

PLAT RECORDING SHEET

PLAT NAME: DML WA Plaza

PLAT NO: _____

ACREAGE: 3.5380

LEAGUE: Jesse H. Cartwright League

ABSTRACT NUMBER: 16

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

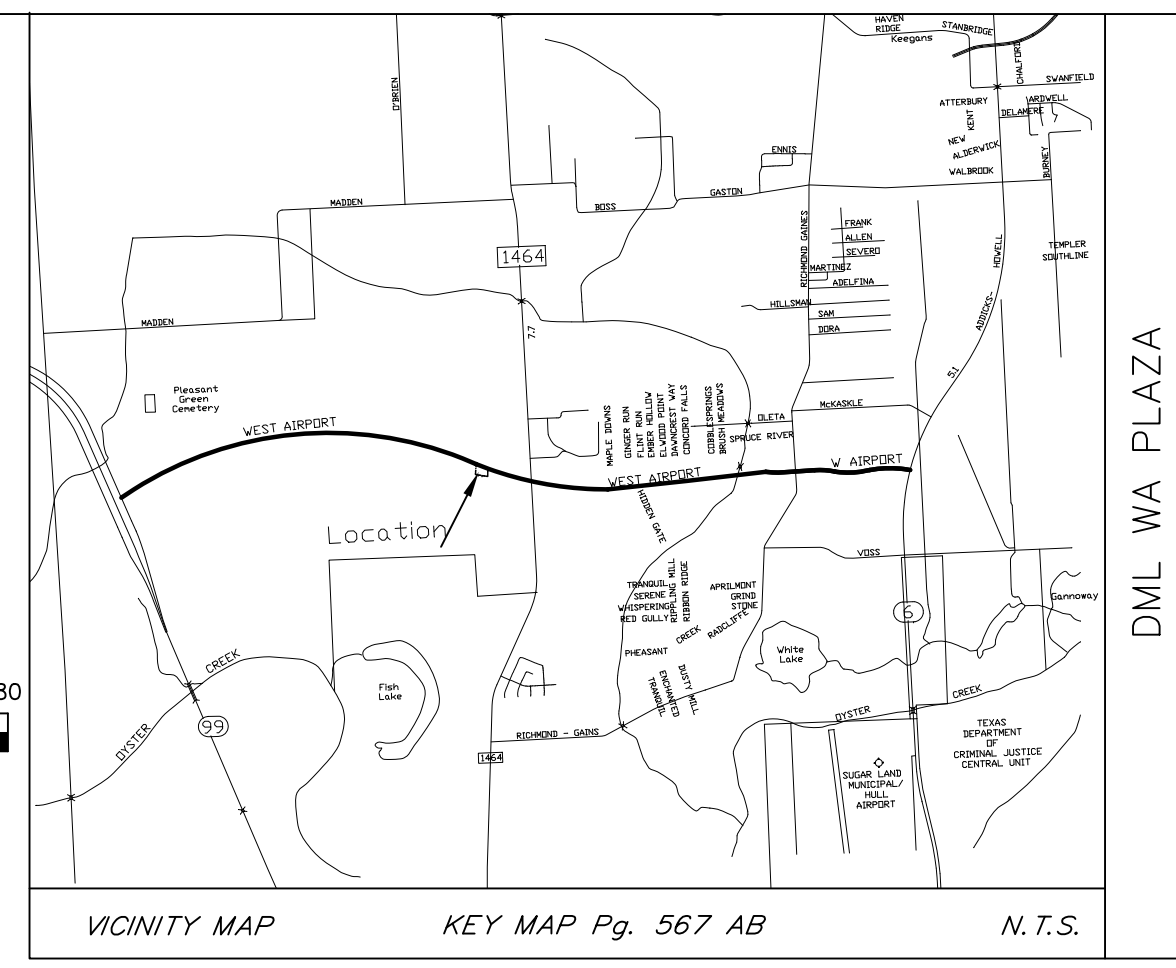
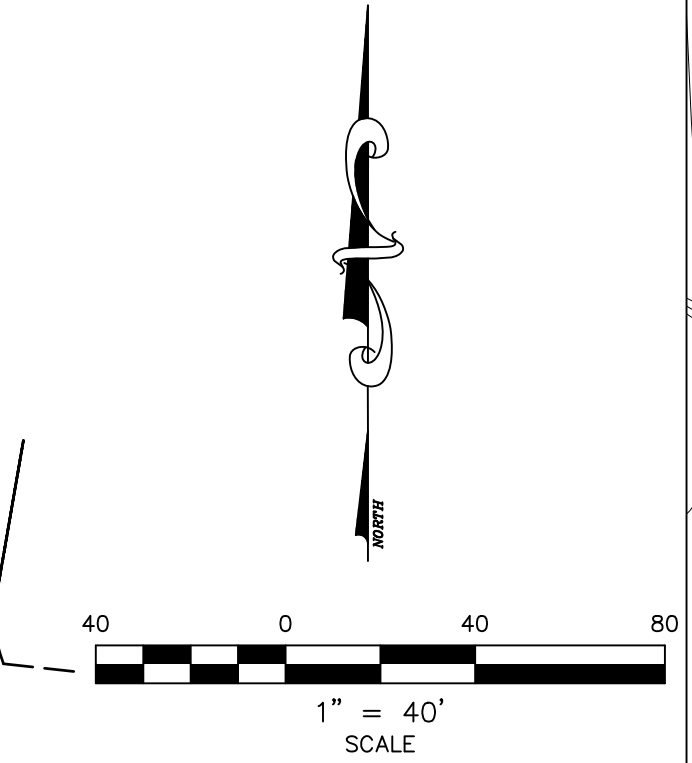
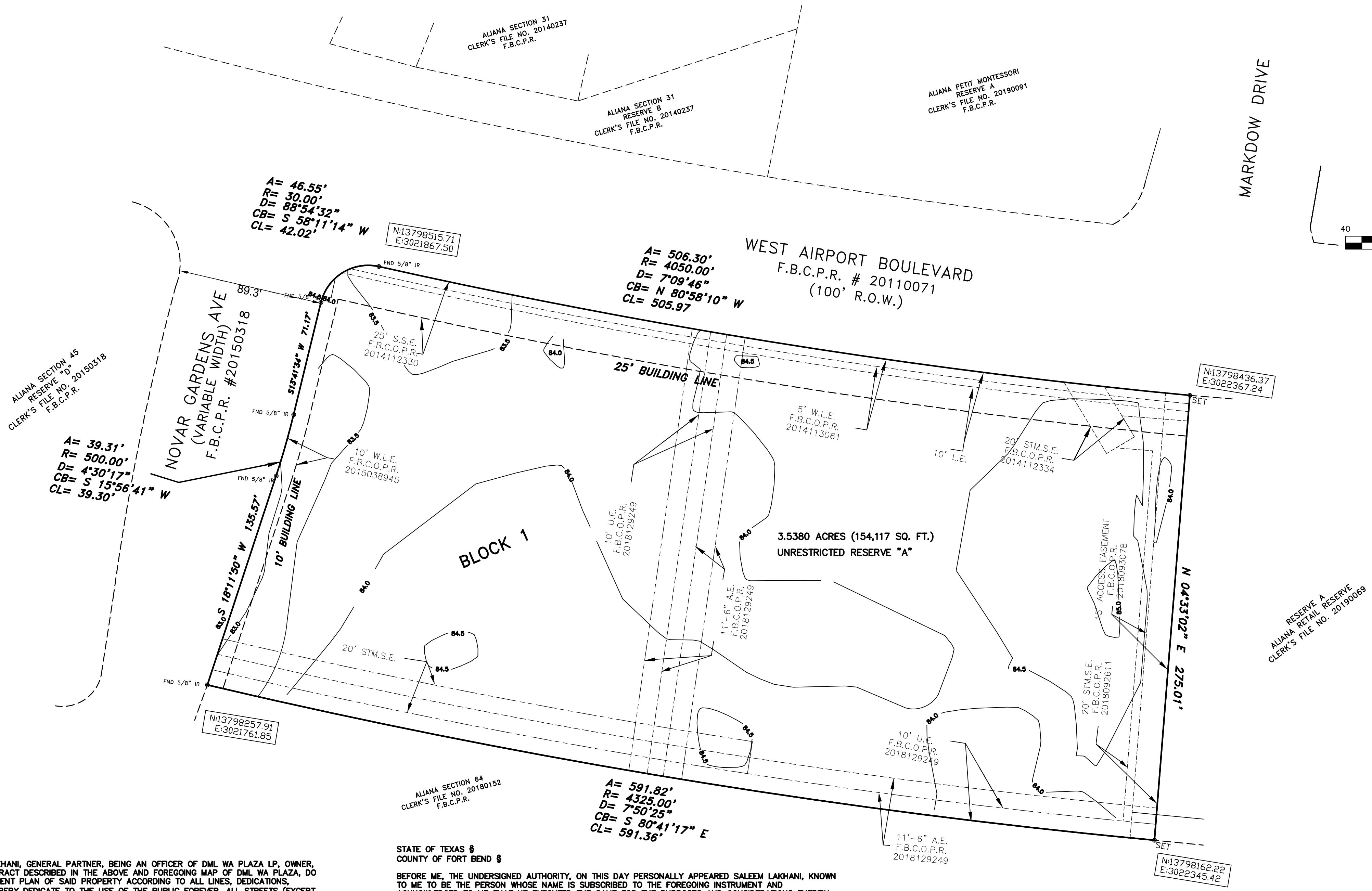
NUMBER OF RESERVES: 1

OWNERS: DML WA Plaza, LP

(DEPUTY CLERK)

- LEGEND**
- R.O.W. RIGHT-OF-WAY
 - BL. BUILDING LINE
 - S.S.E. SANITARY SEWER EASEMENT
 - U.E. UTILITY EASEMENT
 - A.E. AERIAL EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - ST.M.E. STORM SEWER EASEMENT
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - F.B.C.M.R. FORT BEND COUNTY MAP RECORDS
 - F.B.C.P.F. No. FORT BEND COUNTY CLERK'S FILE NUMBER
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 - F.C. FILM CODE
 - 1/88.00 EXISTING CONTOURS
 - Ⓡ RESERVE IDENTIFICATION LETTER
 - RAD. RADIUS
 - REST. RES. RESTRICTED RESERVE
 - ESMT. EASEMENT
 - Ⓛ BLOCK DESIGNATION
 - STM. & WTR. E. STORM SEWER & WATERLINE EASEMENT
 - L.E. LANDSCAPE EASEMENT

DISTRICT NAMES	
W.C.I.D.	N/A
MUD	F.B.C.M.U.D. No. 134-B
LID	N/A
DID	F.B.C.DRAINAGE
SCHOOL	FORT BEND I.S.D.
FIRE	EMSD NO. 2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	FBC ESD NO. 5
COUNTY COMMISSIONER	PRECINCT NO. 4
FBCAD NO.	N/A



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 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 ____ DAY OF _____, 2020.

VINCENT M. MORALES JR. COMMISSIONER, PRECINCT 1	GRADY PRESTAGE COMMISSIONER, PRECINCT 2
W. A. "ANDY" MEYERS COMMISSIONER, PRECINCT 3	KEN R. DUMERCHANT COMMISSIONER, PRECINCT 4

KP GEORGE
COUNTY JUDGE

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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. IN PLAT NUMBER ____ OF FORT BEND COUNTY. WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK LAURA RICHARD
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, DML WA PLAZA LP, ACTING BY AND THROUGH SALEEM LAKHANI, GENERAL PARTNER, BEING AN OFFICER OF DML WA PLAZA LP, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 3.5380 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF DML WA PLAZA, 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 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 UNOBTSTRUCTED 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & 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 PURPOSES FOREVER UNOBTSTRUCTED 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'-0") IN WIDTH.

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 SUBDIVISION, 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 IS HEREBY 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 ADJUTING 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.

IN TESTIMONY WHEREOF, DML WA PLAZA LP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SALEEM LAKHANI, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS ____ DAY OF _____, 2020.

DML WA PLAZA LP,
SALEEM LAKHANI, MANAGER OF DML WA GP LLC/GENERAL PARTNER

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SALEEM LAKHANI, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, DAVID R. STRICKLAND, 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 EIGHTS (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, (CENTRAL OR SOUTH CENTRAL) ZONE.

DAVID R. STRICKLAND, R.P.L.S.,
TEXAS REGISTRATION NO. 9124

I, Hachem Domloj, P.E., A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

Hachem Domloj, P.E.
TEXAS REGISTRATION NO.: 93949

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, APPROVED THIS PLAT AND SUBDIVISION OF DML WA PLAZA, 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.

MARTHA L. STEIN, CHAIR OR
M. SONNY GARZA, VICE-CHAIR

MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY

- GENERAL NOTES:**
- 1: 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.
 - 2: 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: 0.9998247075.
 - 3: 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 the rear lot 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.
 - 4: 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.
 - 5: This plat is located in Lighting Zone LZ3.
 - 6: This property lies within Zone X as per the Flood Insurance Rate Maps, Community Panel No. 48157C0145L, effective date: 04/02/2014 and revised to reflect LOMR, 17-06-0120P effective date: 11/24/2017.
 - 7: The top of oil floor slabs shall be a minimum of 86.50 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than 24" (inches) above natural ground.
 - 8: 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.
 - 9: 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 by the appropriate entity.
 - 10: All property to drain into the drainage easement only through an approved drainage structure.
 - 11: Terms, conditions and provisions, including but not limited to the rights regarding all ground water and water rights, contained in deed from State of Texas to DML Houston Real Estate Investment, LP, a Texas limited partnership, recorded under Clerk's File No. 2005091010 of the Official Public Records of Fort Bend County, Texas.
 - 12: Site Plans shall be submitted to Fort Bend 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.
 - 13: There is no pipeline or pipeline easements within the plat boundary.

DML WA PLAZA

BEING 3.5380 ACRES OF LAND, MORE OR LESS, SITUATED IN THE JESSE H. CARTWRIGHT LEAGUE, ABSTRACT 16, FORT BEND COUNTY, TEXAS

SCALE: 1" = 40' DATE: AUGUST 2020
1 RESERVE 1 BLOCK

OWNERS / DEVELOPER:
DML WA PLAZA LP
12440 Emily Ct, Suite 404
Sugar Land, TX 77478
PHONE: 832.715.7150

PREPARED BY:
PAKSIMA GROUP
7041 Navigation, Suite 1
HOUSTON, TEXAS 77011
PHONE: 713.392.8275
email: info@paksimagroup.com