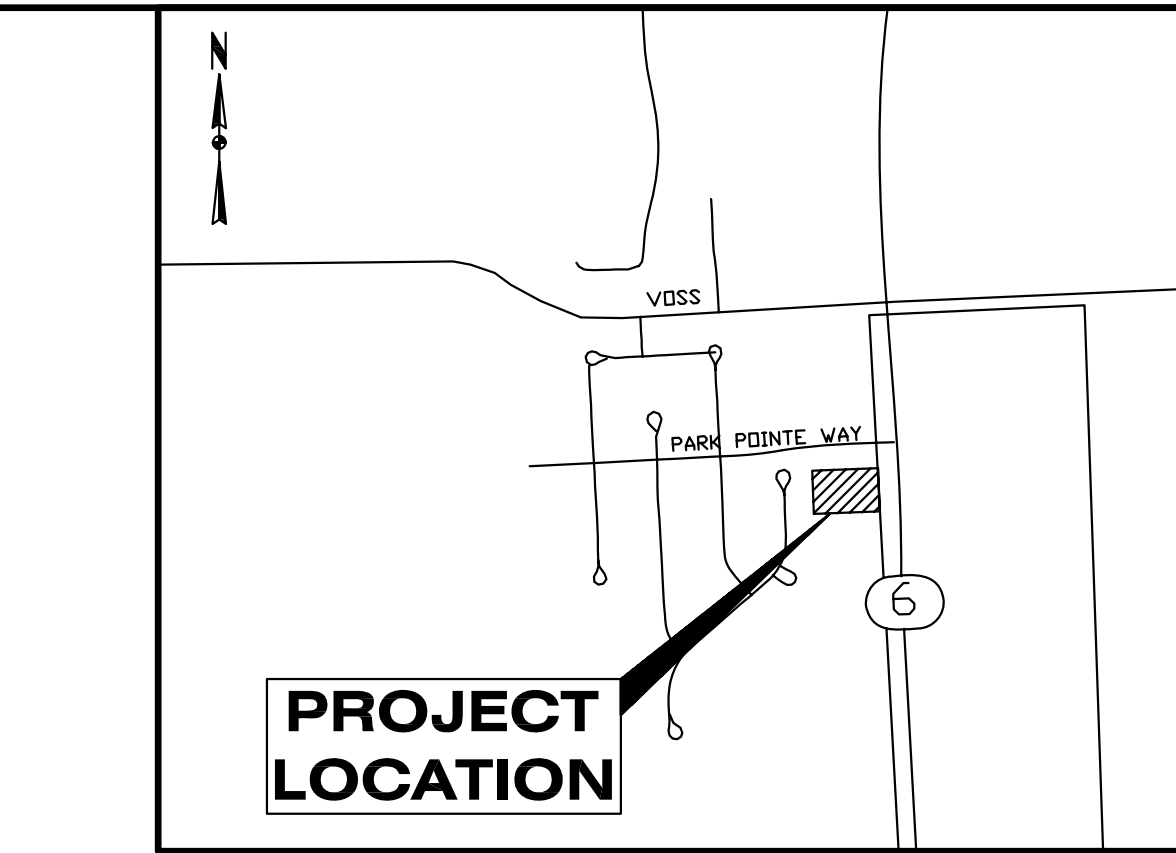
By: Mitesh Govin President
Attest: Manish Desai

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Mitesh Govin and Manish Desai, known to me to be the persons whose name are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for (name of County) County, Texas



VICINITY MAP
NTS
KEY MAP PG NO. 567 H

CERTIFICATE OF FORT BEND COUNTY ENGINEER AND COMMISSIONERS' COURT

I, Richard W. Stolleis, 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 Commissioner's 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.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

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

Ken DeMerchant
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 _____ at _____ o'clock, _____ M. in plot 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
Fort Bend County, Texas

By: _____
Deputy

REASON FOR RE PLAT: TO CREATE ONE UNRESTRICTED RESERVE

PARK POINTE COMMONS PARTIAL REPLAT NO 2

1 BLOCK 1 RESERVE

A SUBDIVISION OF 32,572 SQ. FT. (0.7477 ACRES) PARCEL OF LAND, MORE OR LESS, LOCATED IN THE ALEXANDER HODGE SURVEY, ABSTRACT NUMBER 32, FORT BEND COUNTY, TEXAS BEING OUT OF UNRESTRICTED RESERVE "A", OF PARK POINTE COMMONS, A SUBDIVISION AS SHOWN ON THE PLAT OF A RESIDUE OF A CALLED 123.703 ACRE TRACT OF LAND AS DESCRIBED BY A GENERAL WARRANTY DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 9514398

APRIL, 2018
SCALE: 1"=30'

SURVEYOR:

OWNER:

GGC SURVEY, PLLC
Firm Number 10148000
8114 Golden Harbor, Missouri City, Texas 77459
TEL (832)729-7256 ggcsurvey@gmail.com
www.ggcsurvey.com

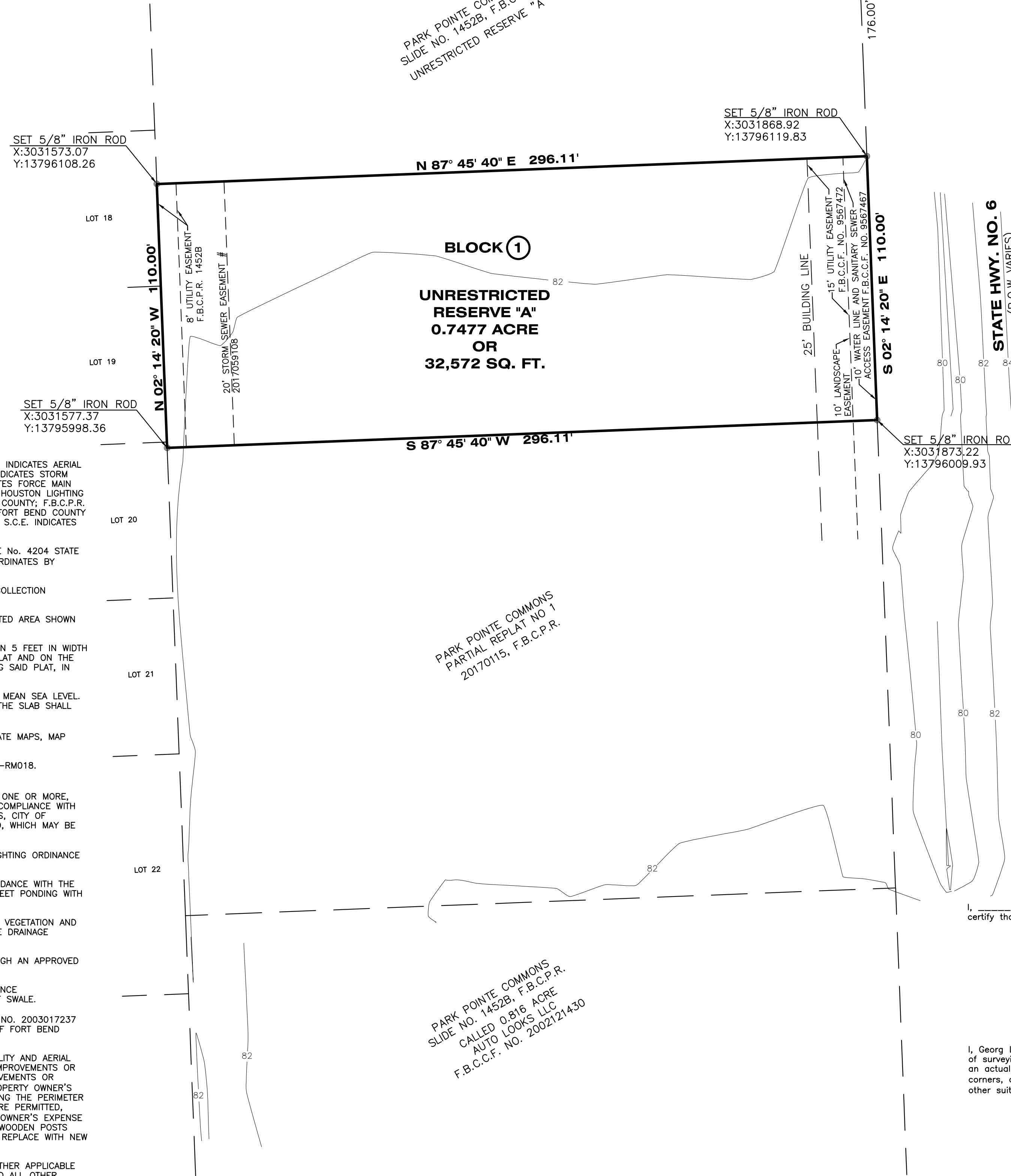
Georg Lardizabal
Reg. Professional Surveyor No. 6051

I, Georg Lardizabal, 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 correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

PARK POINTE COMMONS
SLIDE NO. 1452B, F.B.C.P.R.
CALLED 0.816 ACRE
AUTO LOOKS LLC
F.B.C.C.F. NO. 2002121430

PARK POINTE COMMONS
PARTIAL REPLAT NO 1
20170115, F.B.C.P.R.

PARK POINTE COMMONS
SLIDE NO. 1452B, F.B.C.P.R.
UNRESTRICTED RESERVE "A"



- NOTES:
- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; A.E. INDICATES AERIAL EASEMENTS; S.S.E. INDICATES SANITARY SEWER EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; F.M.E. INDICATES FORCE MAIN EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; HL&P INDICATES HOUSTON LIGHTING AND POWER; O.R.F.B.C. INDICATES OFFICIAL RECORDS OF FORT BEND COUNTY; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; S.W.B.T. INDICATES SOUTHWESTERN BELL TELEPHONE; S.C.E. INDICATES SANITARY CONTROL EASEMENT.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE COORDINATES (NAD83) AND MAY BE CONVERTED TO GRID COORDINATES BY APPLYING THE FOLLOWING COMBINED SCALE 0.99987789359
 - UNRESTRICTED RESERVE TRACTS MUST BE SERVED BY WASTEWATER COLLECTION SERVICE.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS 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.
 - THE TOP OF ALL FLOOR SLABS BE A MINIMUM OF 84.8 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 PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0145 L, DATED APRIL 2, 2014.
 - BENCHMARK: CITY OF SUGAR LAND GEODETIC CONTRON STATION SGR-RM018. ELEVATION= 78.9422' (NAVD 1988, 2001 ADJ.)
 - 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.
 - THIS PLAT LIES WITHIN ZONE "LZ3" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE.
 - 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.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - THE OWNER LAKSHMI HOTELS IS THE OWNER AND HAS THE MAINTENANCE RESPONSIBILITY OF THE 20 FT. DRAINAGE EASEMENT EXTREME EVENT SWALE.
 - RECIPROCAL ACCESS EASEMENT AS SET FORTH UNDER CLERK'S FILE NO. 2003017237 AND 2003017238 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS.
 - 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 WOODED 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 SAND WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - SITE PLAN 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.