

PLAT RECORDING SHEET

PLAT NAME: Grand Mission Reserves partial replat no 1

PLAT NO: _____

ACREAGE: 2.000

LEAGUE: Day Land & Cattle Company Survey

ABSTRACT NUMBER: 451

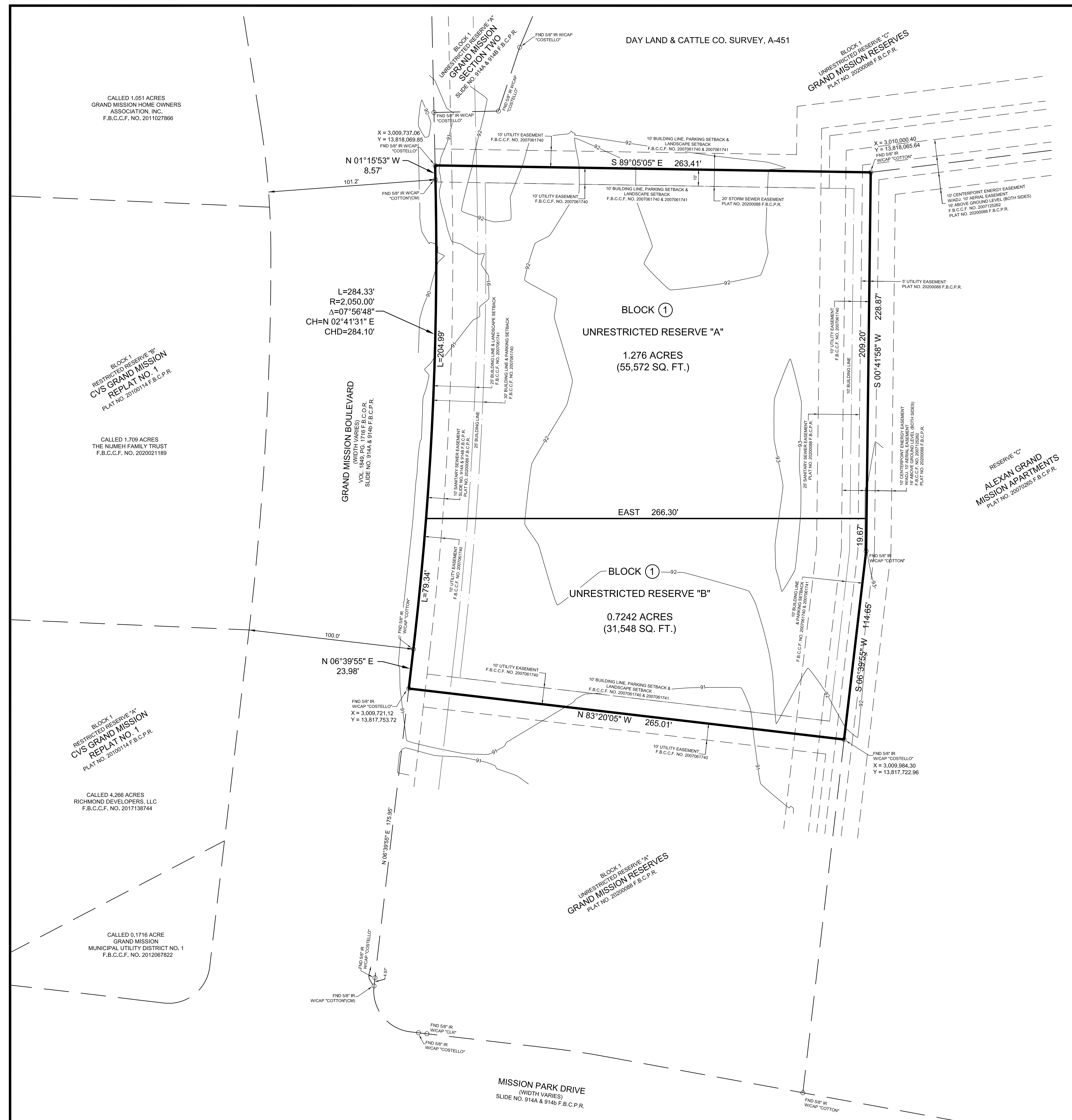
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

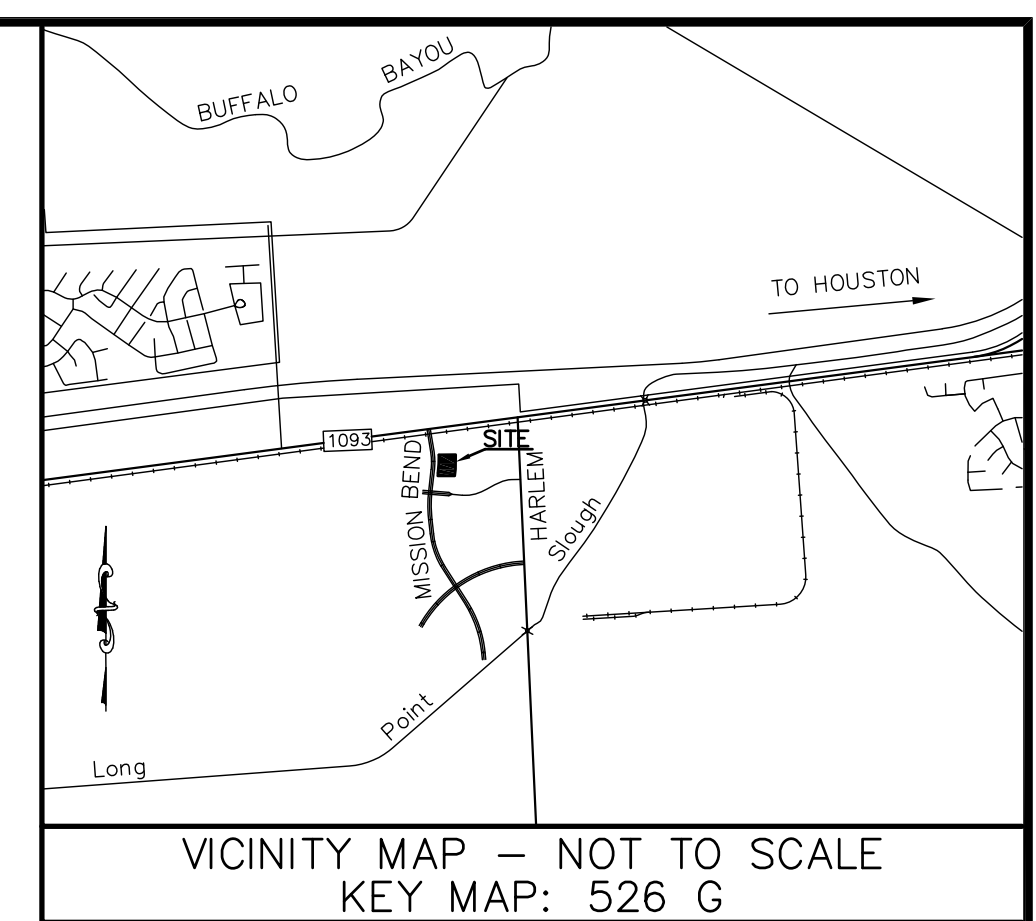
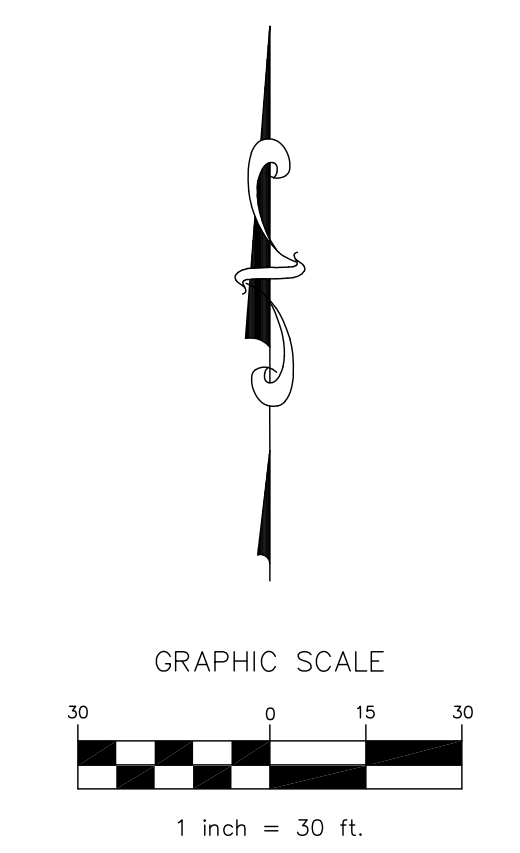
OWNERS: LK POP Holdings, LLC and Grand Mission Retail Partners, LTD.

(DEPUTY CLERK)



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
PC.	Page
P.F.B.C.	Plot 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



- 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: 0.999870017.
 - 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 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 FIRM Panel Number 48157C0130 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, Grand Mission MUD 1, Fort Bend County LID 12 and Lamar Consolidated 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 shall be a minimum of 94.00 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever 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.
 - The Lighting Zone is L23.
 - 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.
 - The property owner shall have ownership and maintenance responsibility for all on-site storm water detention facilities and this responsibility shall transfer to all future owners upon ownership change.
 - This tract subject to 5' Maintenance Easement(s) per F.B.C.C.F. No. 2007061740.
 - This tract subject to Reciprocal, perpetual and non-exclusive access easement(s) per F.B.C.C.F. No. 2020079011 and 2020080728.

REASON FOR REPLAT: TO CREATE 2 RESERVES.

GRAND MISSION RESERVES partial replat no 1

A SUBDIVISION OF 2.000 ACRES OF LAND
BEING A REPLAT OF UNRESTRICTED RESERVE "B", BLOCK 1 OF
GRAND MISSION RESERVES
AS RECORDED UNDER PLAT No. 20200088 OF THE FORT BEND COUNTY PLAT RECORDS
LOCATED IN THE
DAY LAND & CATTLE COMPANY SURVEY, ABSTRACT NUMBER 451
FORT BEND COUNTY, TEXAS

1 - BLOCK 2 - RESERVES

OWNER: LK POP HOLDINGS, LLC 10190 KATY FREEWAY, SUITE 350 HOUSTON, TEXAS 77043	OWNER: GRAND MISSION RETAIL PARTNERS, LTD. 1207 ANTOINE DRIVE HOUSTON, TEXAS 77055 (713) 961-0280	ENGINEER: TERRA ASSOCIATES, INC. 1445 NORTH LOOP WEST, SUITE 450 HOUSTON, TEXAS 77008 (713) 993-0333	SURVEYOR: TERRA SURVEYING COMPANY, LLC. a Landpoint Company 3000 WILCREST DRIVE, SUITE 210 HOUSTON, TEXAS 77042 (713) 993-0327
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DATE: JULY, 2020 SCALE: 1"= 30' PROJECT NO.: 1685-1903-P

STATE OF TEXAS
COUNTY OF FORT BEND

We, LK POP HOLDINGS, LLC, a Texas limited liability company, acting by and through M. Ali Lakhany, President and GRAND MISSION RETAIL PARTNERS, LTD., a Texas limited partnership, acting by and through GRAND MISSION RETAIL GP, LLC, a Texas limited liability company, its General Partner, Sharon A. Haydon, President, owners, hereinafter referred to as Owners of the 2.000 acre tract described in the above and foregoing map of GRAND MISSION RESERVES partial replat no 1, do hereby make and establish said subdivision and development plat 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), 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 and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, We 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 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, We 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 the 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, We 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, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We 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 and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We 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, 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 restrictions to residential use for not more than two (2) residential units per lot.

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, the LK POP HOLDINGS, LLC, a Texas limited liability company, has caused these presents to be signed by M. Ali Lakhany, President of LK Pop Holdings, LLC, thereunto authorized, this 23rd day of July, 2020.

LK POP HOLDINGS, LLC, a Texas limited liability company

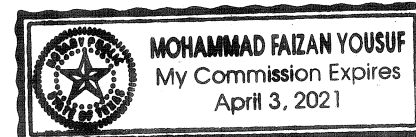
By: M. Ali
M. Ali Lakhany
President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared M. Ali Lakhany, President of LK Pop Holdings, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of July, 2020.

John Yousef
Notary Public in and for Fort Bend County, Texas
Print name
My Commission expires: April 3, 2021



IN TESTIMONY WHEREOF, the GRAND MISSION RETAIL PARTNERS, LTD., a Texas limited partnership, has caused these presents to be signed by GRAND MISSION RETAIL GP, LLC, a Texas limited liability company, its General Partner, Sharon A. Haydon, President, this 23rd day of July, 2020.

GRAND MISSION RETAIL PARTNERS, LTD., a Texas limited partnership
By: GRAND MISSION RETAIL GP, LLC, a Texas limited liability company,
its General Partner

By: Sharon A. Haydon
Sharon A. Haydon
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sharon A. Haydon, President of Grand Mission Retail GP, LLC, General Partner of Grand Mission Retail Partners, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of July, 2020.

Kristina Vera
Notary Public in and for the State of Texas
My Commission expires: 7/20/21



STATE OF TEXAS
COUNTY OF FORT BEND

We, JPM C-STORE DEVELOPMENT, LLC, a Texas limited liability company, owners and holders of a lien against the property described in the plat known as GRAND MISSION RESERVES partial replat no 1, said lien being evidenced by instrument of record in the Fort Bend County Clerk's File Numbers 2020079009 and 2020079010 of the Official Public Records of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of August, 2020.

JPM C-STORE DEVELOPMENT, LLC, a Texas limited liability company

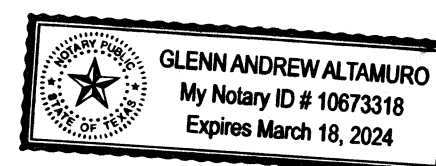
By: John P. Moffitt
John P. Moffitt
Managing Member

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared John P. Moffitt, Managing Member of JPM C-Store Development, LLC, 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 3rd day of August, 2020.

Glen Andrew Altamuro
Notary Public in and for Fort Bend County, Texas
Print name
My Commission expires: 3/18/24



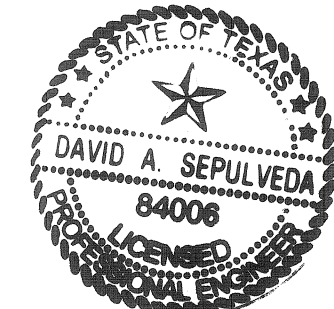
I, Ricardo Antonio Vazquez, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown 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.

Ricardo Antonio Vazquez
Ricardo Antonio Vazquez
Registered Professional Land Surveyor
Texas Registration No. 4902



I, David A. Sepulveda, 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.

David A. Sepulveda
David A. Sepulveda
Registered Professional Engineer No. 84006



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of GRAND MISSION RESERVES partial 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 (or instrument when appropriate) this 18th day of August, 2020.

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



I, J. Stacy Stawinski, 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 Stawinski
J. Stacy Stawinski, P.E.
Fort Bend County Engineer

APPROVED by Commissioners' Court of Fort Bend County, Texas, this the ____ day of ____ 2021.

Vincent M. Morales, Jr. Grady Prestage
Precinct 1, County Commissioner Precinct 2, County Commissioner

KP George
County Judge

W.A. "Andy" Meyers Ken R. DeMerchant
Precinct 3, County Commissioner 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 ____ 2021, 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
Laura Richard, County Clerk
Fort Bend County, Texas

Deputy

REASON FOR REPLAT: TO CREATE 2 RESERVES.

GRAND MISSION RESERVES partial replat no 1

A SUBDIVISION OF 2.000 ACRES OF LAND
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LOCATED IN THE
DAY LAND & CATTLE COMPANY SURVEY, ABSTRACT NUMBER 451
FORT BEND COUNTY, TEXAS

1 - BLOCK 2 - RESERVES

OWNER:

LK POP HOLDINGS, LLC
10190 KATY FREEWAY, SUITE 350
HOUSTON, TEXAS 77043

OWNER:

GRAND MISSION RETAIL PARTNERS, LTD.
1207 ANTOINE DRIVE
HOUSTON, TEXAS 77008
(713) 961-0280

ENGINEER:

TERRA ASSOCIATES, INC.
1445 NORTH LOOP WEST, SUITE 450
HOUSTON, TEXAS 77008
(713) 993-0333

SURVEYOR:

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

DATE: JULY, 2020

SCALE: 1"= 30'

PROJECT NO.: 1685-1903- P