

PLAT RECORDING SHEET

PLAT NAME: Grand Park Professional Place

PLAT NO: _____

ACREAGE: 5.291

LEAGUE: William Stanley League

ABSTRACT NUMBER: 599

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Grand Park Professional Place, LLC, a Texas Limited Liability Company

(DEPUTY CLERK)

We, Grand Park Professional Place, LLC, a Texas Limited Liability Company acting by and through its Manager Milton Allen, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 5.2908 acre tract described in the above and foregoing map of GRAND PARK PROFESSIONAL PLACE, 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, 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 bays, 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 obutting 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, Grand Park Professional Place, LLC, has caused these presents to be signed by its Manager Milton Allen, thereunto authorized, this 20th day of June, 2018.

By: Grand Park Professional Place, LLC

Milton Allen, Manager

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Milton Allen, Manager of Grand Park Professional Place, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

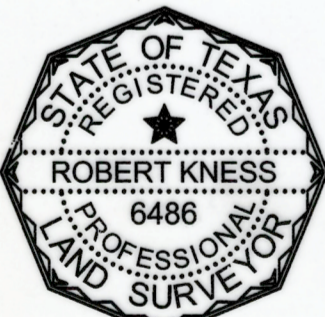
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of June, 2018.

TAMMY HUGHES
My Notary ID # 00253422
Expires November 5, 2021

Tammy Hughes
Notary Public in and for the State of Texas

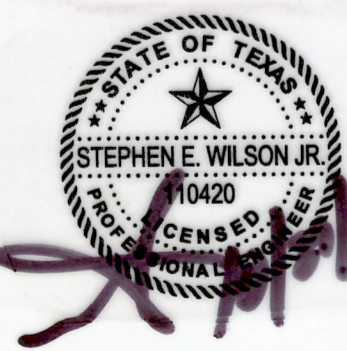
11/6/2021
My Commission Expires:

I, Robert Kness, 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.



Robert Kness
Registered Professional Land Surveyor
Texas Registration No. 6486

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



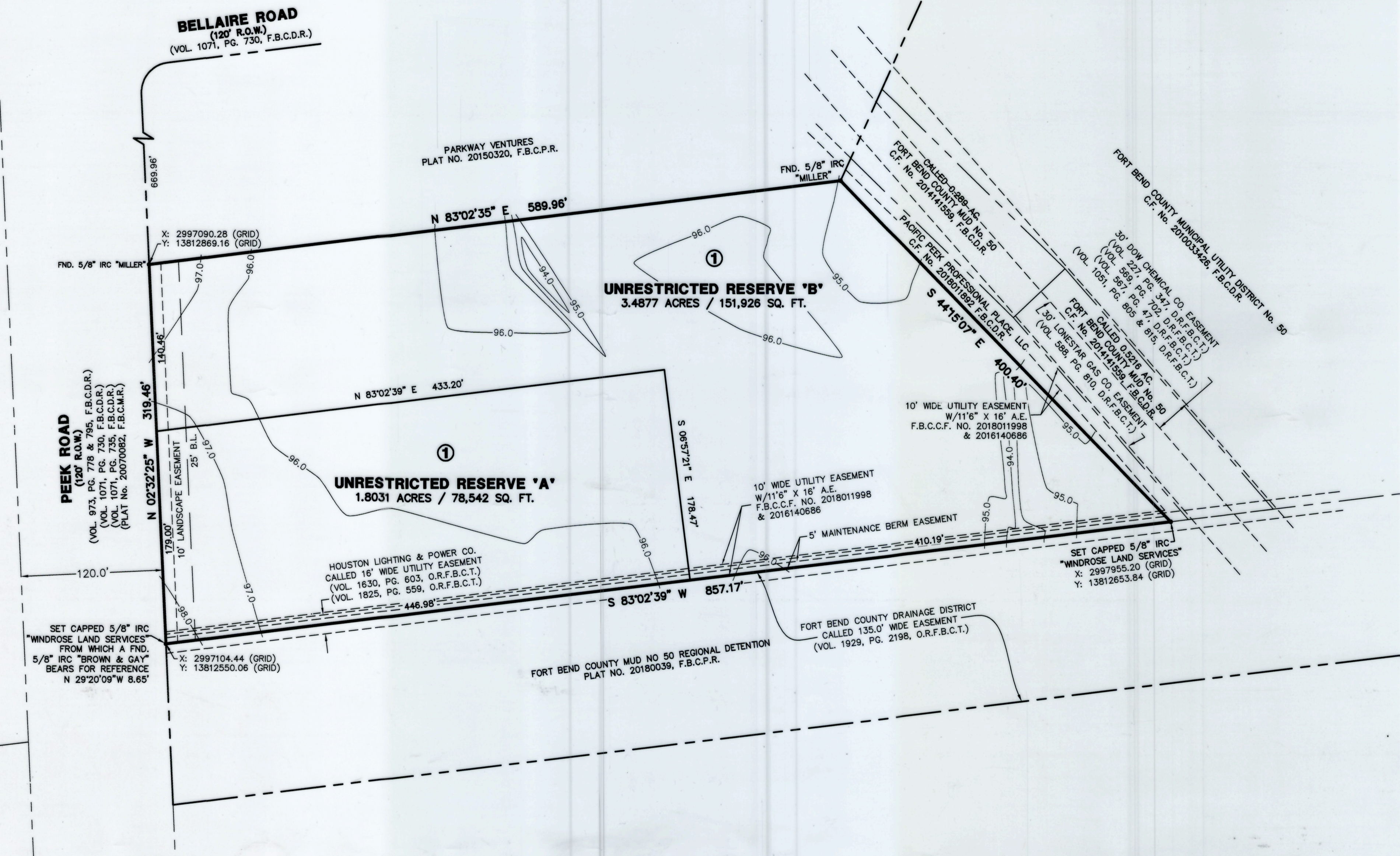
Stephen E. Wilson, Jr.
Texas Registration No. 110420
C&S Engineering and Consulting, LLC
4535 Briarpark, Suite 245
Houston, Texas 77042
Texas Firm Registration No. 11301

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of GRAND PARK PROFESSIONAL PLACE 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 26th day of August, 2018.

By: Martha L. Saez, Chair
By: M. Sonny Garza, Vice Chair
By: Patrick Walsh, P.E., Secretary

DISTRICT NAMES

WCID	NONE
MUD	FBC MUD 50
LID	FBC LID 12
DID	FBC DRAINAGE
SCHOOL	LAMAR CISD
FIRE	COMMUNITY
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



GENERAL NOTES

- 1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- 2. All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 0.9998656045.
- 3. Unless otherwise indicated, the building lines (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.
- 4. Primary Benchmark is a National Geodetic Survey Marker, designation "E 1280", PID "AW2158", Disk stamped "E 1280 1978" located about 4.6 Miles east along Farm Road 1930 from the Southern Pacific Railroad station in Fulshear. Also, 1.7 Miles east along Farm Road 1093 from the junction of Farm Roads 359 and 1463, set 0.1 Mile northwest of a power line sub-station, 60 feet north of the centerline of the road, 20.5 feet east of the centerline of a field road and gate leading north, 2.5 feet west-northwest of a power pole, number 1405, and 1 foot south of a fence. The mark is 0.3 meters south from a witness post. Elevation=123.06 feet, NAVD 1988, 2001 adjusted.
- 5. Temporary Benchmark is a cut "X" in concrete located on the nose of a median on West Belfort approximately 99.3 feet south of the south corner of the subject tract. Elevation=94.29 feet.
- 6. The top of all floor slab elevations shall be a minimum of 99.00' 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. Future development should check that the minimum slab elevation is at least 12" above the maximum ponding elevation within the site.
- 7. 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.
- 8. 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.
- 9. 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.

GENERAL NOTES (CONT.)

- 10. All property to drain into a drainage easement only through an approved drainage structure.
- 11. Pipeline easements within the platted area shown hereon.
- 12. This plat was prepared to meet City of Houston and Fort Bend County requirements.
- 13. 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 the A.D.A.
- 14. This plat lies wholly within Fort Bend County Lighting Zone L23
- 15. This property lies in Unshaded Zone "X" as per the Flood Insurance Rate Maps, Community Panel No. 48157C 0110L, effective date April 02, 2014.
- 16. This plat is subject to the terms, conditions and provisions as set out by the "Regulations of Fort Bend County for the Placement of Signs Visible from the Main-Traveled Way of a Toll Road", as adopted by Commissioner Court on January 24, 2009, and as amended on August 27, 2013.
- 17. 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 18. Subject to roadway easements and covenants as recorded in Vol. 973, Pg. 778, Vol. 973, Pg. 795, and Vol. 107, Pg. 730, of the Fort Bend County Deed Records (Blanket, Non-Plottable)
- 19. Fort Bend County Drainage District and Fort Bend County LID No. 12 have the right to use and maintain the 5' maintenance berm easement along Long Point Slough.

ABBREVIATIONS

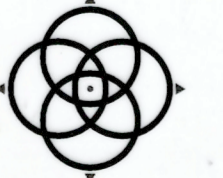
- ESMT. - EASEMENT
- FND - FOUND
- F.B.C.C.F. - FORT BEND COUNTY CLERK FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING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

GRAND PARK PROFESSIONAL PLACE

A SUBDIVISION OF
5.291 ACRES OR 230,469 SQUARE FEET OF LAND,
SITUATED IN THE WILLIAM STANLEY LEAGUE, A-599
FORT BEND COUNTY, TEXAS.

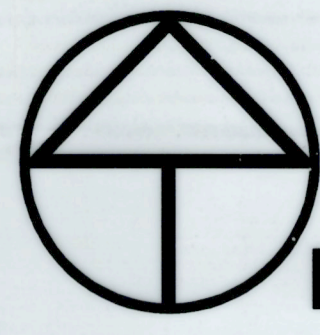
1 BLOCK 2 RESERVES 0 LOTS
JUNE, 2018

Surveyor



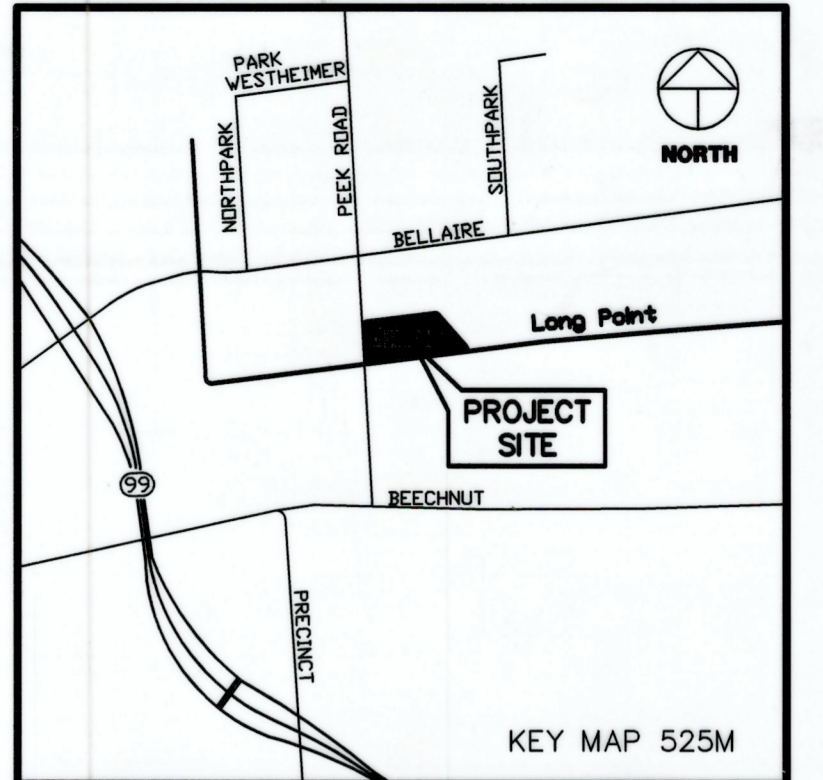
Owner
Grand Park Professional Place, LLC,
a Texas limited liability company
21711 FM 1093 Rd.
Richmond, TX 77407
713-562-8026

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



NORTH

GRAPHIC SCALE: 1" = 60'
100 0 100 200 300



FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

I, J. Stacy Slawinski, 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 intercepting drainage artery, parent stream, or any other area or subdivision within the watershed.

J. Stacy Slawinski
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this, the _____ 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 _____, 2019, at _____ o'clock _____ M., and duly recorded on _____, 2019, 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