

**PLAT RECORDING SHEET**

**PLAT NAME:** Katy Gaston Tract

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 37.93

**LEAGUE:** Walton Hill and Walton Survey

**ABSTRACT NUMBER:** 435

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 129

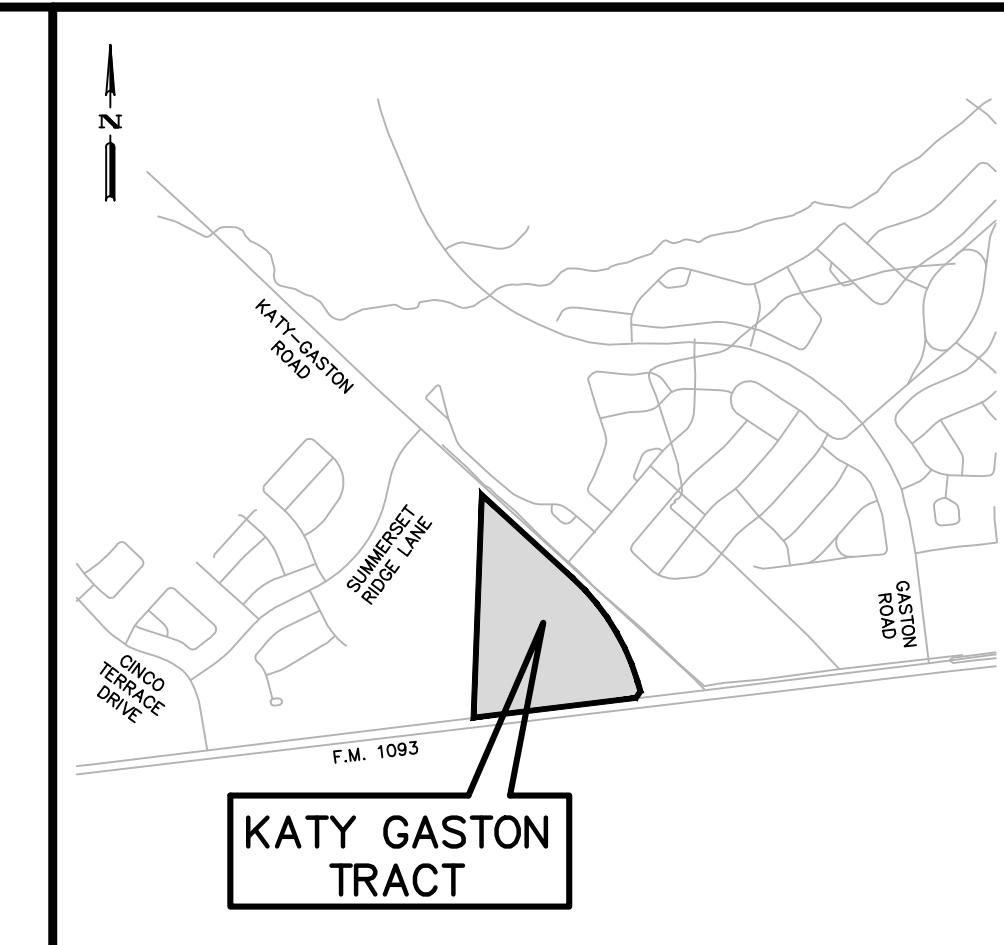
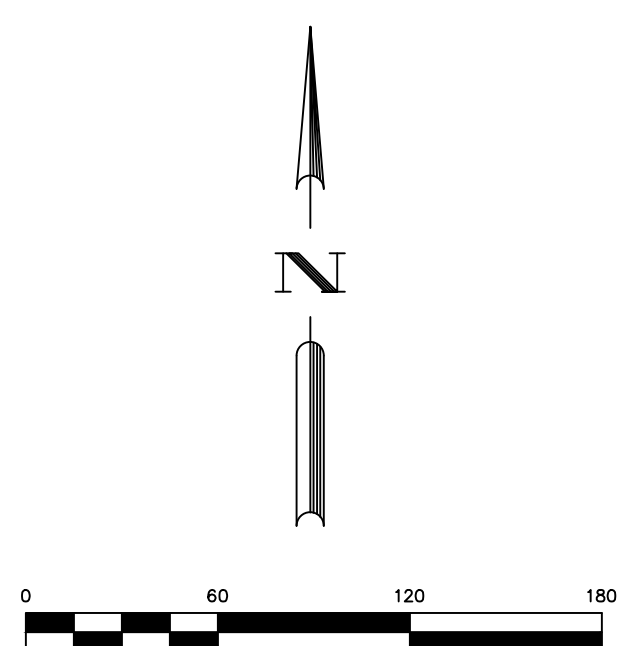
**NUMBER OF RESERVES:** 19

**OWNERS:** Shops at Katy Gaston, LLC, Trendmaker Homes

\_\_\_\_\_  
**(DEPUTY CLERK)**



DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	FORT BEND COUNTY ASSISTANCE DISTRICT NO 10
W. C. I. D.	N/A
M. U. D.	FORT BEND M. U. D. No. 34
L. I. D.	N/A
D. I. D.	N/A
SCHOOL	KATY I. S. D.
FIRE	FIRE DISTRICT NO. 2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY



VICINITY MAP  
N.T.S.  
KEY MAP NO. 524E

- GENERAL NOTES
- "1" Indicates Block Number.
  - "U.E." Indicates Utility Easement.
  - "B.L." Indicates Building Line.
  - "G.B.L." Indicates Garage Building Line.
  - "O.D." Indicated Outside Diameter.
  - "W.L.E." Indicates Water Line Easement.
  - "SAN. S.E." indicates Sanitary Sewer Easement.
  - "STM. S.E." indicates Storm Sewer Easement.
  - "F.B.C.C.F. No." indicates Fort Bend County Clerk's File Number.
  - "F.B.C.P.R." indicates Plat Records of Fort Bend County.
  - "F.B.C.D.R." indicates Deed Records of Fort Bend County.
  - "O.P.R.O.R.P." indicates Official Public Records of Real Property.
  - "PVT." indicates Private.
  - "P.A.E. & P.U.E." indicates Permanent Access Easement and Public Utility Easement.
  - All corners are set 3/4-inch (O.D.) Iron Pipe with cap stamped "BGE INC" unless otherwise noted.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor of 0.9998626816.
  - Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and is referenced to Cinco Ranch Southwest Sec. 41.
  - The property lies in the Unshaded Zone "X" (areas determined to be outside the 500-year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 4815700110L, April 2, 2014.
  - The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
  - Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-ways within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.e
  - This plot is located within Light Zone LZ3.
  - The top of all floor slabs shall be a minimum of 116.90 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.
  - 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.
  - 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 more additional space shall be provided.

- GENERAL NOTES
- 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, in effect at the time this plat was approved, which may be amended from time to time.
  - 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.
  - A minimum distance of 10' shall be maintained between residential dwellings.
  - 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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - All 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
  - 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.
  - All existing pipelines and pipeline easements within the platted boundary have been shown.
  - The drainage/detention basin will be owned and maintained by Fort Bend County Municipal Utility District No. 34.
  - Required per Fort Bend County Regulations of Subdivision, Section 7.3
  - The Planning Commission granted a variance to allow 10'/17' front building lines for single family residential lots on Type I PAEs subject to specific conditions on 02/14/2019. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.
  - This subdivision contains one or more Permanent Access Easements that have not been dedicated to or accepted by the City of Houston or any other local Government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local Governmental agency have any obligation, to maintain or improve any Permanent Access Easements within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

# KATY GASTON TRACT

A SUBDIVISION OF  
37.93 ACRES OF LAND  
LOCATED IN THE  
WALTON HILL AND WALTON SURVEY,  
ABSTRACT NO. 435  
FORT BEND COUNTY, TEXAS

LOTS: 129      RESERVES: 19      BLOCKS: 2  
SCALE: 1"=60'      DATE: JANUARY, 2020

OWNER:  
SHOPS AT KATY GASTON, LLC  
3773 Richmond Ave, Suite 800  
Houston, TX 77046  
281-705-8779

OWNER:  
TRENDMARKER HOMES  
16340 Park Ten Place Suite 250  
Houston, TX 77084  
281-675-3200

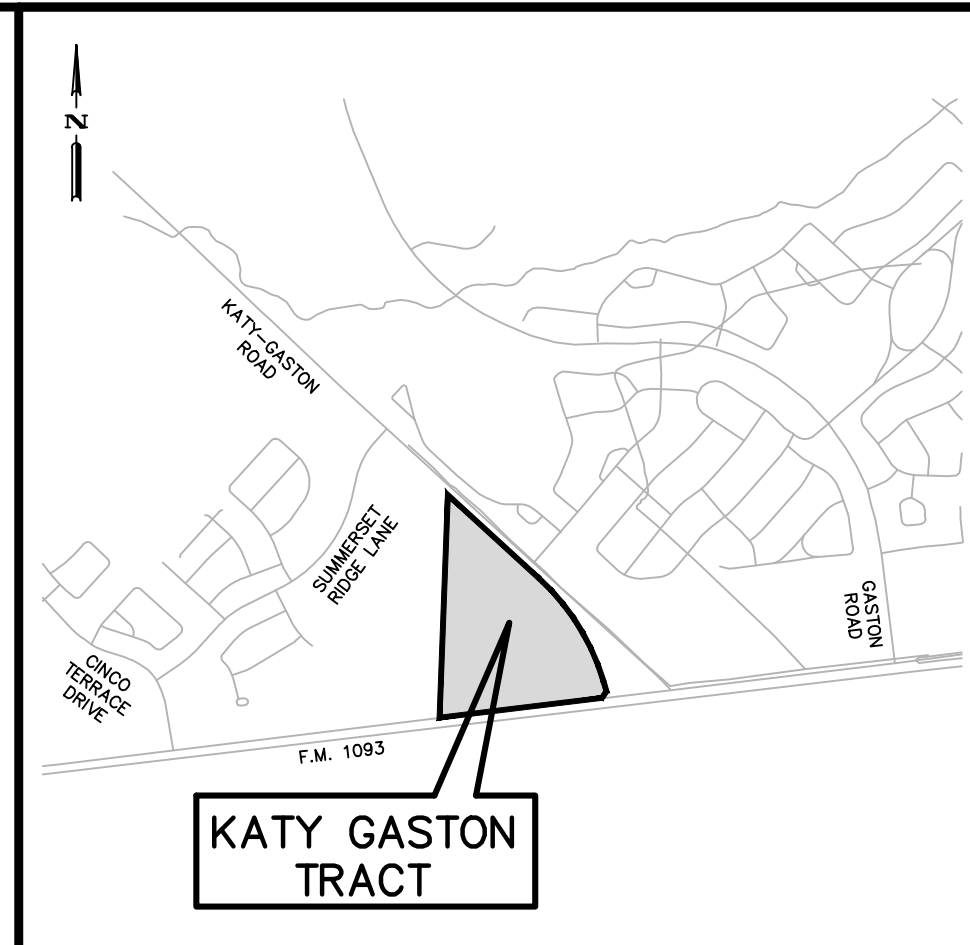


BGE, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

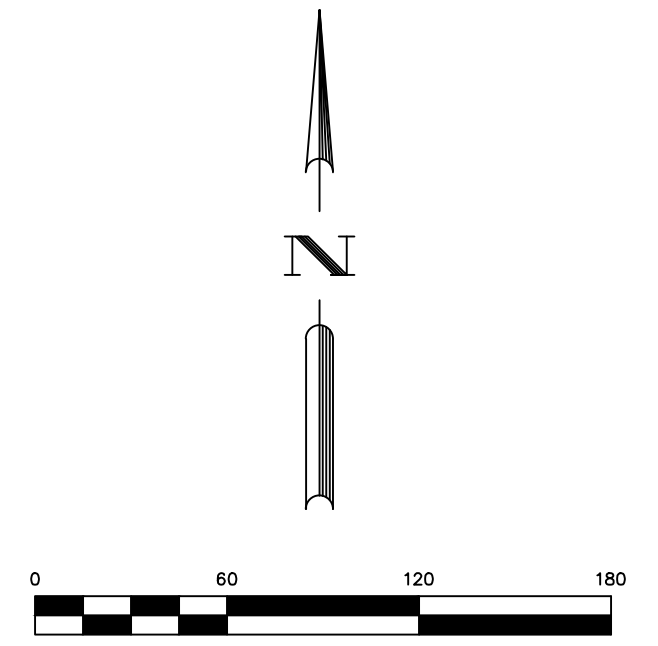
MATCH LINE "A"

MATCH LINE "A"

MATCH LINE "A"



VICINITY MAP  
N.T.S.  
KEY MAP NO. 524E



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RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.3052 AC. / 13,295 S.F.	LANDSCAPE / OPEN SPACE
B	0.2256 AC. / 9,827 S.F.	LANDSCAPE / OPEN SPACE
C	5.01 AC. / 218,102 S.F.	UNRESTRICTED
D	7.92 AC. / 345,047 S.F.	LAKE/ DETENTION
E	0.0559 AC. / 2,436 S.F.	LANDSCAPE / OPEN SPACE / DRAINAGE
F	1.2386 AC. / 53,952 S.F.	LANDSCAPE / OPEN SPACE
G	0.025 AC. / 1,089 S.F.	PARKING

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
H	0.0132 AC. / 557 S.F.	PARKING
I	0.0304 AC. / 1,325 S.F.	LANDSCAPE/ OPEN SPACE
J	0.1081 AC. / 4,707 S.F.	LANDSCAPE/ OPEN SPACE
K	0.0180 AC. / 782 S.F.	LANDSCAPE/ OPEN SPACE
L	0.3104 AC. / 13,523 S.F.	COMPENSATING OPEN SPACE
M	0.0166 AC. / 723 S.F.	PARKING
N	0.0720 AC. / 3,135 S.F.	LANDSCAPE/ OPEN SPACE

RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
O	0.0133 AC. / 579 S.F.	PARKING
P	0.0168 AC. / 732 S.F.	PARKING
Q	0.0756 AC. / 3,295 S.F.	LANDSCAPE/ OPEN SPACE
R	0.0107 AC. / 468 S.F.	PARKING
S	0.0107 AC. / 468 S.F.	PARKING

F.M.1093  
(WIDTH VARIES)  
VOL. 285, PG. 260, VOL. 285, PG. 284  
VOL. 285, PG. 287, VOL. 285, PG. 292  
F.B.C.C.F. NO. 2017031547

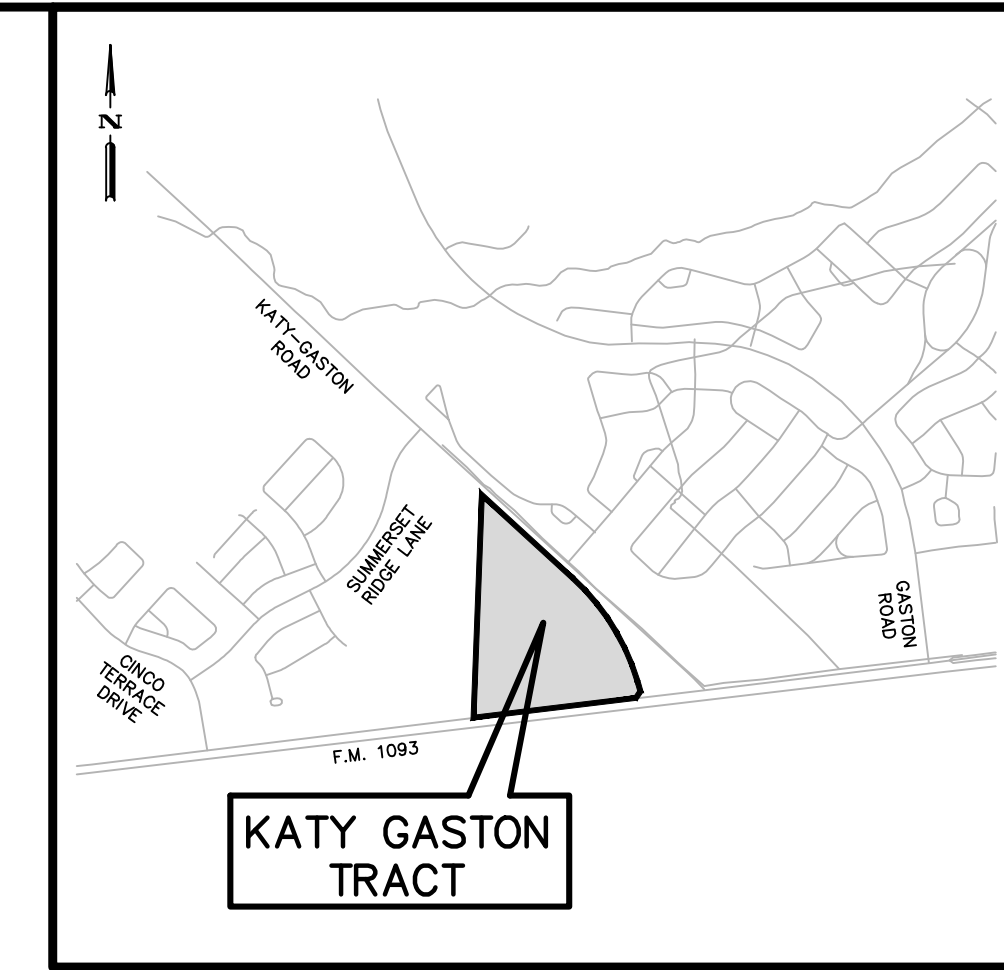
CALLED 0.133 ACRES  
TANQUREEN, L.L.D.  
F.B.C.C.F. NO. 2016016014

CALLED 71.720 ACRES  
TAMER, L.L.C.  
F.B.C.C.F. NO. 2017100346

CALLED 73.742 ACRES  
L.O.B. LIMITED PARTNERSHIP  
F.B.C.C.F. NO. 2007114627

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1950.01'	311°3'11"	1062.54'	S 31°58'38" E	1049.44'
C2	350.00'	36°43'57"	224.39'	N 60°46'11" E	220.56'
C3	1800.00'	9°32'59"	300.01'	N 83°54'39" E	299.67'
C4	50.00'	93°25'24"	81.53'	S 44°36'09" E	72.79'
C5	600.00'	11°29'53"	120.41'	S 3°38'24" E	120.21'
C6	38.50'	133°56'35"	90.00'	S 69°04'51" W	70.86'
C7	38.50'	88°20'55"	59.37'	N 01°3'35" E	53.66'
C8	150.00'	43°42'39"	114.44'	N 66°15'23" E	111.68'
C9	350.00'	5°11'51"	31.75'	N 46°09'21" W	31.74'
C10	500.00'	7°13'06"	62.99'	N 39°56'53" W	62.95'
C11	100.00'	95°46'31"	167.16'	N 11°32'56" E	148.37'
C12	600.00'	23°35'24"	247.03'	N 71°13'53" E	245.29'
C13	1500.00'	6°01'34"	157.76'	N 86°02'22" E	157.69'
C14	50.00'	86°56'36"	75.87'	S 45°34'51" W	68.80'
C15	50.00'	92°42'36"	80.90'	S 44°14'45" E	72.36'
C16	1200.00'	6°22'22"	133.47'	N 86°12'46" E	133.40'
C17	50.00'	106°28'43"	92.92'	N 29°47'14" E	80.11'
C18	900.00'	19°19'32"	303.56'	N 33°06'54" W	302.13'
C19	35.00'	90°37'04"	55.36'	S 87°42'45" W	49.76'
C20	50.00'	48°11'22"	42.05'	S 66°29'55" W	40.82'
C21	25.00'	48°11'23"	21.03'	S 66°29'54" W	20.41'
C22	25.00'	85°57'39"	37.51'	S 0°34'37" E	34.09'
C23	525.00'	7°13'06"	66.14'	S 39°56'53" E	66.10'
C24	125.00'	62°35'54"	136.57'	S 5°02'22" E	129.88'
C25	25.00'	66°36'49"	29.07'	S 7°02'50" E	27.46'
C26	925.00'	16°34'06"	267.48'	S 32°04'11" E	266.55'
C27	25.00'	41°16'22"	18.01'	S 44°25'19" E	17.62'
C28	50.00'	169°07'27"	147.59'	S 19°30'14" W	99.55'
C29	25.00'	21°02'22"	9.18'	N 86°27'14" W	9.13'
C30	1225.00'	6°24'35"	137.04'	S 86°13'53" W	136.97'
C31	25.00'	24°12'58"	10.57'	S 77°19'42" W	10.49'
C32	50.00'	137°55'42"	120.37'	N 45°48'56" W	93.34'
C33	25.00'	21°02'22"	9.18'	N 12°37'44" E	9.13'
C34	25.00'	21°02'22"	9.18'	N 8°24'38" W	9.13'
C35	50.00'	133°23'56"	116.41'	N 47°46'09" E	91.84'
C36	25.00'	25°34'09"	11.16'	S 78°18'57" E	11.06'
C37	1475.00'	5°52'23"	151.19'	N 85°57'47" E	151.13'
C38	575.00'	23°35'24"	236.74'	N 71°13'53" E	236.07'
C39	75.00'	95°46'31"	125.37'	N 11°32'56" E	111.27'
C40	475.00'	7°13'06"	59.84'	N 39°56'53" W	59.80'
C41	25.00'	78°48'16"	34.38'	N 82°57'34" W	31.74'
C42	375.00'	21°29'52"	140.70'	S 68°23'14" W	139.88'
C43	1825.00'	9°34'43"	305.10'	S 83°55'31" W	304.75'
C44	25.00'	24°27'24"	10.67'	S 76°29'11" W	10.59'
C45	50.00'	138°53'26"	121.20'	N 46°17'48" W	93.63'
C46	25.00'	21°02'22"	9.18'	N 12°37'44" E	9.13'
C47	25.00'	21°02'22"	9.18'	N 8°24'38" W	9.13'
C48	50.00'	26°22'41"	233.40'	S 65°11'59" E	72.26'
C49	25.00'	66°25'19"	28.98'	S 35°19'12" W	27.39'
C50	25.00'	93°25'24"	40.76'	S 44°36'09" E	36.40'
C51	1775.00'	5°25'40"	168.15'	N 85°58'19" E	168.09'
C52	25.00'	88°05'48"	38.44'	N 39°12'35" E	34.76'
C53	625.00'	6°56'52"	75.79'	N 121°53" W	75.74'
C54	25.00'	21°02'22"	9.18'	N 8°24'38" W	9.13'
C55	50.00'	154°58'57"	135.25'	N 58°33'39" E	97.63'
C56	50.00'	111°37'37"	97.41'	S 11°51'57" W	82.72'
C57	25.00'	18°29'40"	8.07'	S 58°25'55" W	8.03'
C58	175.00'	25°19'47"	77.37'	S 61°50'58" W	76.74'
C59	25.00'	72°24'19"	31.59'	S 38°18'42" W	29.53'
C60	575.00'	6°18'08"	63.25'	S 1°02'31" E	63.22'
C61	25.00'	95°49'51"	41.81'	S 52°06'31" E	37.11'
C62	1775.00'	0°50'24"	26.02'	N 79°33'22" E	26.02'
C63	325.00'	37°18'24"	211.61'	N 60°28'58" E	207.90'
C64	25.00'	47°36'00"	20.77'	N 18°01'46" E	20.18'
C65	50.00'	48°10'29"	42.04'	N 18°19'00" E	40.81'
C66	35.00'	90°00'00"	54.98'	N 2°35'47" W	49.50'
C67	25.00'	79°21'47"	34.63'	N 79°32'19" W	31.93'
C68	875.00'	16°24'18"	250.53'	N 31°39'17" W	249.67'
C69	25.00'	106°28'43"	46.46'	N 29°47'14" E	40.06'
C70	1175.00'	6°22'22"	130.69'	N 86°12'46" E	130.62'
C71	25.00'	92°42'36"	40.45'	S 44°14'45" E	36.18'
C72	25.00'	86°56'36"	37.94'	S 45°34'51" W	34.40'
C73	1525.00'	6°01'34"	160.39'	S 86°02'22" W	160.32'
C74	625.00'	22°14'48"	242.67'	S 71°54'11" W	241.15'
C75	1700.01'	17°08'28"	508.59'	N 31°34'08" W	506.70'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S33°54'09"W	67.49'
L2	S43°53'57"W	4.98'
L3	S87°53'27"E	20.00'
L4	N24°43'09"W	2.49'
L5	S43°56'52"E	46.56'
L6	S80°01'37"E	15.58'
L7	N42°13'21"W	7.07'
L8	S44°21'10"W	5.38'
L9	N68°12'47"W	12.35'
L10	S85°33'17"E	11.00'
L11	S86°37'08"E	10.00'
L12	N3°22'32"E	14.62'
L13	S89°43'49"E	24.83'
L14	N36°44'29"W	16.22'
L15	N38°49'46"W	9.73'
L16	N4°19'44"E	12.38'
L17	N80°12'20"E	20.51'
L18	S5°03'32"E	5.86'
L19	N53°03'31"E	14.35'
L20	N75°59'46"E	14.61'
L21	N61°15'55"W	20.00'
L22	N25°36'05"E	25.00'
L23	N87°53'27"W	10.00'
L24	S32°39'42"W	42.75'



VICINITY MAP  
N.T.S.  
KEY MAP NO. 524E

COMPENSATING OPEN SPACE TABLE – SUBURBAN AREA

TOTAL NUMBER OF LOTS (LESS THAN 5,000 S.F.):			46
BLOCK NUMBER	LOT NUMBER	LOT AREA	
1	42	4,682 S.F.	
1	43	4,767 S.F.	
1	44	4,418 S.F.	
1	45	4,375 S.F.	
1	46	4,357 S.F.	
1	47	4,356 S.F.	
1	48	4,387 S.F.	
1	49	4,411 S.F.	
1	50	4,366 S.F.	
1	51	4,283 S.F.	
1	55	4,400 S.F.	
1	56	4,400 S.F.	
1	57	4,400 S.F.	
1	58	4,400 S.F.	
1	59	4,400 S.F.	
1	60	4,400 S.F.	
1	61	4,400 S.F.	
1	62	4,400 S.F.	
1	63	4,400 S.F.	
1	64	4,400 S.F.	
1	65	4,400 S.F.	
1	66	4,400 S.F.	
1	67	4,400 S.F.	
1	68	4,400 S.F.	
1	73	4,968 S.F.	
1	74	4,456 S.F.	
1	75	4,200 S.F.	
1	76	4,200 S.F.	
1	77	4,200 S.F.	
1	78	4,200 S.F.	
1	79	4,200 S.F.	
1	80	4,200 S.F.	
1	81	4,200 S.F.	
1	82	4,200 S.F.	
1	83	4,200 S.F.	
1	84	4,230 S.F.	
1	85	4,289 S.F.	
1	87	4,498 S.F.	
1	88	4,274 S.F.	
1	89	4,200 S.F.	
1	90	4,200 S.F.	
1	91	4,200 S.F.	
1	92	4,200 S.F.	
1	93	4,200 S.F.	
1	94	4,200 S.F.	
1	105	4,991 S.F.	

TOTAL AREA OF LOTS (LESS THAN 5,000 S.F.):	200,708 S.F.
AVERAGE LOT SIZE:	4,363 S.F.
COMPENSATING OPEN SPACE REQUIRED PER LOT	200 S.F.
COMPENSATING OPEN SPACE REQUIRED:	9,200 S.F.
COMPENSATING OPEN SPACE PROVIDED:	13,523 S.F.

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Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00

We, Shops at Katy Gaston, LLC, acting by and through Sanford P. Aron, President and Stephen J. Pheigaru, Vice President, and Trendmaker Homes, Inc., a Texas corporation, acting by and through Joe Mandola, President and Collins Pier, Vice President Acquisitions and Development, owners hereinafter referred to as Owners of the 37.93 acre tract described in the above and foregoing map of KATY GASTON TRACT, do hereby take 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 of 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.) and indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally 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 files separately.

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 feet (20') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in the said plat, as easements for the 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 abutting property shall not be permitted to drain directly in this easement except by means of approved drainage structure.

FURTHER, we do hereby acknowledge the receipt of the "Order for Regulation of Outdoor Lighting in the Unincorporated Area 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 do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

IN TESTIMONY WHEREOF, the Shops at Katy Gaston, LLC has caused these presents to be signed by Sanford P. Aron, President and Stephen J. Pheigaru, Vice President, thereunto authorized,

this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

Shops at Katy Gaston, LLC

By: Sanford P. Aron, President

By: Stephen J. Pheigaru, Vice-President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared Stephen J. Pheigaru, Vice-President and Sanford P. Aron, President known to me to be the persons whose names are 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 \_\_\_\_\_, 2020.

Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, the Trendmaker Homes, Inc., a Texas corporation has caused these presents to be signed by Joe Mandola, President and Collins Pier, Vice President Acquisitions and Development, thereunto authorized,

this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

Trendmaker Homes, Inc. a Texas corporation

By: Joe Mandola, President

By: Collins Pier, Vice President Acquisitions and Development

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared Collins Pier, Vice President Acquisitions and Development and Joe Mandola, President known to me to be the persons whose names are 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 \_\_\_\_\_, 2020.

Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Texas  
Commission Expires: \_\_\_\_\_

I, Chris Jordan, 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.

Chris Jordan, R.P.L.S.  
Texas Registration No. 6750

I, Ryan W. Lesikar, P.E., 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.

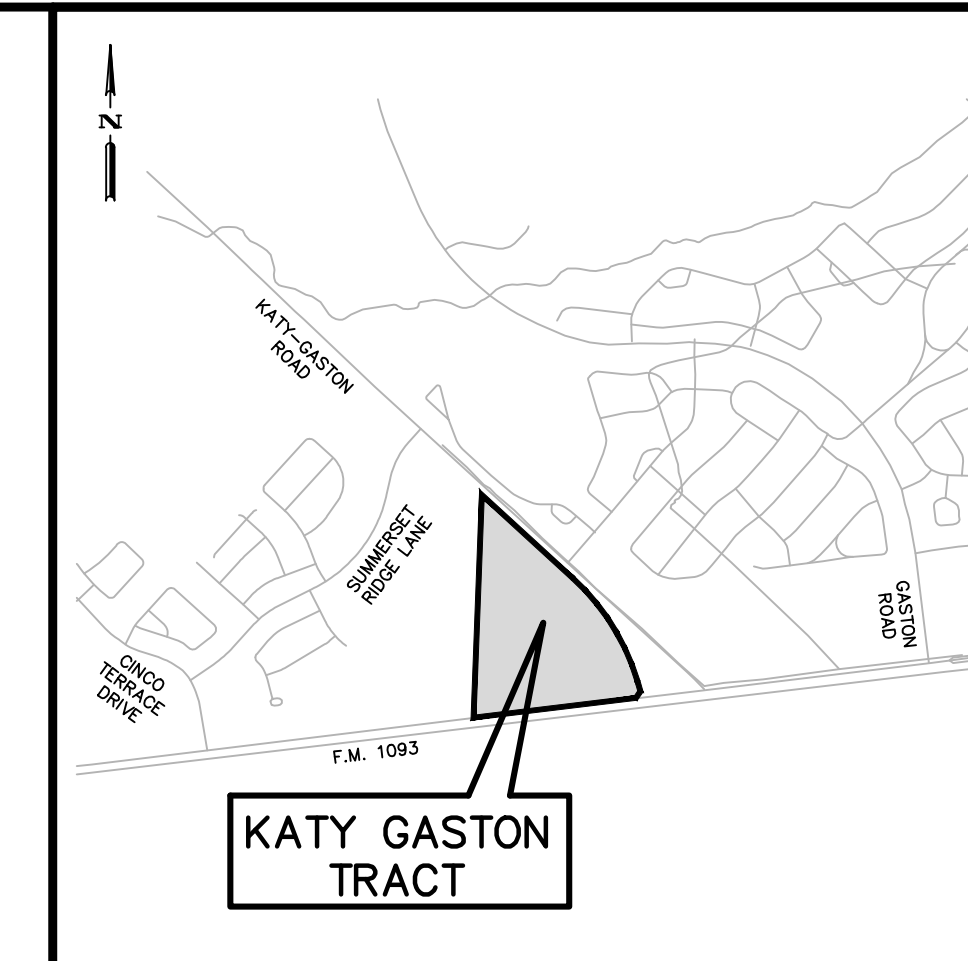
Ryan W. Lesikar, P.E.  
Texas Registration No. 129793  
BGE, Inc.  
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of KATY GASTON TRACT 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 \_\_\_\_\_, 2020,

By: Martha L. Stein OR M. Sonny Garza, Vice Chair

By: Margaret Wallace Brown, AICP, CNU-A Secretary



VICINITY MAP  
N.T.S.  
KEY MAP NO. 524E

I, J. Stacy Slawinski, 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 of subdivision within the watershed.

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

Approved by the Commissioners Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Vincent M. Morales, Jr.  
Precinct 1, County Commissioner

Grady Prestage  
Precinct 2, County Commissioner

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

Ken R. DeMerchant  
Precinct 4, County Commissioner

KP George  
County Judge

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 \_\_\_\_\_, 2020, 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  
County Clerk  
Fort Bend County, Texas

By: Deputy

KATY GASTON TRACT

A SUBDIVISION OF  
37.93 ACRES OF LAND  
LOCATED IN THE  
WALTON HILL AND WALTON SURVEY,  
ABSTRACT NO. 435  
FORT BEND COUNTY, TEXAS

LOTS: 129 RESERVES: 19 BLOCKS: 2  
SCALE: 1"=60' DATE: JANUARY, 2020

OWNER: SHOPS AT KATY GASTON, LLC  
3773 Richmond Ave, Suite 800  
Houston, TX 77046  
281-705-8779

OWNER: TRENDMAKER HOMES  
16340 Park Ten Place Suite 250  
Houston, TX 77084  
281-675-3200



BGE, Inc.  
10777 Westheimer, Suite 400, Houston, TX 77042  
Tel: 281-558-8700 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 101065-00