

**PLAT RECORDING SHEET**

**PLAT NAME:** Parkway Market

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

**ACREAGE:** 5.563

**LEAGUE:** I.&G.N.R.R. Co. Survey

**ABSTRACT NUMBER:** 265

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 3

**OWNERS:** Katy Parkway Market, LLC

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

STATE OF TEXAS  
COUNTY OF FORT BEND

I, Lester Jones, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.



A. Lester Jones, P.E.  
Texas Registration No. 102152  
A.J. Lindsey, LLC  
5629 FM 1980 Rd W  
Houston, TX 77068  
Texas Firm Registration No. F-11526

We, Katy Parkway Market, LLC, acting by and through Satya Guduru, owner, hereinafter referred to as Owners of the 5.563 acre tract described in the above and foregoing plat of PARKWAY MARKET, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 an additional 11 feet six inches for ten feet perimeter ground easements; five feet six inches for 16 feet perimeter ground easements; or seven feet six inches for 14 feet perimeter ground easements, from a plane 16 feet 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 the aerial easement totals 21 feet six inches 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 for ten feet back-to-back ground easements; seven feet for 16 feet back-to-back ground easements; or nine feet for 14 feet back-to-back ground easements, from a plane 16 feet 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 30 feet 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 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, 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 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, the Katy Parkway Market, LLC, has caused these presents to be signed by Satya Guduru hereunto authorized,

this 28 day of OCTOBER, 2019.

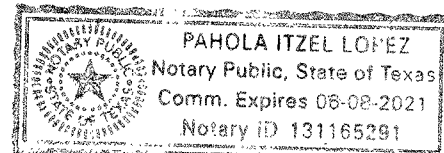
By: Katy Parkway Market, LLC

Satya Guduru  
Satya Guduru

STATE OF TEXAS  
COUNTY OF FORT BEND

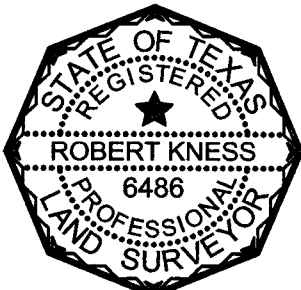
Before me, the undersigned authority, on this day personally appeared Satya Guduru of Katy Parkway Market, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28 day of October, 2019.



Paola Itzel Lopez  
Notary Public in and for the State of Texas  
Comm. Expires 06-09-2021  
Notary ID: 131165291  
My Commission Expires: 06-09-21

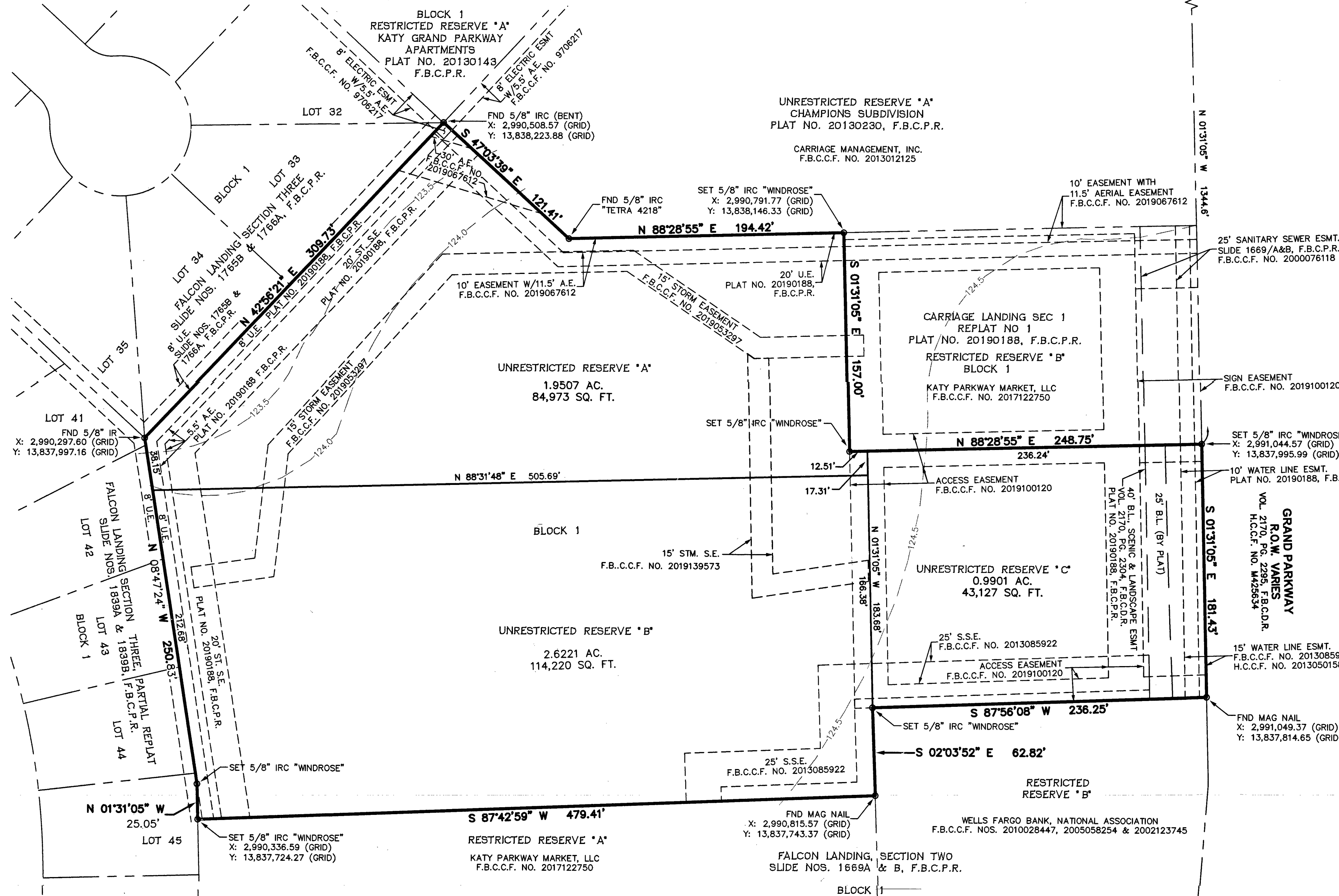
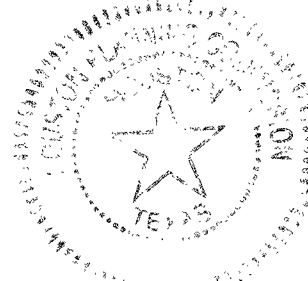
I, Robert Kness, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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.



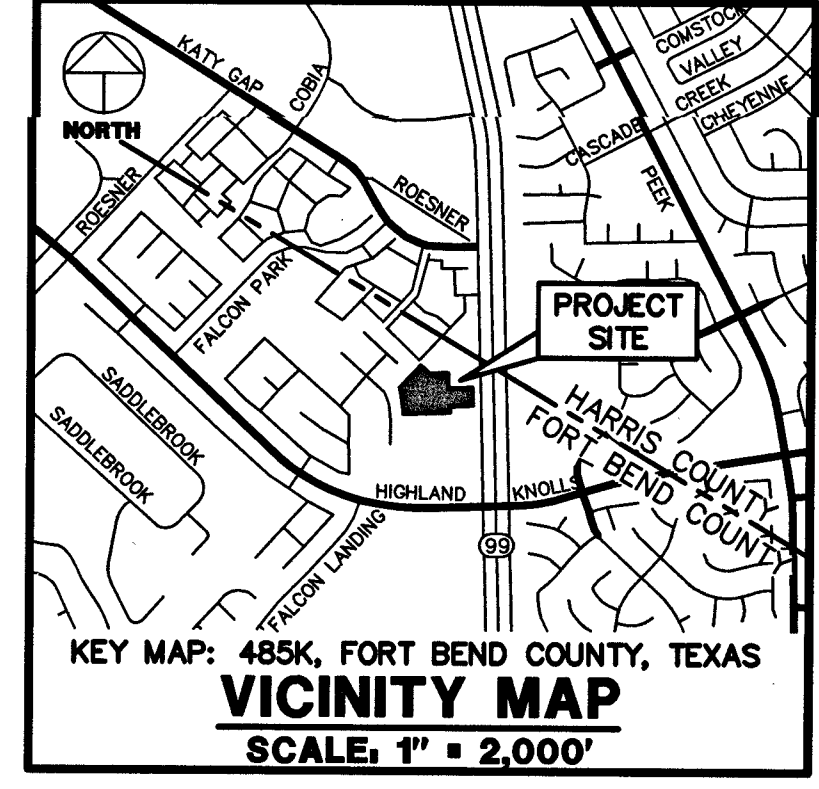
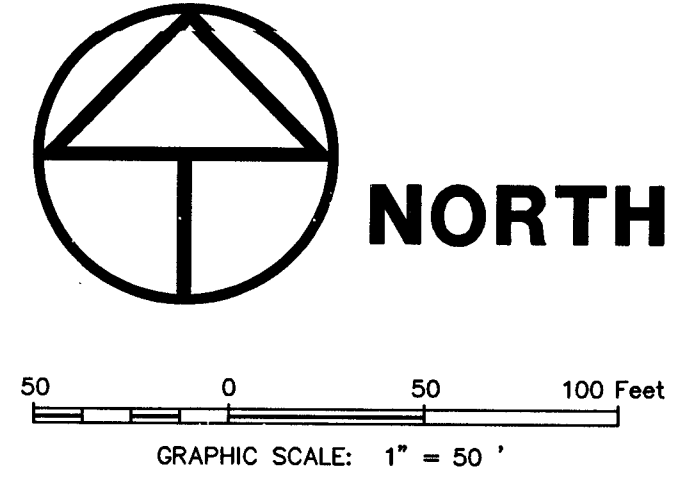
ROBERT KNESS  
Registered Professional Land Surveyor  
Texas Registration No. 6486

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PARKWAY MARKET 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 31 day of DECEMBER, 2019.

By: Martha L. Stein or M. Sonny Garza  
Chair Vice Chairman  
By: Margaret Wallace Brown, AICP, GNU-A  
Secretary



KATY GAP ROAD  
100' R.O.W.  
PLAT NO. 536177, H.C.M.R.



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, P.E.  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this the \_\_\_ day of \_\_\_\_\_, 20\_\_.

Vincent M. Morales, Jr. Commissioner, Precinct 1  
Grady Prestage Commissioner, Precinct 2

KP George County Judge

W. A. "Andy" Meyers Commissioner, Precinct 3  
Ken DeMerchant Commissioner, Precinct 4

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 recording in my office on \_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_ o'clock \_\_\_ m., and duly recorded on \_\_\_ day of \_\_\_\_\_, 20\_\_ in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said county.

Laura Richard  
Clerk of the County Court  
of Fort Bend County, Texas

By: \_\_\_\_\_ Deputy

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 0.9998899025.
- 3. SUBJECT TO SECTION 7 (GREENSPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATIONS OF SUBDIVISIONS.
- 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 481570045L REVISED/DATED APRIL 02, 2014, THE SUBJECT TRACT APPEARS TO BE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 5. ALL PIPELINE EASEMENTS WITHIN THE SUBJECT PROPERTY ARE SHOWN HERON, BASED ON THE TITLE RESEARCH PROVIDED IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, FILE NO. 2018037772, DATED MAY 5, 2018.
- 6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.
- 7. 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.
- 8. THE TOP OF ALL FLOOR SLAB ELEVATIONS SHALL BE A MINIMUM OF 126.00 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. ANY FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12 INCHES ABOVE THE MAXIMUM ANTICIPATED FLOODING OR SHEET FLOW ELEVATION FOR THE SITE.
- 9. THE BUILDING LINE REQUIREMENTS BY CHAPTER 42 ARE MINIMUM STANDARDS. WHERE DEED RESTRICTIONS PROVIDE FOR A GREATER BUILDING SETBACK, THE DEED RESTRICTIONS SHALL CONTROL OVER THE PROVISIONS OF THIS SECTION.
- 10. 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.
- 11. ALL PROPERTY TO DRAIN INTO A DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 12. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE LZ3.
- 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. 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. 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.
- 16. THE PLANNING COMMISSION GRANTED A VARIANCE TO ALLOW THE PROPOSED RESERVES TO HAVE FRONTAGE AND ACCESS VIA AN ACCESS EASEMENT INSTEAD OF THE REQUIRED PUBLIC STREET SUBJECT TO SPECIFIC CONDITIONS ON 10/03/2019. THE VARIANCE APPROVAL WAS CONTINGENT ON THE PROPOSED LAND USE. ANY CHANGE OF LAND USE WOULD MAKE THE VARIANCE APPROVAL INVALID AND MAY REQUIRE A REPLAT.
- 17. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS SHALL OBTAIN OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 18. CONTOURS SHOWN HEREON ARE BASED ON CARRIAGE LANDING SEC 1 REPLAT NO. 1, AS RECORDED UNDER PLAT NO. 20190188, F.B.C.P.R.

ABBREVIATIONS

- FND - FOUND
- F.C. - FILM CODE
- H.C.C.F. - HARRIS COUNTY CLERKS FILE
- H.C.D.R. - HARRIS COUNTY DEED RECORDS
- H.C.M.R. - HARRIS COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- A.E. - AERIAL EASEMENT
- B.L. - BUILDING LINE
- S.S.E. - SANITARY SEWER EASEMENT
- ST.S.E. - STORM SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- W.L.E. - WATER LINE EASEMENT
- Ⓢ - SET CAPPED 5/8" IR "WINDROSE"

PARKWAY MARKET

A SUBDIVISION OF  
5.563 AC. / 242,321 SQ. FT.  
BEING A PARTIAL REPLAT OF RESTRICTED RESERVE "A"  
CARRIAGE LANDING SEC 1 REPLAT NO 1  
PLAT NO. 20190188, F.B.C.P.R.  
SITUATED IN THE I. & G.N. R.R. CO. SURVEY, A-265  
FORT BEND COUNTY, TEXAS

1 BLOCK 3 RESERVES 0 LOTS  
JANUARY 2020  
REASON FOR REPLAT: TO CREATE THREE (3) UNRESTRICTED RESERVES

Owner  
Katy Parkway Market, LLC  
9219 Silverton Lane  
Houston, TX 77070

Surveyor  
WINDROSE  
LAND SURVEYING I PLATTING

11111 RICHMOND AVE., SUITE 150 I HOUSTON, TX 77082 I 713.458.2281  
FIRM REGISTRATION NO. 10108000 I WINDROSERVICES.COM

Z:\5521-KATY PARKWAY MARKET\PLAT\KATY PARKWAY MARKET-5521-20191025.DWG - CSPIN02A - 10/28/19