

PLAT RECORDING SHEET

PLAT NAME: Katy Gaston Tract Partial Replat No 1

PLAT NO: _____

ACREAGE: 1.307

LEAGUE: Walton Hill & Walton Survey

ABSTRACT NUMBER: 435

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: West Katy Properties, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF HARRIS

We, West Katy Properties, LLC, a Texas limited liability company, acting by and through Nabil Punjani, President and Nooruddin Punjani, Vice President, being officers of West Katy Properties, LLC, a Texas limited liability company, owner hereinafter referred to as Owners (whether one or more), of the 1,307 acre tract described in the above and foregoing map of KATY GASTON TRACT PARTIAL REPLAT NO 1, 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.I.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 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, 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 fifteen (15' 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, 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 to this easement except by means of an approved drainage structure.

FURTHER, We do hereby acknowledge the receipt of the "Order for Regulation of Outdoor Lighting in the Unincorporated Area 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.

IN TESTIMONY WHEREOF, the West Katy Properties, LLC, a Texas limited liability company, has caused these presents to be signed by Nabil Punjani, its President, thereunto authorized, attested by its Vice President, Nooruddin Punjani, this _____ day of _____, 2021.

West Katy Properties, LLC, a Texas limited liability company

By: _____
Nabil Punjani, President

Attest: _____
Nooruddin Punjani, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Nabil Punjani, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public
in and for the State of Texas
Commission Expires _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Nooruddin Punjani, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public
in and for the State of Texas
Commission Expires _____

I, Damian Jagers, 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 permanent monuments or 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.

Damian Jagers, RPLS No. 6269
INTERLAND SURVEYING & MAPPING, LLC

I, Mario Ipina, P.E., 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.

Mario Ipina, P.E.
Texas Registration No. 94721

NOTES:

- Unless otherwise indicated, the building line (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 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 0.99988523.
- 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.
- Bearing basis: Bearings, distances, and areas shown hereon are based upon G.P.S. observations of controlling monuments shown hereon.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 4815700110L, revised date of June 18, 2007, the subject property lies within Zone "X" (unshaded), areas determined to be outside the 0.2% annual chance floodplain.
- Elevations referenced to Harris County Flood Control Reference Marker RM190030 with a published elevation of 106.06' NAVD88 (2001 ADJ.).
- A permanent benchmark has been installed for this project, a brass disk set in concrete, in the center of the median of Katy Gaston Road. An elevation of 116.45' has been transferred via differential GPS leveling from the Harris County Flood Control Reference Marker RM190030, NAVD88 (2001 ADJ.).
- 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..
- This plat is located within Light Zone LZ3.
- The top of all floor slabs shall be a minimum of 117.50' 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.
- 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.
- 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.
- All existing pipelines and pipeline easements within the platted boundary have been shown.

STATE OF TEXAS
COUNTY OF HARRIS

We, Spirit of Texas Bank, SSB owner and holder of a lien against the property described in the plat known as KATY GASTON TRACT PARTIAL REPLAT NO 1, said lien being evidenced by instrument of record in the Clerk's File Numbers 2021106602, 2021106603, and 2021096538 of the O.P.R.O.R.P. 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.

By: _____
Matthew D. Bagzis, Senior Vice President
Spirit of Texas Bank, SSB

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matthew D. Bagzis, 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 _____, 2021.

Notary Public
in and for the State of Texas
Commission Expires _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of KATY GASTON TRACT 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 this _____ day of _____, 2021.

By: _____
Martha L. Stein or M. Sonny Garza
Chair Vice Chair

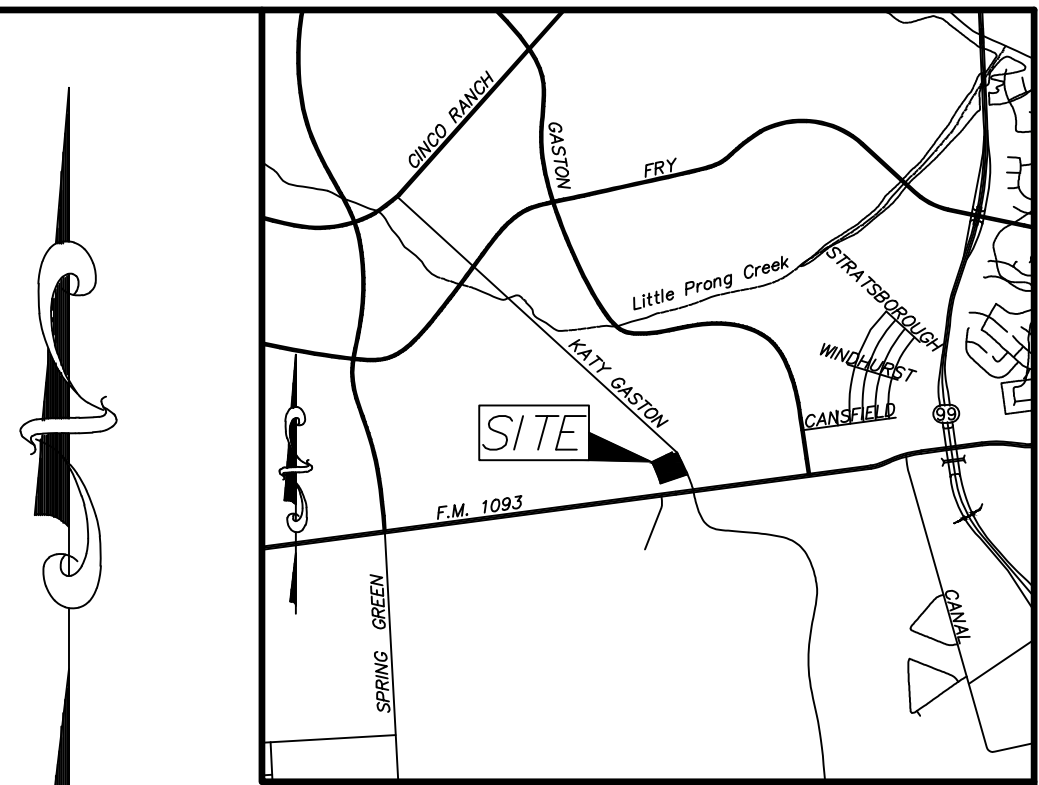
By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	FORT BEND COUNTY ASSISTANCE DISTRICT NO 10
W.C.I.D.	N/A
M.U.D.	FORT BEND M.U.D. No. 34
L.I.D.	N/A
D.I.D.	N/A
SCHOOL	KATY I.S.D.
FIRE	FIRE DISTRICT NO. 2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON E.T.J.
UTILITIES CO.	CENTERPOINT ENERGY

LEGEND

AC.
A.E.
C.I.R.
C.M.
ESMT.
F.B.C.C.F. NO.
F.B.C.P.R.
FND.
NO.
R.O.W.
SAN.
S.F.
STM.
U.E.
VOL., PG.
W.L.
▲

ACRES
AERIAL EASEMENT
CAPPED IRON ROD
CONTROLLING MONUMENT
EASEMENT
FORT BEND COUNTY CLERK'S FILE NUMBER
FORT BEND COUNTY PLAT RECORDS
FOUND
NUMBER
RIGHT OF WAY
SANITARY
SQUARE FEET
STORM
UTILITY EASEMENT
VOLUME, PAGE
WATER LINE EASEMENT
PERMANENT BENCHMARK



VICINITY MAP

NOT TO SCALE
KEYMAP-525E

I, J. Stacy Slawinski, Fort Bend County Engineer, do hereby certify that the plot of this subdivision complies with all 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 _____, 2021.

Vincent M. Morales, Jr.
Precinct 1,
County Commissioner

Grady Prestage
Precinct 2,
County Commissioner

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

Ken R. DeMerchant
Precinct 4,
County Commissioner

KP George
County Judge

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
County Clerk
Fort Bend County, Texas

By: _____
Deputy

KATY GASTON TRACT PARTIAL REPLAT NO 1

A SUBDIVISION OF 1,307 ACRES OF LAND OUT OF THE WALTON HILL & WALTON SURVEY, ABSTRACT 435, FORT BEND COUNTY, TEXAS, AND BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "C", BLOCK 1, KATY GASTON TRACT, PER MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20200046 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

SCALE: 1" = 30' 1 RESERVE 1 BLOCK DATE: JUNE, 2021

OWNER:
WEST KATY PROPERTIES, LLC, a Texas limited liability company
7324 SOUTHWEST FREEWAY, SUITE 240
HOUSTON, TEXAS 77074
281-806-9775

PREPARED BY
LAND SURVEYING FIRM:



INTERLAND
SURVEYING | MAPPING
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HOUSTON, TEXAS 77007 FIRM NO. 10194129
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F.M. 1093
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VOL. 285, PG. 287, VOL. 285, PG. 292
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