

PLAT RECORDING SHEET

PLAT NAME: Grand Parkway Phase 2 Replat No. 1

PLAT NO: _____

ACREAGE: 7.6340

LEAGUE: Thomas Hobermaker Survey

ABSTRACT NUMBER: 190

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Grand Parkway Shopping Center, Ltd., a Texas Limited Partnership

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, GRAND PARKWAY SHOPPING CENTER, LTD., a Texas limited partnership, acting by and through S. Jay Williams, Managing Member of its general partner GPSC-LLP, LLC, a Texas limited liability company, owner hereinafter referred to as Owners of the 7.6340 acre tract described in the above and foregoing plat of GRAND PARKWAY PHASE 2 REPLAT NO 1, 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 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; seven feet for 16 feet back-to-back 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 bays, creeks, gulches, 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.

FURTHER, Owners hereby certify that this report does not attempt to alter, amend, or remove any covenants or restrictions; we 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, GRAND PARKWAY SHOPPING CENTER, LTD., a Texas limited partnership, has caused these presents to be signed by S. Jay Williams, Managing Member, of GPSC-LLP, LLC, a Texas limited liability company, its general partner, hereunto authorized, attested, this 12th day of March, 2022.


By: GRAND PARKWAY SHOPPING CENTER, LTD., a Texas limited partnership
By: GPSC-LLP, LLC, a Texas limited liability company


S. Jay Williams, Managing Member

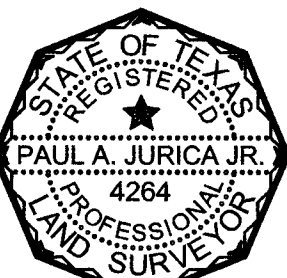
STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared S. Jay Williams, 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 12th day of March, 2022.


Notary Public in and for the State of Texas
04/04/2020
My Commission Expires:

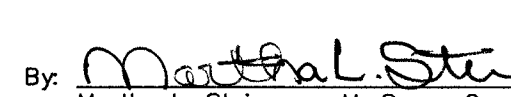
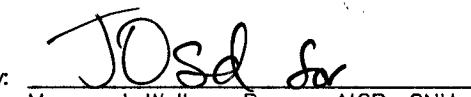
I, Paul A. Jurica Jr., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pins or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

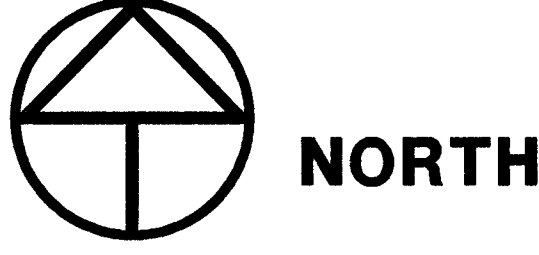
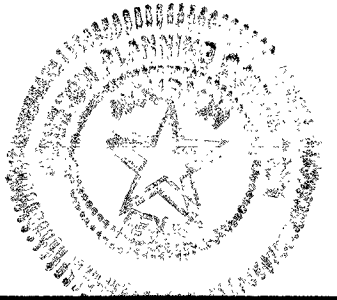


3-11-2020


PAUL A. JURICA JR.
Registered Professional Land Surveyor
Texas Registration No. 4224

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of GRAND PARKWAY PHASE 2 REPLAT NO 1 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 March, 2020.

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



ABBREVIATIONS

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

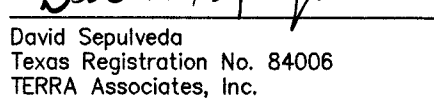
DETENTION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°31'56" W	14.09'
L2	S 46°17'25" E	10.93'
L3	N 43°42'35" E	28.55'
L4	N 07°28'03" E	32.78'
L5	N 28°49'08" W	39.58'
L6	N 77°04'23" W	40.21'
L7	S 28°49'08" E	56.52'
L8	S 07°28'03" W	18.95'
L9	S 46°28'04" E	15.59'

GENERAL NOTES

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- 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: 0.999854596.
- All of the property located in this plat is within Fort Bend County, the City of Houston's Extraterritorial Jurisdiction, Katy Independent School District, Grand Lakes MUD 2, Grand Lakes WCD, 5th Street Water Supply Corporation, and Fort Bend County Water Control Improvement District No. 2.
- According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map no. 48157C010L revised/dated April 2, 2014, the subject tract appears to lie 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.
- All pipeline easements within the subject property are shown hereon, based on the title research provided in the city planning letter prepared by Charter Title Company, File No. 2018-0378, dated Jan. 23, 2020.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual.
- 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.
- The top of all floor slab elevations shall be a minimum of 108.5 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 ponding or street flow elevation for the site.
- 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.
- All property to drain into a drainage easement only through an approved drainage structure.
- This plat lies wholly within Fort Bend County Lighting Zone LZ3.
- 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.
- Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
- Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are evidence 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.
- 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.
- 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.
- Terms, conditions and stipulations contained in that certain Reciprocal Access and Restriction Agreement executed by and between Grand Parkway Shopping Center, Ltd., and HD Development Properties, LP, as recorded under Fort Bend County Clerk's File No. 2007050961.
- Terms, conditions and stipulations contained in that certain Declaration of Reciprocal Access as recorded under Fort Bend County Clerk's File No. 2008129558.
- Terms, conditions and stipulations contained in that certain Declaration of Reciprocal Access as recorded under Fort Bend County Clerk's File No. 2008089702.
- Planning Commission granted a variance to allow an unrestricted reserve to have frontage and access via an access easement instead of a public street.

I, David Sepulveda, 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.




David Sepulveda
Texas Registration No. 84006
TERIA Associates, Inc.
1445 North Loop West, Suite 450
Houston, Texas 77006
Texas Firm Registration No. F-003832

GENERAL NOTES CONTINUED

- This subdivision is adjacent to Barker reservoir emergency overflow spillway and is subject to extended inundation under the management of the U.S. Army Corps of Engineers.
- The Detention facility located in the 2,563 sq. ft. drainage easement dedicated by this plat shall be maintained by the property owner of Unrestricted Reserve "B".

BENCHMARK PUBLISHED ELEVATION - 108.54

HARRIS COUNTY FLOODPLAIN REFERENCE MARKS NO. 190035 BEING A BRASS DISC STAMPED "190035" LOCATED ON THE EAST R.O.W. LINE OF GRAND PARKWAY 89 APPROXIMATELY 0.7 MILE NORTH FROM FRY ROAD, ON THE CENTER LINE OF A BRIDGE OVER UPPER BUFFALO BAYOU. (NAD83, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" ELEVATION - 106.65

BEING A CUT BOX SET ON TOP OF A CONCRETE CURB APPROXIMATELY 28 FEET SOUTH FROM THE WEST CORNER OF THE SUBJECT TRACT. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" ELEVATION - 107.50

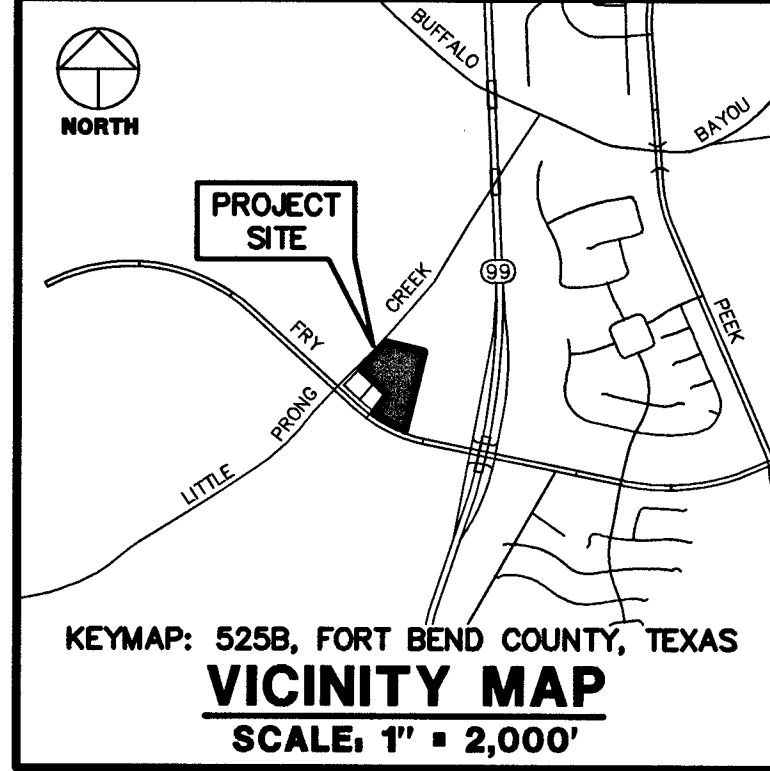
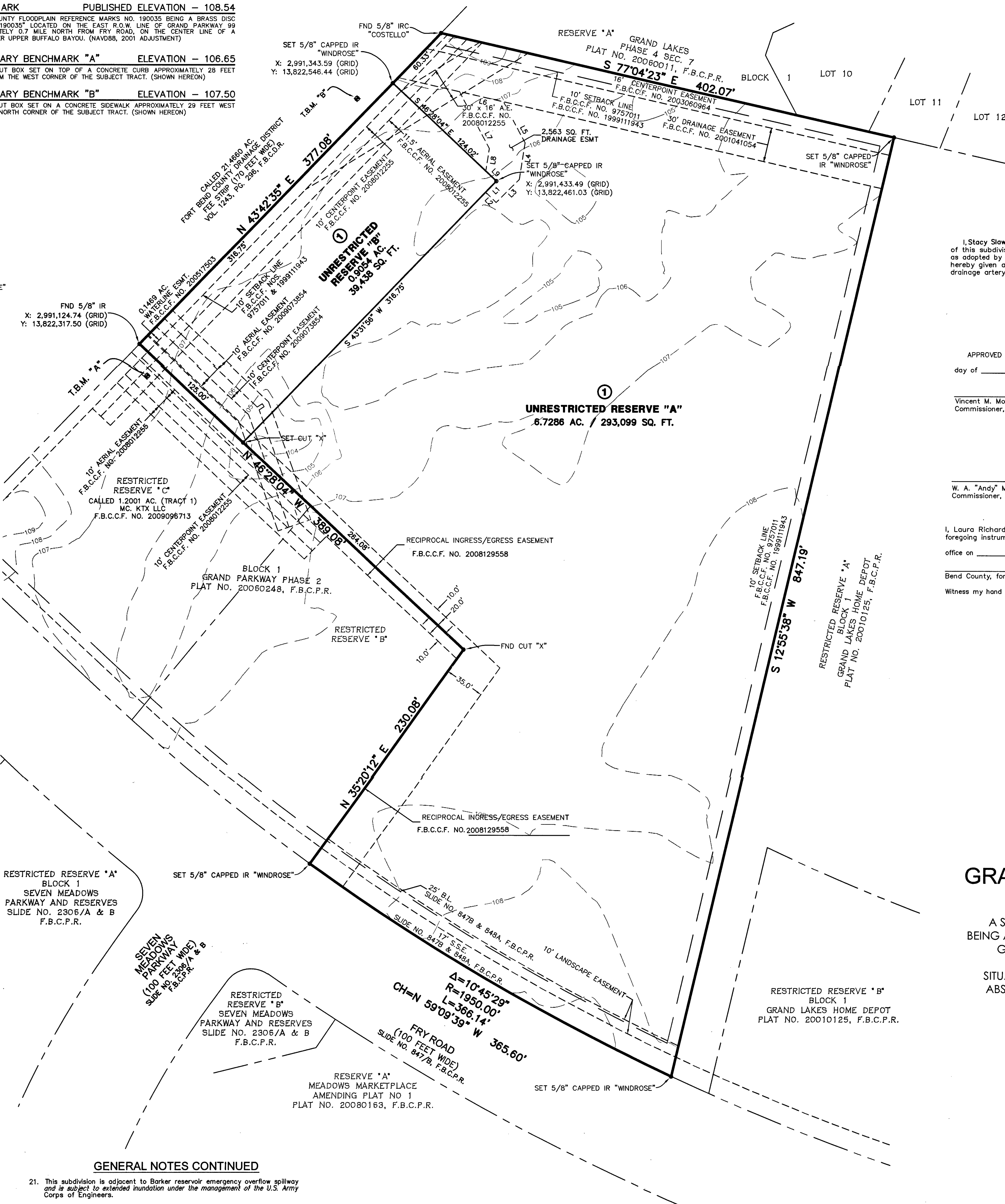
BEING A CUT BOX SET ON A CONCRETE SIDEWALK APPROXIMATELY 29 FEET WEST FROM THE NORTH CORNER OF THE SUBJECT TRACT. (SHOWN HEREON)

RESTRICTED RESERVE "A"
BLOCK 1
SEVEN MEADOWS
PARKWAY AND RESERVES
SLIDE NO. 2306/A & B
F.B.C.P.R.

SEVEN MEADOWS
PARKWAY AND RESERVES
(100 FEET WIDE)
SLIDE NO. 2306/A & B
F.B.C.P.R.

RESTRICTED RESERVE "B"
SEVEN MEADOWS
PARKWAY AND RESERVES
SLIDE NO. 2306/A & B
F.B.C.P.R.

RESERVE "A"
MEADOWS MARKETPLACE
AMENDING PLAT NO. 1
PLAT NO. 20080163, F.B.C.P.R.



I, 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.

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 recordation in my office on _____, 20____ at _____ o'clock _____m., and duly recorded on _____, 20____ 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

GRAND PARKWAY PHASE 2 REPLAT NO 1

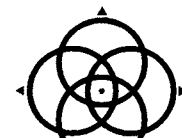
A SUBDIVISION OF 7.6340 AC. / 332,537 SQ. FT.
BEING A REPLAT OF RESTRICTED RESERVE "A", BLOCK 1,
GRAND PARKWAY PHASE 2, AS RECORDED
UNDER PLAT NO. 20060248, F.B.C.P.R.
SITUATED IN THE THOMAS HOBERMAKER SURVEY,
ABSTRACT NO. 190, FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES 0 LOTS

MARCH 2019

Owner
Grand Parkway Shopping Center, Ltd.
a Texas limited partnership
11000 Brittmoore Park Drive, Suite 100
Houston, TX 77041

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

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