

PLAT RECORDING SHEET

PLAT NAME: Waterview Town Center East

PLAT NO: _____

ACREAGE: 1.2505

LEAGUE: William Morton League Survey

ABSTRACT NUMBER: A-62

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Haven Properties, LLC.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Haven Properties, LLC, acting by and through Paolo Sagullo, president, and attested by Maria Yem, its vice President, being officers of Haven Properties, LLC, Owner hereinafter referred to as Owners (whether one or more) of the 1.2505 acre tract described in the above and foregoing map of WATERVIEW TOWN CENTER EAST, 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 on additional ten feet (10' 0") 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, 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 on 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. 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 twenty feet (20' 0") 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 obutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, this plat 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 Commissioners' Court on January 24, 2006, and as amended on August 27, 2013.

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 Haven Properties, LLC, has caused these presents to be signed by Paolo Sagullo, President, thereunto authorized, attested by its vice president, Maria Yem, this 21st day of June, 2021.

Haven Properties, LLC

Paolo Sagullo
President

Maria Yem
Secretary

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Paolo Sagullo, 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 21st day of June, 2021.

Notary Public in and for the State of Texas

Print Name:

My Commission expires: 2-26-24

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Maria Yem, 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 21st day of June, 2021.

Notary Public in and for the State of Texas

Print Name:

My Commission expires: 11-03-21

We, Plains State Bank, owner and holder of a lien against the property described in the plat known as WATERVIEW TOWN CENTER EAST, said lien being evidenced by instrument of record in the Clerk's File No. 2020028387 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 owners of said lien and have not assigned the same nor any part thereof.

By: James Tamez

Print Name: James Tamez

Title: VP

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared James Tamez, 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 21st day of June, 2021.

Notary Public in and for the State of Texas

Print Name:

My Commission expires: 2-26-24

I, Fred W. Lawton, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County, Texas.

Fred W. Lawton, P.E.
Texas Registration No. 44878

STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
44878
FRED W. LAWTON

MORTON ROAD
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)
VOL. 63, PG. 203, F.B.C.D.R.

REMAINDER OF
UNRESTRICTED RESERVE "A", BLOCK 1
WATERVIEW TOWN CENTER SECTION 2
PLAT NO. 20170019 FBCMR

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