

PLAT RECORDING SHEET

PLAT NAME: Carriage Landing Sec. 1 Replat No. 1

PLAT NO: _____

ACREAGE: 6.4530

LEAGUE: I. &G.N. R.R. Co. Survey, Block 2, Sec. 4

ABSTRACT NUMBER: 265

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Katy Parkway Market, LLC

(DEPUTY CLERK)

State Of Texas
County Of Fort Bend

We, Katy Parkway Market, LLC, acting by and through Satya Kiran Guduru, Managing Member, owners hereinafter referred to as Owners (whether one or more) of the 6.4530 acre tract described in the above and foregoing map of Carriage Landing Sec 1 replat no 1, 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, 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 to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use for 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 designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each 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 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 designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby each 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road, alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the centerline 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, Harris County, or any other governmental agency, the right to enter upon said easement at any time 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 is hereby restricted to keep such drainage ways and easements clear of fences, buildings, plantings 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 said 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, Owners hereby certify that this plat does not attempt to alter, amend, or remove any covenants or restrictions; Owners further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Katy Parkway Market, LLC., has caused these presents to be signed by Satya Kiran Guduru, thereunto authorized, this _____ day of _____, 2019.

Satya Kiran Guduru
Managing Member

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Satya Kiran Guduru, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas My Commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat of Carriage Landing Sec 1 replat no 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown herein and authorized the recording of this plat this _____ day of _____, 2019.

By: Martha L. Stein, Chairman Or M. Sonny Garza, Vice-Chairman

By: Margaret Wallace Brown, Secretary

NOTES

- 1.) SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE MUST BE APPROVED BY FORT BEND COUNTY DRAINAGE DISTRICT AND FORT BEND COUNTY ENGINEERING DEPARTMENT.
2.) THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF FORT BEND COUNTY, TEXAS, FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
3.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE STATE PLANE GRID COORDINATES (NAD83). DIMENSIONS ARE SURFACE DISTANCES. TO CONVERT TO GRID USE A SCALE FACTOR OF 0.99988912187.
4.) ALL OF THE PROPERTY LOCATED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, KATY ISD AND FORT BEND COUNTY.
5.) 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 OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE OWNER'S EXPENSE. THEY MAY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
6.) THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE CITY OF HOUSTON, STATE OF TEXAS AND FORT BEND COUNTY.
7.) ALL OIL/GAS PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
8.) ALL OIL/GAS WELLS WITH OWNERSHIP (PLUGGED, ABANDONED, AND/OR ACTIVE) THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
9.) NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM OF FIFTEEN (15) FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND THIRTY (30) FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
10.) THIS PROPERTY LIES IN ZONE "X" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL No. 48187C0045L, EFFECTIVE DATE APRIL 2, 2014.
11.) THIS PLAT IS LOCATED IN LIGHTING ZONE L23.
12.) PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF HOUSTON, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF HOUSTON NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY CONSTRUCTION IN THE PUBLIC EASEMENT.
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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
14.) 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.
15.) THIS PROPERTY HAS NOT BEEN TIED TO THE CITY OF HOUSTON SURVEY MARKER SYSTEM BECAUSE A CITY SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2000 FEET OF THIS PROPERTY.
16.) ALL EXISTING PIPELINE EASEMENTS THROUGH THIS SUBDIVISION HAVE BEEN SHOWN HEREON TO THE BEST OF OUR KNOWLEDGE FROM INFORMATION AVAILABLE.
17.) 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.
18.) SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE No. 99042677.
19.) SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN SANITARY SEWER EASEMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE No. 200007618.
20.) SUBJECT TO THAT CONSENT TO ENCOACH AGREEMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE No. 2013051581.
21.) SUBJECT TO RECIPROCAL EASEMENT AGREEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS RECORDED UNDER HARRIS COUNTY CLERK'S FILE No. S796409 AND FORT BEND COUNTY CLERK'S FILE Nos. 9783560 AND 2002123746. (NOT PLOTTABLE)
22.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 126.0 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.
23.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
24.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
25.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS.
26.) SUBJECT TO STORM SEWER EASEMENT AS RECORDED IN FORT BEND COUNTY CLERK'S FILE No. 2019053297 O.P.R.F.B.C.

We, Woodforest National Bank, Owners and holders of a lien against the property described in the plat known as Carriage Landing Sec 1 replat no 1, said lien being evidenced by instrument of record in Clerk's File Nos. 2017122750 and 2017122751 of the Real Property Records of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purpose and effects of said plat and the dedications and restrictions shown herein to said subdivision and we hereby confirm that we are the present Owners of said lien and have not assigned the same nor any part thereof.

By: _____
PRINTED NAME

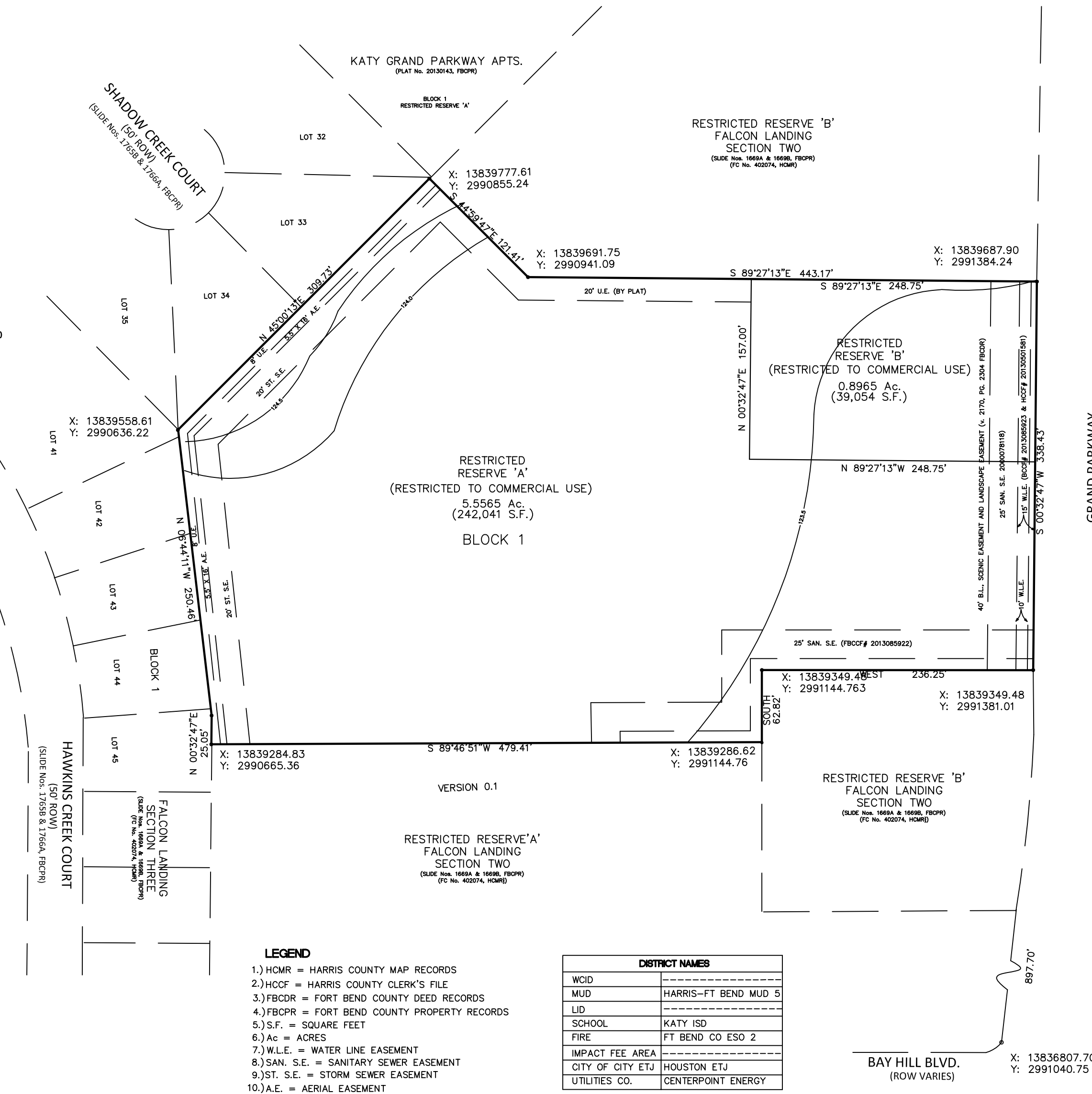
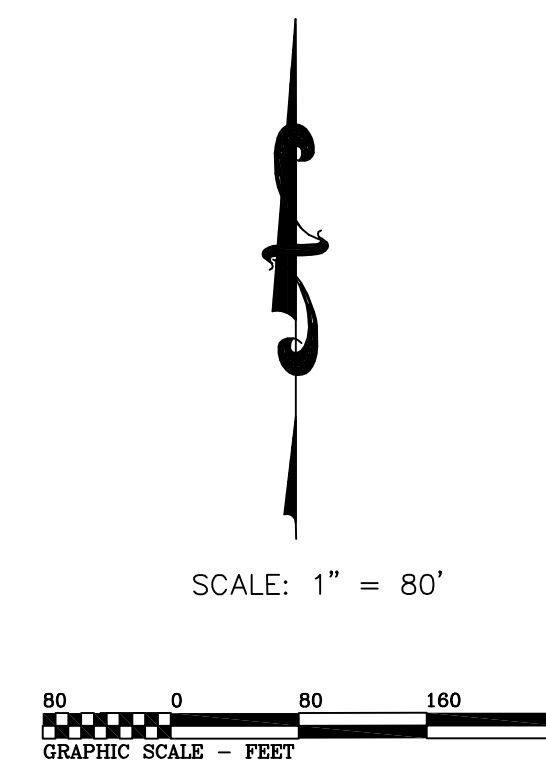
State Of Texas
County Of Fort Bend

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission expires: _____



I, David R. Strickland, 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 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 that have an outside diameter of not less than 5/8 inch and a length of not less than 3 feet, except those noted as found, and that the plat boundary corners have been tied to the State Plane Coordinates (NAD83), South Central Zone.

David R. Strickland, RPLS
Texas Registration No. 5124

I, J. Stacy Slawinski, 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 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.

J. Stacy Slawinski, P.E.
County Engineer

Approved by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2019.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

KP George
County Judge

Grady Prestage
Commissioner, Precinct 2

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 _____, 20____, at _____m. o'clock, and duly recorded on _____, 20____, at _____m. o'clock and in Plat Number _____ of the Plat Records of Fort Bend County, Texas.

Witness my hand and seal of office, at Richmond, the day and date last above written.

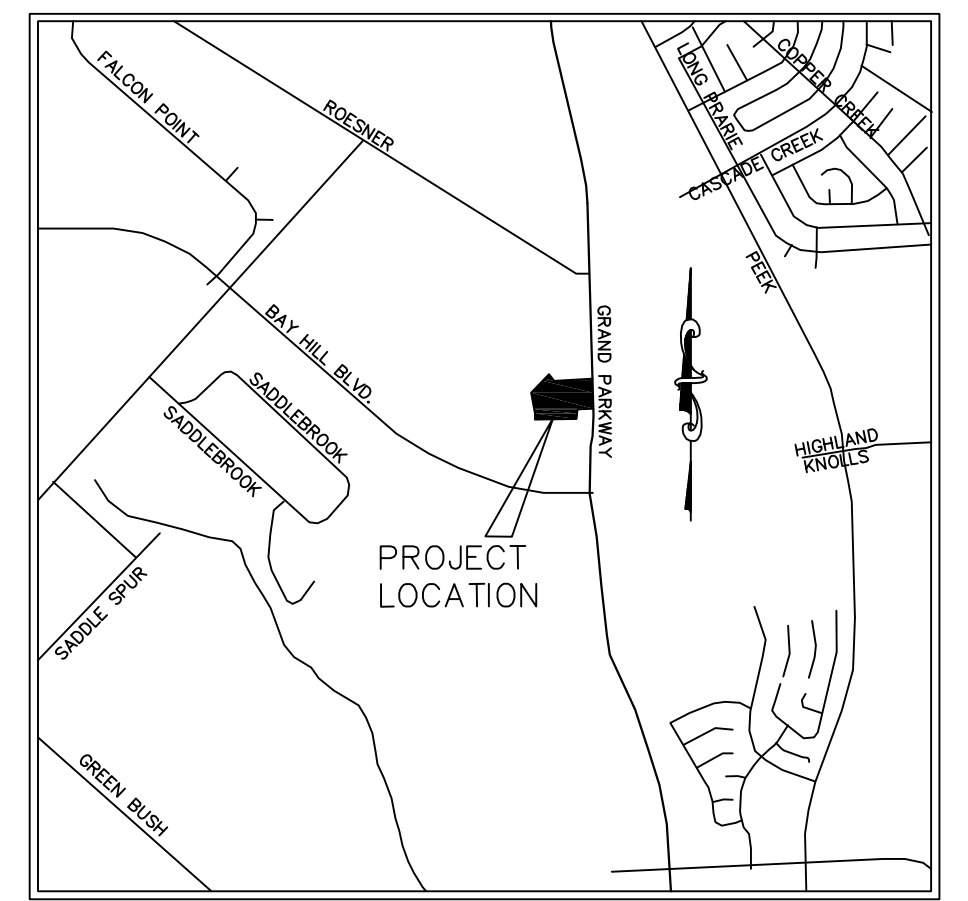
Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy

I, Lester Jones, 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.

Lester Jones, P.E.
Texas Registration No. 102152

CARRIAGE LANDING SEC 1 REPLAT No 1
A SUBDIVISION BEING 6.4530 ACRES (281,095 S.F.) AND BEING A REPLAT OF CARRIAGE LANDING SEC 1 AS RECORDED IN PLAT No 20160070 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS
I. & G.N. R.R. Co. Survey, Block 2, Sec. 4, Abstract No. 265 (REASON FOR REPLAT -- TO CREATE 2 RESTRICTED RESERVES)
281,095 Square Feet or 6.4530 Acres
1 Block 2 Restricted Reserves
February, 2019
OWNER: KATY PARKWAY MARKET, LLC
SURVEYOR: DAVE STRICKLAND, RPLS
4618 PITTS ROAD, KATY, TX 77493 (281) 831-7886
P O BOX 266841 HOUSTON, TX 77207 (281) 705-4297



VICINITY MAP - KEY MAP 485K