

PLAT RECORDING SHEET

PLAT NAME: Willow Fork Groves Sec 2

PLAT NO: _____

ACREAGE: 16.70 Acres

LEAGUE: George W. Cartwright Survey

ABSTRACT NUMBER: A-149

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 52

NUMBER OF RESERVES: 2

OWNERS: H.T. Flewellen L.P., a Texas Limited Partnership

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

We, H.T. Flewellen L.P., a Texas limited partnership, acting by and through Adil Noorani, Sr. Managing Director, of JCH Investments, Inc., a Texas corporation and general partner of Hines Real Estate Holdings Limited Partnership, a Texas limited partnership and sole member of HMM GP LLC, a Delaware limited liability company, and general partner of Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, and general partner of Hines Flewellen Associates LP, a Texas limited partnership, and sole member of Hines Flewellen LLC, a Delaware limited liability company and general partner of H.T. Flewellen L.P., a Texas limited partnership, owner (or owners) of the 16.70 acre tract described in the above and foregoing map of Willow Fork Groves Sec 2, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or plot 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 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 of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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 purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on 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, 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, 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, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of 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 and all times for the purpose 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 acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Incorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree to shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, or any subsequent amendments.

IN TESTIMONY WHEREOF, the H.T. Flewellen L.P., a Texas limited partnership, has caused these presents to be signed by Adil Noorani, Sr. Managing Director of JCH Investments, Inc., a Texas corporation and general partner of Hines Real Estate Holdings Limited Partnership, a Texas limited partnership and sole member of HMM GP LLC, a Delaware limited liability company and general partner of Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, and general partner of Hines Flewellen Associates LP, a Texas limited partnership, and sole member of Hines Flewellen LLC, a Delaware limited liability company and General Partner of H.T. Flewellen L.P., a Texas limited partnership, hereto authorized, attested by its _____ this _____ day of _____, 2019.

OWNER
H.T. Flewellen L.P., a Texas limited partnership
by
Hines Flewellen LLC, a Delaware limited liability company, its general partner
by
Hines Flewellen Associates LP, a Texas limited partnership, its sole member
by
Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, its general partner
by
HMM GP LLC, a Delaware limited liability company, its general partner
by
Hines Real Estate Holdings Limited Partnership, a Texas limited partnership, its sole member
by
JCH Investments, Inc., a Texas corporation, its general partner

By: _____ Adil Noorani, Sr. Managing Director

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Adil Noorani, Sr. Managing Director of JCH Investments, Inc., a Texas corporation, 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.

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

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

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Willow Fork Groves Sec 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 _____, 2019.

By: _____ Margherita L. Stein (sr) M. Sonny Garzo
Chair or Vice Chairman
By: _____ Margaret Wallace Brown, AICP, CNU-A
Secretary

I, Kevin M. Reidy, 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 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Kevin M. Reidy
Registered Professional Land Surveyor
Texas Registration No. 6450

I, Preston Blake McGregor, 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.

Preston Blake McGregor, Registered Professional Engineer
Texas Registration No. 111568

NOTES:

- (1) B.L. indicates Building Line
EMST indicates Easement
F.C. No. indicates Film Code
F.B.C.C.F. indicates Fort Bend County Clerk's File
F.B.C.D.D. indicates Fort Bend County Drainage District
F.B.C.D.R. indicates Fort Bend County Deed Records
F.B.C.P.R. indicates Fort Bend County Plat Records
G.B.L. indicates Garage Building Line
N.T.S. indicates Not To Scale
Pg. indicates Page
R indicates Radius
R.O.W. indicates Right-Of-Way
SQ.FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
S.M.S.E. indicates Storm Sewer Easement
U.E. indicates Utility Easement
VOL. indicates Volume
W.L.L.E. indicates Water Line Easement
- (2) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (3) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- (4) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.9998892531.
- (5) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (6) 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.
- (7) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
- (8) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- (9) The square footage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this plat. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- (10) 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 of the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and along the rear lot 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.
- (11) All lot corners are Set 5/8" iron rods with cap stamped "E.H.R.A. 713-7884-4500" unless otherwise noted.
- (12) 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 plot and on contiguous rights-of-way of all perimeter roads surrounding said plot, in accordance with A.D.A. Sidewalks may be a minimum of 4 feet in width when placed in front of single family residential lots with approval of the Fort Bend County Engineer.
- (13) This subdivision is in the Katy Independent School District, F.B.C. Municipal Utility District No. 130 and Fort Bend County Taxing Jurisdictions.
- (14) This plat was prepared to meet the City of Houston and Fort Bend County requirements.
- (15) Approval of this plat will expire one year from the City Commissioners' approval, if not recorded in the Plat Records of the County of Fort Bend.
- (16) 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.
- (17) There are no known pipeline easements within the limits of the subdivision.
- (18) Fort Bend County Outdoor Lighting Ordinance: Zone "L3."
- (19) All drainage easements to be kept clear of fences, buildings, 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.
- (20) The minimum slob elevation shall be 126.0 feet. Eighteen inches (18") above the 100-year flood plain elevation and maximum ponding elevation, eighteen inches (18") above natural ground, or twelve inches (18") above the top of curb at the front of the lot, whichever is higher. The top of slob elevation at any point on the perimeter of the slob shall not be less than eighteen (18) inches above natural ground.
- (21) A minimum distance of 10' shall be maintained between residential dwellings.
- (22) This plat was prepared from information furnished by Alamo Title Company, Certificate No. ATCH17065759, dated June 20, 2019.
- (23) BENCHMARK: Harris County Floodplain Reference Mark: RM No. 190065 An Alum Rod stamped 190065 located from the intersection of Katy Flewellen and Green Busch travel southeast on Green Busch approx. 0.75 mile to Buffalo Bayou. Take north Buffalo Bayou easement road to 'T' in Bayou. Stream No. T100-00-00, Key Map No. 484L, in the Barker Reservoir Watershed. Elev=121.87' (NAVD88) 2001 Adjustment (GEOID99)
- (24) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map No. 48157C0040 L dated April 2, 2014, and the Letter of Map Revision (LOMR) Community No. 480228, Case No. 18-06-2562A, dated June 22, 2018 the subject tract appears to be within: (a) Unshaded Zone "X", defined as areas outside the 0.2% annual chance floodplain; (b) Shaded Zone "XZ", defined as areas of 0.2% annual chance flood event; areas of 1% annual chance flood event with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood event; (c) Zone "AE", defined as special flood hazard areas inundated by 1% annual chance flood event with base flood elevations determined.
- (25) 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.
- (26) All lots shall have adequate wastewater collection service.
- (27) Reserve "B" (Block 2) will be owned and maintained by Fort Bend County Municipal Utility District No. 130.

LINE TABLE

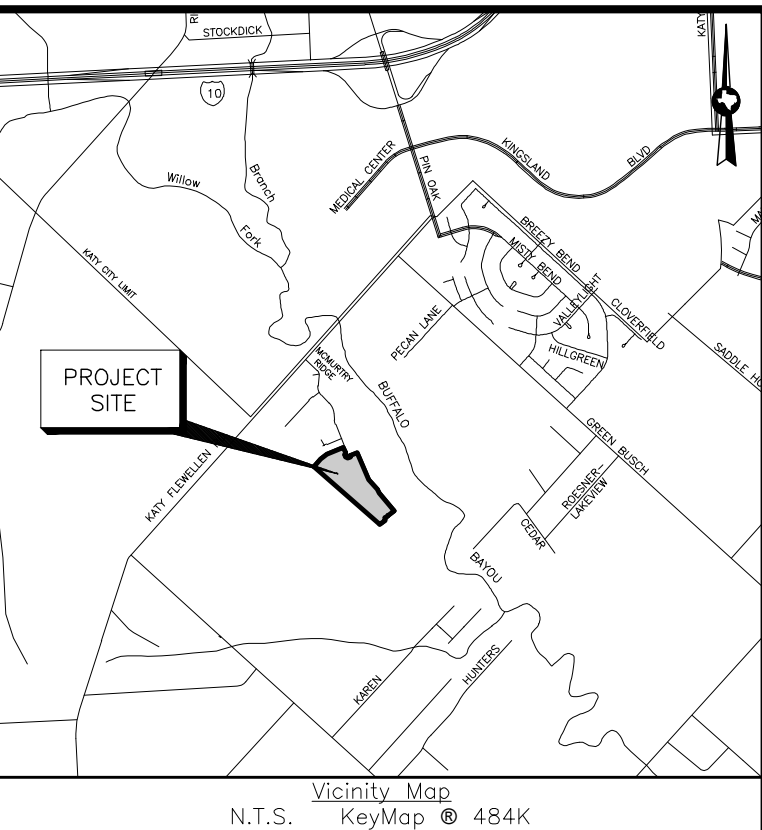
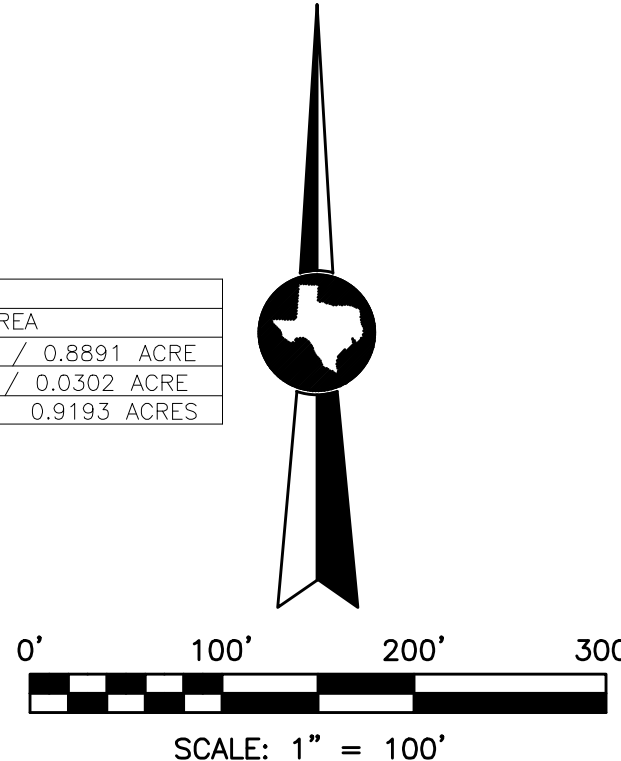
LINE	BEARING	DISTANCE
L1	N05°40'11"E	134.58'
L2	S21°38'09"E	100.00'
L3	S21°38'09"E	50.00'
L4	N68°21'51"E	50.00'
L5	N21°38'09"W	24.68'
L6	N68°21'51"E	134.35'
L7	S25°55'17"E	74.74'
L8	S52°52'46"W	134.88'
L9	N73°59'26"W	6.50'
L10	S00°15'03"E	44.92'
L11	S52°52'46"W	116.13'
L12	N04°03'42"E	5.08'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	S2°21'51"W	35.36'
C2	25.00'	90°00'00"	39.27'	S66°38'09"E	35.36'
C3	50.00'	73°44'23"	64.35'	S52°52'46"W	60.00'
C4	25.00'	95°11'39"	41.54'	S89°31'10"E	36.92'
C5	1025.00'	5°11'59"	32.92'	S44°31'10"E	92.89'
C6	25.00'	29°55'10"	13.05'	S32°09'24"E	12.91'
C7	50.00'	137°28'50"	119.97'	S85°56'14"E	93.19'
C8	0.25'	180°00'00"	0.79'	N90°00'00"E	0.50'
C9	25.00'	29°55'35"	13.06'	N40°11'09"E	12.91'
C10	25.00'	87°37'49"	38.24'	S80°56'09"E	34.62'
C11	25.00'	48°11'23"	21.03'	S1°01'53"E	20.41'
C12	25.00'	276°22'46"	241.19'	N52°52'46"E	66.67'
C13	725.00'	15°29'06"	195.94'	N29°22'42"W	195.34'
C14	775.00'	10°07'32"	136.96'	S26°41'59"E	136.78'
C15	25.00'	87°00'37"	37.97'	S11°44'38"W	34.42'
C16	25.00'	77°38'05"	33.87'	N85°56'01"W	31.34'
C17	975.00'	5°11'39"	88.39'	N44°31'10"W	88.36'
C18	25.00'	97°45'48"	42.66'	N06°57'58"E	37.67'
C19	475.00'	12°31'24"	103.82'	N6°06'09"E	103.62'
C20	525.00'	25°28'50"	233.48'	S55°37'26"W	231.56'
C21	500.00'	25°28'50"	222.36'	N55°37'26"E	220.53'
C22	1000.00'	5°11'39"	90.65'	S44°31'10"E	90.62'
C23	50.00'	77°38'05"	67.75'	S85°56'01"E	62.68'
C24	750.00'	15°29'06"	202.70'	S29°22'42"E	202.08'

RESERVE TABLE

RESERVE	RESTRICTIONS	AREA
A	RECREATION USES	38,729 SQ.FT. / 0.8891 ACRE
B	LANDSCAPE AND OPEN SPACE	1,317 SQ.FT. / 0.0302 ACRE
TOTAL:		0.9193 ACRES



I, J. Stacy Slawinski, P.E., Interim 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 on any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.
Interim Fort Bend County Engineer

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

Vincent M. Morales, Jr. Precinct 1, County Commissioner
W.A. Andy Meyers Precinct 3, County Commissioner
KP George County Judge
Grady Prestage Precinct 2, County Commissioner
Ken DeMerchont Precinct 4, County Commissioner

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 recordation in my office on _____, 2019, at _____ o'clock _____ M. in Plat Number(s) _____ 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, County Clerk
Fort Bend County, Texas

By: _____
Deputy

WILLOW FORK GROVES SEC 2

BEING A SUBDIVISION OF 16.70 ACRES OUT OF THE GEORGE W. CARTWRIGHT SURVEY, A-149, IN FORT BEND COUNTY, TEXAS. (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 130)

52 LOTS 4 BLOCKS 2 RESERVES (0.9193 ACRES)

OWNER

H.T. FLEWELLEN L.P.,
a Texas limited partnership
609 Main Street, Suite 4400
Houston, Texas 77002

AUGUST, 2019



10555 WESTFOLE DRIVE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCENT.COM
TBPE No. F-726
TBPLS No. 10092300

District Names

CAD	----
WCID	----
MUD	F.B.C. M.U.D. #130
LID	----
DID	FORT BEND CO. DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	----
IMPACT FEE AREA	----
CITY OR CITY ETJ	HOUSTON ETJ