

PLAT RECORDING SHEET

PLAT NAME: Kingbell Shopping Center Partial Replat No. 2

PLAT NO: _____

ACREAGE: 1.870

LEAGUE: Alex Hodge Survey

ABSTRACT NUMBER: 194

NUMBER OF BLOCKS: 1

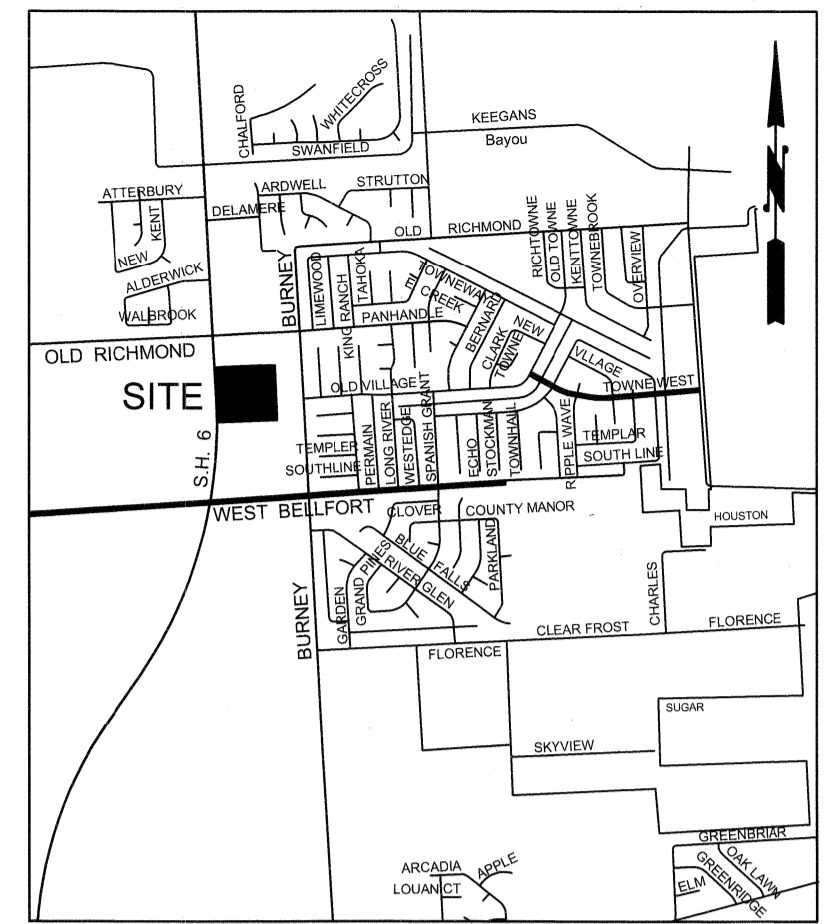
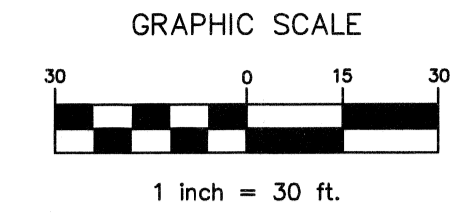
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Kingsbridge Shopping Center, Ltd.

(DEPUTY CLERK)

ALEX HODGE SURVEY, ABSTRACT NUMBER 194



VICINITY MAP - NO SCALE
KEY MAP - 528 W

NOTES:

- 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: 0.999670017.
- All bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD 83).
- 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.
- The building line requirements established 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 division.
- 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 non-perimeter easements on property lines are centered unless otherwise noted.
- This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% annual chance floodplain", as per the National Flood Insurance Program FIRMS Panel Number 48157C0145 L, published map revised date April 2, 2014.
- All property to drain into the drainage easement only through an approved drainage structure.
- All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Houston, Texas' ETJ.
- This property lies wholly within Fort Bend County, Kingsbridge Municipal Utility District, and Fort Bend Independent School District.
- There are no known existing pipelines or pipeline easements within the subdivision.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with ADA requirements.
- The top of all floor slabs constructed hereafter shall be a minimum of 89.25 feet above mean sea level. In addition, no slab shall be less than 1.0' above any down gradient roadway, drainage restraint, maximum ponding, or sheet flow elevation as calculated during the site design and 2.0' above the 100-year water surface elevation of any on-site detention pond.
- 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.
- The Lighting Zone is LZ3.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- The contours shown hereon are per conditions prior to the addition of fill.
- This tract is subject to the terms, conditions and provisions as set out by the "Regulations of Fort Bend County for the Placement of Signs Visible from the Main-Traveled Way of a Toll Road", as adopted by Commissioner Court on January 24, 2006, and as amended on August 27, 2013.
- 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 and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.

REASON FOR REPLAT: TO REPLAT RESTRICTED RESERVE "C1" AND A PORTION OF RESTRICTED RESERVE "B" INTO A SINGLE RESERVE.

KINGBELL SHOPPING CENTER partial replat no 2

A SUBDIVISION OF 1.870 ACRES OF LAND
BEING A REPLAT OF RESTRICTED RESERVE "C1" AND A PORTION OF
RESTRICTED RESERVE "B", BLOCK 1 OF KINGBELL SHOPPING CENTER REPLAT No. 1
AS RECORDED UNDER PLAT No. 20090037 OF THE FORT BEND COUNTY PLAT RECORDS
LOCATED IN THE
ALEX HODGE SURVEY, ABSTRACT NUMBER 194
FORT BEND COUNTY, TEXAS

1 - BLOCK 1 - RESERVE

OWNER:
KINGSBRIDGE SHOPPING CENTER, LTD.
8811 GAYLORD DRIVE, SUITE 200
HOUSTON, TEXAS 77024
(832) 804-8500

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TEXAS 77079
(281) 597-9300

SURVEYOR:
TERRA SURVEYING COMPANY, LLC,
a Landpoint Company
3000 WILCREST DRIVE, SUITE 210
HOUSTON, TEXAS 77042
(713) 993-0327

DATE: MAY, 2020

SCALE: 1"= 30'

PROJECT NO.: 1617-1931-P

SHEET 1 OF 2

STATE HIGHWAY 6
(WIDTH VARIES)
(V. 476, P. 6, F.B.C.D.R.)

OLD RICHMOND ROAD

RESTRICTED RESERVE "C2"
KINGBELL SHOPPING CENTER
REPLAT No. 1
(FILM CODE No. 20090037, F.B.C.P.R.)

BLOCK ①
UNRESTRICTED RESERVE "A"
1.870 ACRES
(81,448 SQ. FT.)

RESTRICTED RESERVE "B"
KINGBELL SHOPPING CENTER
REPLAT No. 1
(FILM CODE No. 20090037, F.B.C.P.R.)

WOODBRIDGE OF
FORT BEND COUNTY
SEC. 14
(FILM CODE No. 20040036, F.B.C.P.R.)

ABBREVIATIONS

AC.	Acres
ADJ.	Adjoining
A.E.	Aerial easement
B.L.	Building setback line
C.F.N.	Clerk's File Number
D.R.F.B.C.	Deed Records of Fort Bend County
ESMT.	Easement
FND	Found
GND	Ground
HL&P	Houston Lighting & Power
I.R.	Iron rod
NO.	Number
O.P.R.F.B.C.	Official Public Records of Fort Bend County
PG.	Page
P.F.B.C.	Plat Records of Fort Bend County
R.O.W.	Right-of-way
SET	Set 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING"
SQ. FT.	Square feet
U.E.	Utility easement
VOL.	Volume
W/	With
W.L.E.	Waterline easement
WTR	Waterline