

## PLAT RECORDING SHEET

**PLAT NAME:** Heartland Dental Richmond

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 1.163

**LEAGUE:** William Morton League

**ABSTRACT NUMBER:** 62

**NUMBER OF BLOCKS:** 1

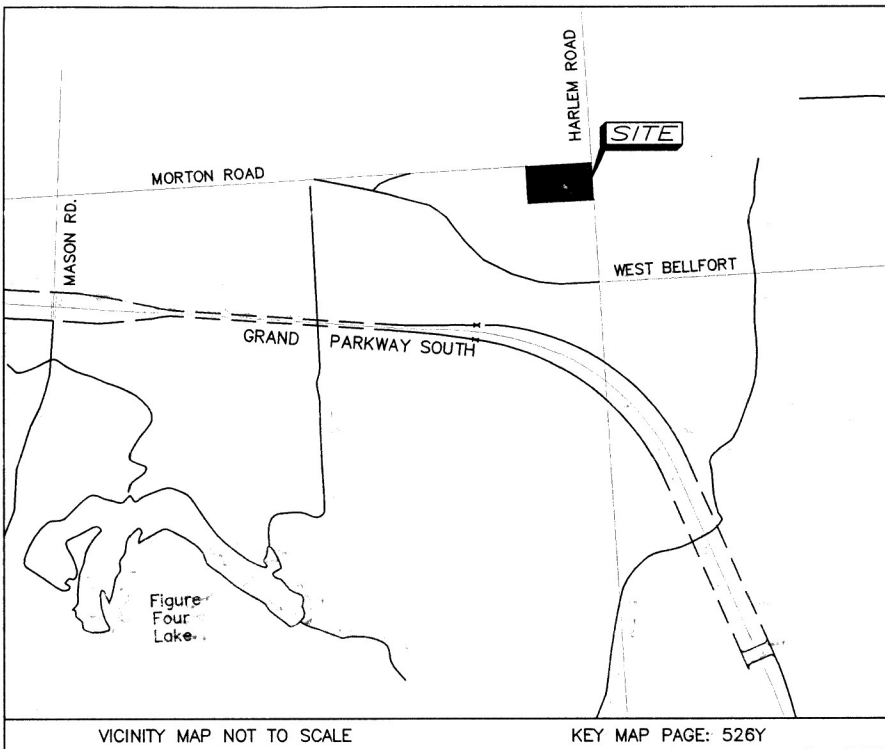
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** WGM Development

\_\_\_\_\_  
(DEPUTY CLERK)





## LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET MONUMENT
- EASEMENT LINE

LINE	BEARING	DISTANCE
L1	S. 48°13'41" E.	21'21"

### GENERAL NOTES:

1. Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this 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 factor of 1.000130.

3. Site drainage plans for future development of this reserve must be submitted to the Fort Bend County Drainage District and the Fort Bend County Engineering Department.

4. 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 wood 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 wood posts and paneled wood fences back up, but generally will not replace with new fencing.

5. This plat is within Fort Bend County MUD District #143 and L Zone 3.

6. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Fort Bend County, Texas for the approval and Acceptance of Infrastructure.

7. The 20' storm sewer easement along the west property line as listed in the CPL as shown on the recorded plat in Plat no. 20170019 does not affect the subject property.

8. The 10' building setback line along the west property line as listed in the CPL as shown on the recorded plat in Plat no. 20170019 does not affect the subject property.

9. The 10' landscape easement along the south property line as listed in the CPL as shown on the recorded plat in Plat no. 20170019 does not affect the subject property.

10. The 25' building line along the south property line as listed in the CPL as shown on the recorded plat in Plat no. 20170019 does not affect the subject property.

11. The 15' sanitary sewer easement as listed in the CPL as recorded in F.B.C.C.F. 2015004440 and as shown on the recorded plat in Plat no. 20170019 does not affect the subject property.

12. The 180' utility easement as recorded in Vol 440, Pg 258 D.R.F.B.C. & H.C.C.F. 9636728 and as shown on the recorded plat in Plat no. 20170019 does not affect the subject property.

13. There exist a signage easement agreement as recorded in F.B.C.C.F. 2020129260 (not plottable)

14. There exist no evidence on the ground of any pipelines traversing the subject property.

15. This plat was performed with the benefit of a city planning letter from FIDELITY NATIONAL TITLE AGENCY, INC. G.F. No. FAHCS20003721 dated March 12, 2021.

16. This plat is subject to the restrictions and covenants as recorded in Fort Bend County Clerk's Files: 2007141735, 2018105645, 2018120184, 2019026638, 2019007856, 2019026639, 2020036831, 2020036832, 2021006253, 2021006254, 2021006840, 2021006841, and 2021017503.

17. The top of all floor slabs shall be a minimum of 96.42 feet above mean sea level (NAVD88 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 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-slope roadway or drainage restraint, whichever is higher.

18. All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the facility.

19. All property to drain into the drainage easements only through an approved drainage structure.

20. The drainage system for this development is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.

21. This property appears to lie within ZONE X (unshaded) as located by the Federal Insurance Administration designated Flood Hazard Area by Community Panel No. 48157C0140L, dated 4/02/2014. Zone X (unshaded) is defined as being outside the 500 year flood and protected by levees from 100 year flood (Areas of minimal flood hazards outside 0.2 percent annual chance floodplain).

Owner:  
**WMG DEVELOPMENT**  
1200 NETWORK CENTRE DRIVE,  
SUITE 3  
EFFINGHAM, IL 62401  
314-984-9887

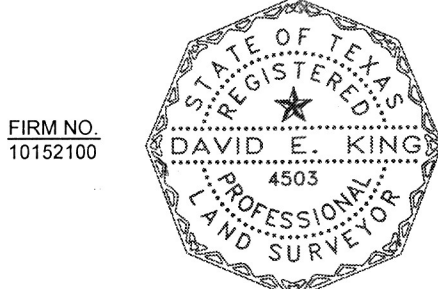
REASON FOR REPLAT:  
TO CREATE 1 RESTRICTED  
RESERVE AND 1 BLOCK &  
TO REVISE BUILDING LINES

Surveyor:  
**KING'S LAND SURVEYING  
SOLUTIONS, LLC**  
David King, R.P.L.S. 4503  
281-350-8003  
info@kingslandsurveying.com

I, David E. King, Sr., am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground and that 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 5/8" inch and having 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.

*David E. King, Sr.*

David E. King, Sr.  
Registered Professional Land Surveyor  
Texas Registration No. 4503



**KLSS**  
**KING'S LAND SURVEYING  
SOLUTIONS, LLC**  
Professional Land Surveyors  
315 GENTRY ST., SUITE C5 SPRING, TEXAS 77373

I, JOHN HARSHBARGER, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all the requirements of the City of Houston to the best of my knowledge.

*John Harshbarger*  
JOHN HARSHBARGER P.E.  
Licensed Professional Engineer 719121

BEFORE ME, the undersigned authority, on this day personally appeared JOHN HARSHBARGER 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

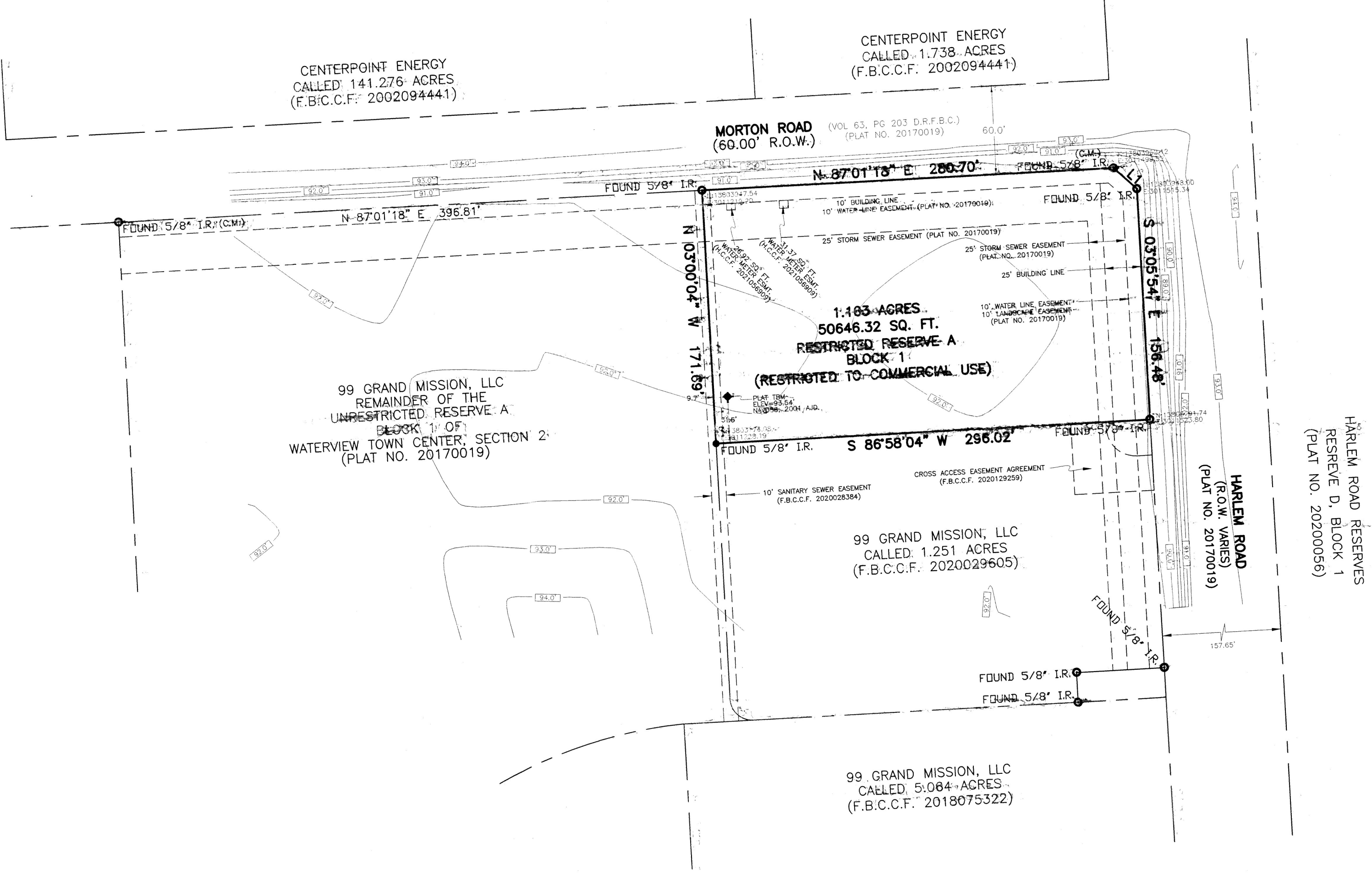
GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
THIS 19th DAY OF July, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF MISSOURI

PRINT NAME: *Timothy D. Baker*

MY COMMISSION EXPIRES: 3/7/2025

**TIMOTHY D. BAKER**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
St. Charles County  
My Commission Expires: Mar. 07, 2025  
Commission #1508090



STATE OF TEXAS  
COUNTIES OF FORT BEND

We, Jonathan Brumleve, vice chairman and Curtis Frost, president acting for WMG DEVELOPMENT, LLC, a Delaware limited liability company, hereinafter referred to as Owner of the 1.163 acre tract described in the above and foregoing map of HEARTLAND DENTAL RICHMOND, 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 purpose 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, we do hereby dedicate for public utility purposes an unobstructed aerial easements five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easement shown hereon.

FURTHER, we 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, we hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bays, 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 and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does 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 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 that this replat does not attempt to alter, amend, or remove any conveyance or restrictions, we further certify that no portion of the area covered by the previous 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 WMG DEVELOPMENT, LLC has caused these presents to be signed by JONATHAN BRUMLEVE, its vice president, thereunto authorized, attested by its president, CURTIS FROST, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

WMG DEVELOPMENT, LLC

By: *Jonathan Brumleve*  
JONATHAN BRUMLEVE  
VICE, PRESIDENT

ATTEST: *Curtis Frost*

CURTIS FROST  
PRESIDENT

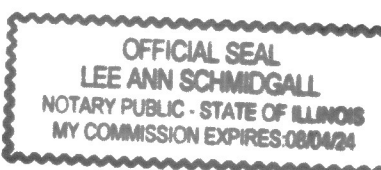
BEFORE ME, the undersigned authority, on this day personally appeared JONATHAN BRUMLEVE & CURTIS FROST known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
THIS 23 DAY OF July, 2021

*Lee Ann Schmidgall*  
NOTARY PUBLIC IN AND FOR THE STATE OF Illinois

PRINT NAME: *Lee Ann Schmidgall*

MY COMMISSION EXPIRES: 8/4/2024



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 said county. 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

I, J. STACY SLAWINSKI, THE 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.  
County Engineer

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PRECINCT 1, COUNTY COMMISSIONER - VINCENT M. MORALES, JR.

PRECINCT 2, COUNTY COMMISSIONER - GRADY PRESTAGE

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

PRECINCT 4, COUNTY COMMISSIONER - KEN R. DEMERCHANT

COUNTY JUDGE - KP GEORGE

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 HEARTLAND DENTAL RICHMOND 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 25 day of August, 2021

By: *Martha L. Stein*  
Martha L. Stein or M. Sandy Garza  
Title Chair or Vice Chairman

By: *H. Rodriguez*  
H. Rodriguez  
Secretary

## HEARTLAND DENTAL RICHMOND

A subdivision of  
1.163 Acres, (50646 Sq. Ft.)  
out of Unrestricted Reserve A, Block 1  
of Waterview Town Center, Section 2  
(Plat No. 20170019)

Located in the  
William Morton League, Abstract 62  
Fort Bend County, Texas

1 Block, 1 RESERVE  
Restricted for Commercial use

JANUARY 2021

DISTRICT NAMES:	
COUNTY-ASSISTANCE DISTRICT	CAD #2
WCID	N/A
MUD	MUD #143
LID	N/A
DID	N/A
SCHOOL	FORT BEND ISD
FIRE	PECAN GROVE
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON
UTILITIES CO.	MUD #143