

PLAT RECORDING SHEET

PLAT NAME: Waterview Synergy

PLAT NO: _____

ACREAGE: 10.99

LEAGUE: William Morton Survey

ABSTRACT NUMBER: 62

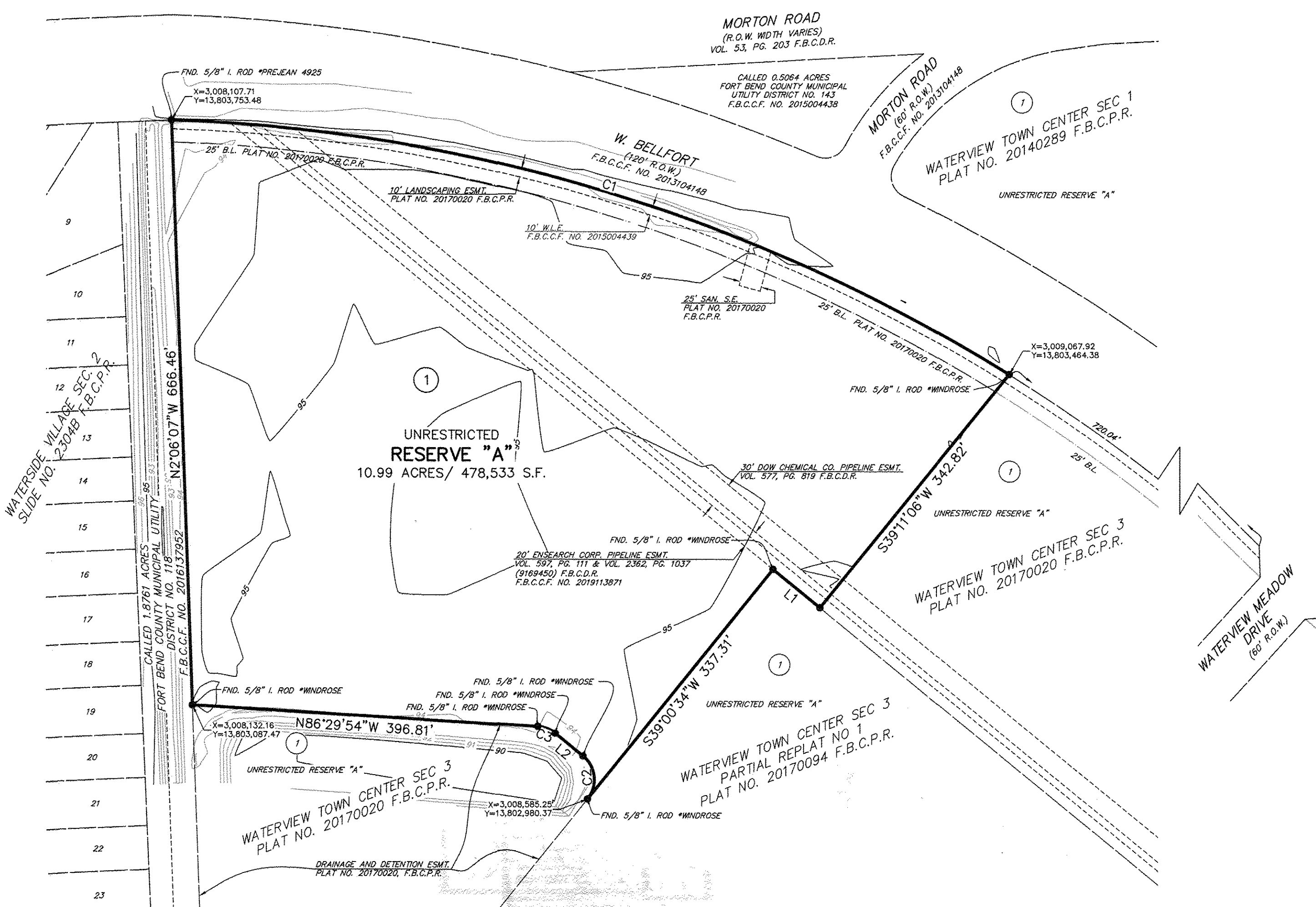
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Interfin Waterview LLC, a Texas Limited Liability Company

(DEPUTY CLERK)



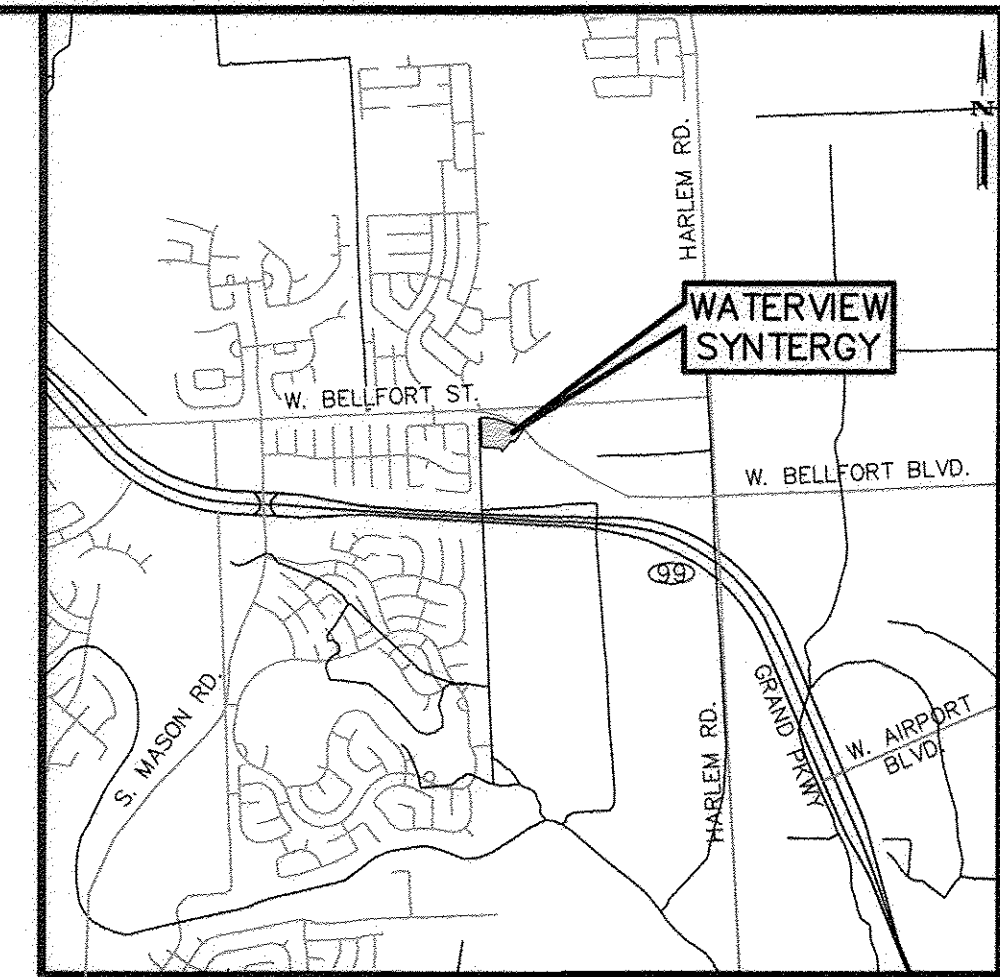
WATERVIEW TOWN CENTER SEC. 3
 PLAT NO. 20170020 F.B.C.P.R.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N50°48'54"W	69.35'
L2	N50°59'23"W	41.13'

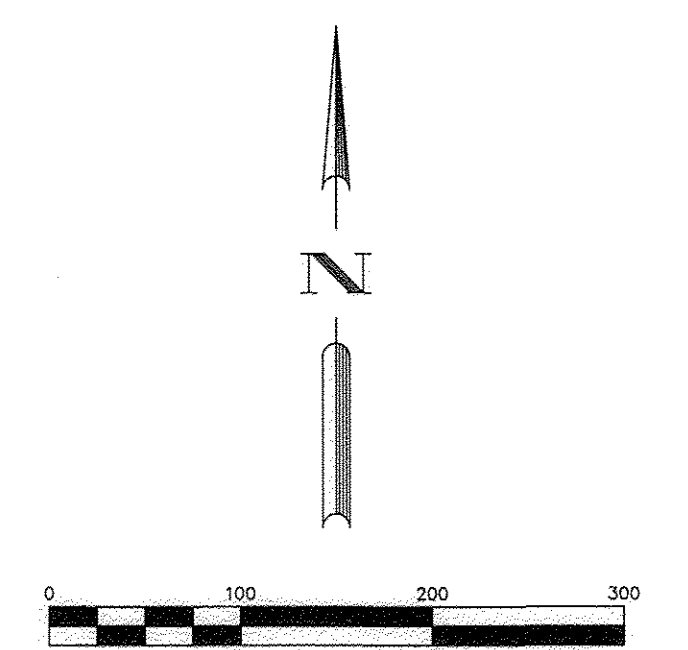
CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1940.00'	29°57'22"	1014.30'	S 73°14'39" E	1002.79'
C2	35.00'	89°59'57"	54.98'	N 5°59'24" W	49.50'
C3	35.00'	35°30'31"	21.69'	N 68°44'38" W	21.35'

GENERAL NOTES

- "1" indicates Block Number.
- "B.L." indicates Building Line.
- "W.L.E." indicates Water Line Easement.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- "F.B.C.P.R." indicates Fort Bend County Plat Records.
- "F.B.C.D.R." indicates Fort Bend County Deed Records.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "ESMT." indicates Easement.
- "O.D." indicates outside diameter.
- Bearing orientation is based on the Texas Coordinate System South Central Zone 4204, NAD83.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing the following combined scale 0.9998797085.
- The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
- 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.
- 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 48157C0140L, 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 plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 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.
- This plat is within Lighting Zone LZ3.
- The top of all floor slabs shall be a minimum of 96.70' feet above mean sea level. The top of the slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- 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.
- Surveyor did observe visible evidence of a pipeline or pipeline easements within the boundary of this proposed subdivision.
- Set 1/2-inch Iron Pipe (3/4" O.D.) w/ cap stamped "Brown & Goy" at all plat boundary corners unless otherwise noted.
- All drainage easements, detention facilities, and stormwater pump system shall be maintained by the current property owner. Interim Waterview, LLC. These maintenance responsibilities shall be transferred to any future owners should the property be sold.
- This tract is located within the extraterritorial jurisdiction of the City of Houston and Fort Bend County.
- This plat is subject to restrictions recorded at Plat No. 20170020, and Fort Bend County Clerk's File No. 200714135, 2017062187 as amended by 2019007855; 2017062188; 2018120184 as amended by 2019007856; 2019026538; 2018097609; 2019006464; 2019076911; and 2020036832 all of the Official Public Records of Fort Bend County, Texas.
- 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.



VICINITY MAP
 FBC KEY MAP 526 - X



DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	FORT BEND COUNTY ASSISTANCE DISTRICT NO 2
W. C. I. D.	N/A
M. U. D.	FORT BEND M. U. D. No. 143
L. I. D.	N/A
D. I. D.	N/A
SCHOOL	FORT BEND I. S. D.
FIRE	FIRE DISTRICT NORTHEAST
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY

WATERVIEW SYNERGY

A SUBDIVISION OF 10.99 ACRES OF LAND LOCATED IN THE WILLIAM MORTON SURVEY, ABSTRACT NO. 62 FORT BEND COUNTY, TEXAS ALSO BEING A PARTIAL REPLAT OF WATERVIEW TOWN CENTER SEC 3, RECORDED IN PLAT NO. 20170020, F.B.C.P.R.

REASON FOR REPLAT:
 TO CREATE ONE UNRESTRICTED RESERVE

RESERVE: 1 BLOCK: 1
 SCALE: 1"=100' DATE: AUGUST, 2020

OWNER:
 Interfin Waterview LLC,
 a Texas limited liability company
 1400 POST OAK BLVD., STE. 150
 HOUSTON, TEXAS 77056
 713-840-8474

BGE
 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

STATE OF TEXAS
COUNTY OF FORT BEND

We, INTERFIN WATERVIEW LLC, a Texas limited liability company, acting by and through Alex Borlenghi, its President/CEO, owner, hereinafter referred to as Owners of the 10.99 acre tract described in the above and foregoing map of WATERVIEW SYNERGY, do hereby make 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 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.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") 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, Harris 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 and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

FURTHER, Owners hereby certify that this replat 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, the INTERFIN WATERVIEW LLC, a Texas limited liability company, has caused these presents to be signed by Alex Borlenghi, its President/CEO, this 4 day of August, 2020.

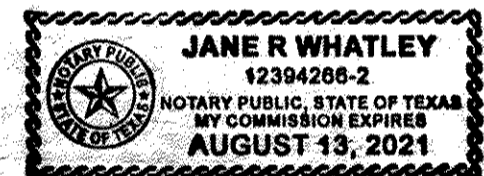
INTERFIN WATERVIEW LLC, a Texas limited liability company

By: Alex Borlenghi
Alex Borlenghi
President/CEO

STATE OF TEXAS
COUNTY OF Harris

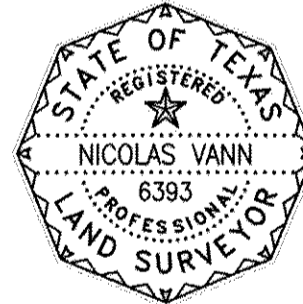
BEFORE ME, the undersigned authority, on this day personally appeared Alex Borlenghi, President/CEO of INTERFIN WATERVIEW LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4 day of August, 2020.



Jane R. Whately
Printed Name: Jane R. Whately
Notary Public in and for the State of Texas
Commission Expires: 8-13-21

I, Nicolas Vann, 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 plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Nicolas Vann 08/03/2020
Nicolas Vann, R.P.L.S.
Texas Registration No. 6393

I, Astrid Y. Castano, 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.

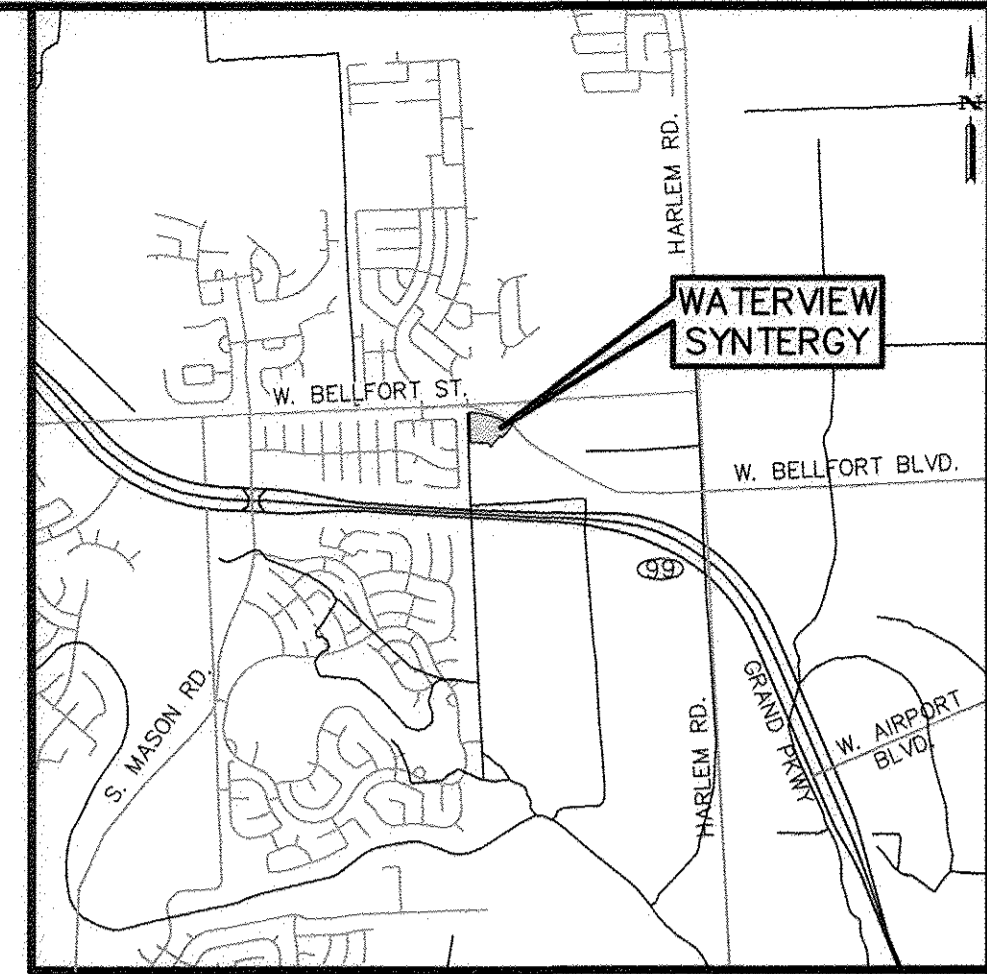


Astrid Y. Castano 08/03/20
Astrid Y. Castano, P.E.
Texas Registration No. 113983
BGE, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WATERVIEW SYNERGY 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
Chair Vice Chairman

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



VICINITY MAP
FBC KEY MAP 526 - X

I, J. Stacy Slawinski, P.E., 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

KP George
County Judge

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

Ken R. DeMerchant
Precinct 4, County Commissioner

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 Plat 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

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HOUSTON, TEXAS 77056
713-840-8474



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