

PLAT RECORDING SHEET

PLAT NAME: Park at Mission Glen Retail Center

PLAT NO: _____

ACREAGE: 1.8906

LEAGUE: John McDonald Survey

ABSTRACT NUMBER: 291

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Nassar Group, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF HARRIS

WE, NASSAR GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH AHMAD NASSAR, MANAGER, OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE 1.8906 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PARK AT MISSION GLEN RETAIL CENTER, MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS TO 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. 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 PURPOSES 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. & 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' 0") 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 WAYS 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 ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS 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, THE NASSAR GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ADAM NASSAR, MANAGER, THIS ____ DAY OF ____, 20__.

NASSAR GROUP, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
AHMAD NASSAR
MANAGER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADAM NASSAR, MANAGER, 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 ____ DAY OF ____, 20__.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF PARK AT MISSION GLEN RETAIL CENTER 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 ____, 20__.

BY: _____
MARTHA L. STEIN
CHAIR

OR: _____
M. SONNY GARZA
VICE CHAIR

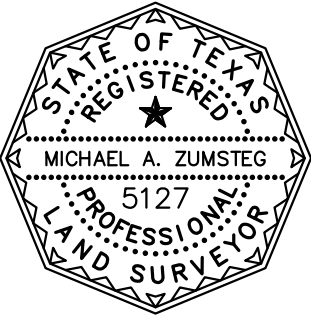
BY: _____
MARGRET WALLAS BROWN, AICP, CNU-A
SECRETARY

I, MARIO E. LANZA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

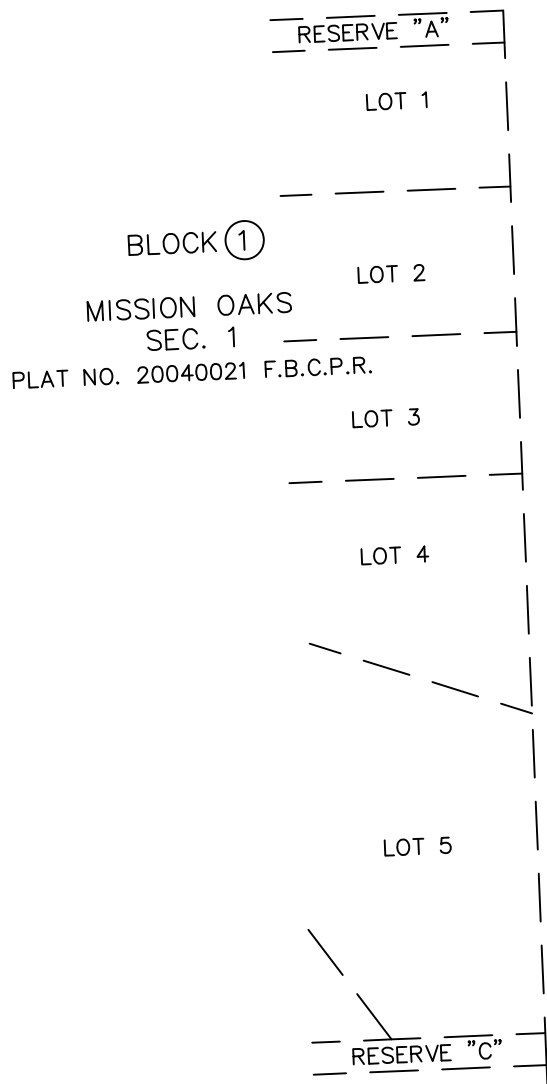
MARIO E. LANZA, P.E.
TEXAS REGISTRATION No. 108702

I, MICHAEL A. ZUMSTEG, AM AUTHORIZED (OR 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 EIGHT (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.

MICHAEL A. ZUMSTEG, R.P.L.S.
TEXAS REGISTRATION No. 5127

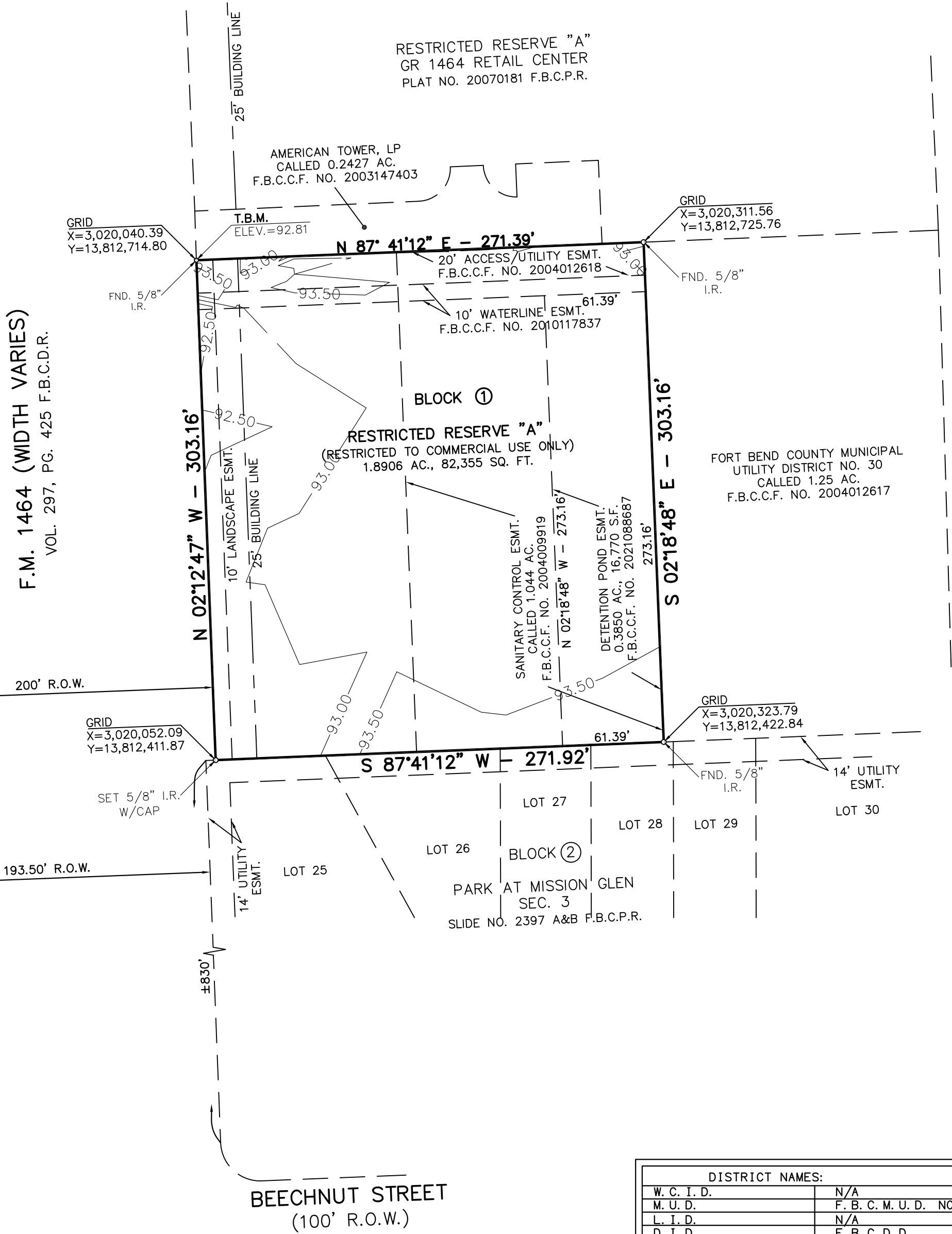


MISSION OAKS DRIVE
(90' R.O.W.)



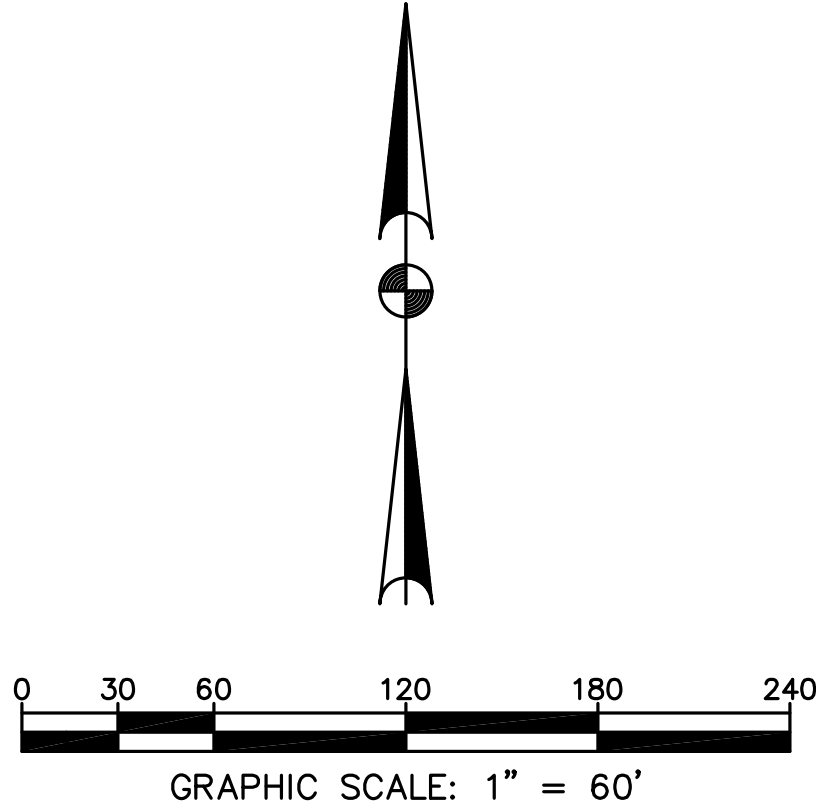
ETHEL F. BUNTING, TRUSTEE
CALLED 6.65 AC.
VOL. 2132, PG. 76 F.B.C.D.R.

JOHN McDONALD SURVEY, A-291



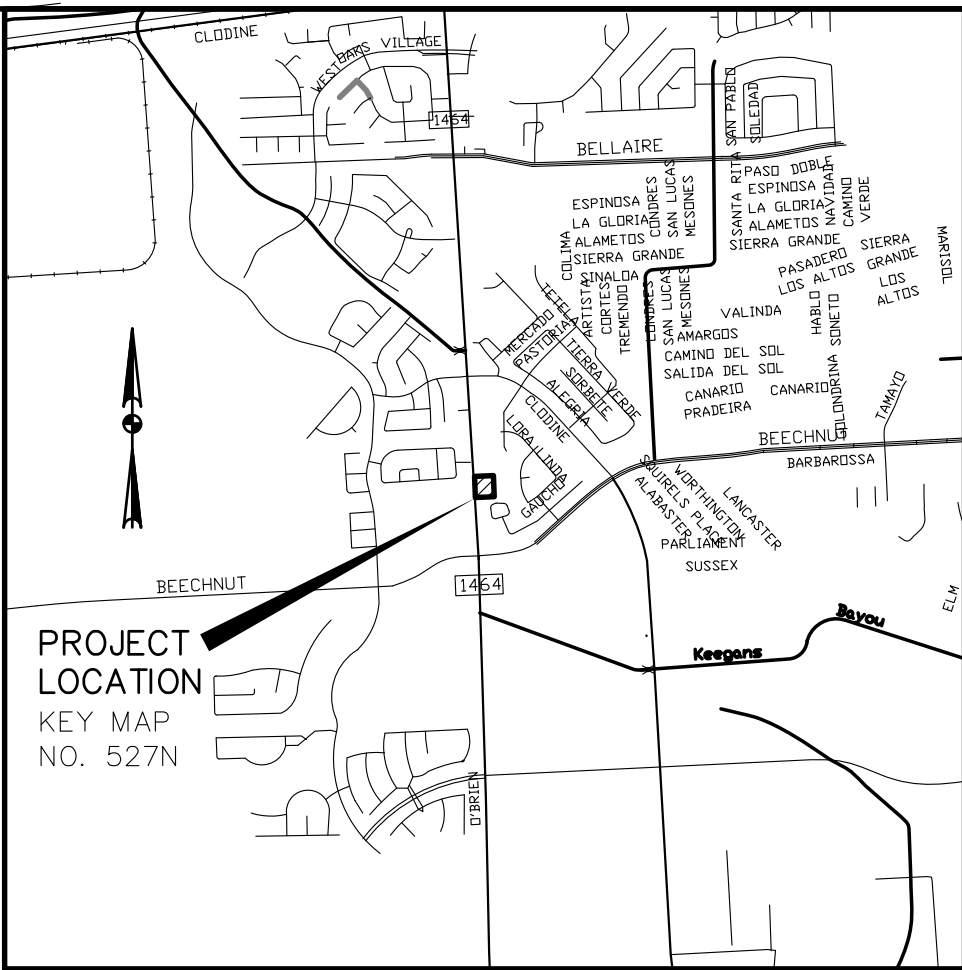
DISTRICT NAMES:	
W. C. T. D.	N/A
M. U. D.	F. B. C. M. U. D. No. 30
L. I. D.	N/A
D. I. D.	F. B. C. D. D.
SCHOOL	FORT BEND I. S. D.
FIRE	F. B. E. S. D. No. 5
IMPACT FEE AREA	N/A
CITY OR CITY, E. T. J.	HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT

LEGEND:
*AC. "----- INDICATES ACRE.
*PAGE "----- INDICATES PAGE.
*FND. "----- INDICATES FOUND.
*NO. "----- INDICATES NUMBER.
*VOL. "----- INDICATES VOLUME.
*SEC. "----- INDICATES SECTION.
*ESMT. "----- INDICATES EASEMENT.
*I. R. "----- INDICATES IRON ROD.
*R. O. W. "----- INDICATES RIGHT OF WAY.
*B. L. "----- INDICATES BUILDING LINE.
*A. E. "----- INDICATES AERIAL EASEMENT.
*U. E. "----- INDICATES UTILITY EASEMENT.
*T. B. M. "----- INDICATES TEMPORARY BENCHMARK.
*W. L. E. "----- INDICATES WATER LINE EASEMENT.
*STM. SWR. ESMT. "----- INDICATES STORM SEWER EASEMENT.
*S. S. E. "----- INDICATES SANITARY SEWER EASEMENT.
*F. B. C. P. R. "----- INDICATES FORT BEND COUNTY PLAT RECORDS.
*F. B. C. C. F. "----- INDICATES FORT BEND COUNTY CLERK'S FILE.
*F. B. C. O. R. "----- INDICATES FORT BEND COUNTY OFFICIAL RECORDS.



GENERAL NOTES:

- BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 040460 IS AN HCFCD BRASS DISC STAMPED 040460, LOCATED FROM THE INTERSECTION OF BISSENET STREET AND FM 1464, TRAVEL NORTH APPROXIMATELY 0.25 MILE TO CULVERT. MONUMENT IS LOCATED ON THE EAST HEADWALL, IN KEY MAP 527P IN THE BRAYS BAYOU WATERSHED NEAR STREAM NUMBER D118-00-00. ELEVATION = 93.64 FEET NAVD 1988, 2001 ADJUSTMENT
- TBM: 5/8" I.R. LOCATED ON THE NORTHWEST CORNER OF PROPERTY AS SHOWN ON PLAT. ELEVATION = 192.81'
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NO. 4204 STATE PLANE GRID, (NAD83), AND MAY BE CONVERTED TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR OF 0.99988117.
- ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- THIS PROPERTY LIES IN 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(S) 48157C0130 L & 48157C0135 L, DATED APRIL 2, 2014.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 30, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY AND THE CITY OF HOUSTON ETJ.
- ALL KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLAT BOUNDARY ARE SHOWN HEREON.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM ELEVATION OF 96 FEET (NAVD 88). IN ADDITION, NO SLAB ELEVATION SHALL BE LESS THAN ONE (1) FOOT ABOVE ANY DOWN GRADIENT ROADWAY. DRAINAGE RESTRAINT, MAXIMUM PONDING, OR SHEET FLOW ELEVATION AS CALCULATED WITHIN THE SITE DESIGN, IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN TWENTY FOUR (24) INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND TWELVE (12) INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICH IS HIGHER.
- 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.
- 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 SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 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.
- THIS SUBDIVISION IS LOCATED IN OUTDOOR LIGHTING ZONE NO. 3.
- 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.
- PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED DETENTION POND AND PUMP FACILITIES AND THAT THIS RESPONSIBILITY SHALL TRANSFER TO FUTURE OWNERS UPON SALE OF THE PROPERTY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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 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 WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.



VICINITY MAP SCALE 1"=1/2 MILE

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 FORT BEND COUNTY COMMISSIONERS' COURT THIS ____ DAY OF ____, 20__.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

W. A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

KP GEORGE
COUNTY JUDGE

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KEN R. 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. IN PLAT NO. ____ 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

PARK AT MISSION GLEN RETAIL CENTER

A SUBDIVISION OF 1.8906 ACRES,
LOCATED IN THE JOHN McDONALD
SURVEY, ABSTRACT NO. 291, FORT BEND
COUNTY, TEXAS.

1 BLOCK 1 RESERVE

DATE: MAY, 2021 SCALE: 1" = 60'

OWNER:

NASSAR GROUP, LLC,

A TEXAS LIMITED LIABILITY COMPANY

10739 W. LITTLE YORK RD. #100, THE HOUSTON, TX. 77041, 281-804-7553

SURVEYOR:

CENTURY ENGINEERING, INC.
3030 S. CRESSNER SUITE 100, HOUSTON, TEXAS 77063

OFFICE: (713) 780-8871 FAX: (713) 780-7682

Email: dmassiat@centuryengineering.com

T.B.P.E. FIRM REGISTRATION NO. F-380 T.B.P.L.S. FIRM REGISTRATION NO. 100965-0