PLAT RECORDING SHEET

PLAT NAME:	Waterview Town Center East
PLAT NO:	
ACREAGE:	1.2505
LEAGUE:	William Morton League Survey
ABSTRACT NU	UMBER: A-62
NUMBER OF E	BLOCKS: 1
NUMBER OF I	
NUMBER OF F	
OWNERS: Ha	aven Properties, LLC.
(DEPUTY CLERK)	

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.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 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 abutting 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.

Haven Properties, LLC

Paolo Sagullo
President

Waria Yem V Secretary

STATE OF TEXAS TO LAND

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 20 21 Notary Public in and for the State of Texas Print Name:

LILLIAN H SOTO
Notacy ID #1916714
My Commission Expires
February 26, 2024

My Commission expires: 2,26,74

STATE OF TEXAS COUNTY OF FT Rend

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

day of June, 20 3.

Notany Public in and for the State of Texas.

YOLABBATOSAF SAYOTAS YOLABBATOSAF YOLABBATOSAF

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.

y:
Print name: James Tamez
Title: Vp

STATE OF TEXASTER STATE OF TEX

BEFORE ME the undersigned authority, on this day personally appeared 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

ON CONTROL OF OFFICE this

Notary Public in and for the State of Texas

Print Name:

Commission expires: 2.26.34



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.

I, Fred W. Lawton, 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.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of WATERVIEW TOWN 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 ______,

FRED W. LAWTON

2321

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

FRED W. LAWTON

44878

44878

MORTON ROAD

(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

VOL. 63, PG. 203, F.B.C.D.R.

REMAINDER OF UNRESTRICTED RESERVE "A", BLOCK WATERVIEW TOWN CENTER SECTION 2
PLAT NO. 20170019 FBCMR 296.02 N 86'55'33" E Z BLOCK UNRESTRICTED RESERVE "A" 1.2505 ACRES (54,475 SQ. FT.) 10 X 16 AERIAL EASEMENT F.B.C.C.F. NO. 2019088779 10' UTILITY EASEMENT F.B.C.C.F. NO. 201908877\$ 10' X 16' AERIAL EASEMEN F.B.C.C.F. NO. 2019088779 RESIDUE OF CALLED 24.33 ACRES
WATERVIEW TOWNE CENTER LLC FBCCF NO. 2018134872 1. B.L. INDICATES BUILDING LINE: U.E. INDICATES UTILITY EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; F.B.C.D.R. INDICATES 18. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE

2. BENCHMARK: FORT BEND COUNTY MARKER NUMBER 86; GENERAL LOCATION AT CENTER OF THE CUL—DE—SAC OF LAKE GEORGETOWN COUNTY. SUBDIVISION WATERSIDE VILLAGE, SEC. 3, SLIDE NO. 2509B, FORT BEND COUNTY PLAT RECORDS. ELEVATION 95.92, NAVD 198B, 2001 ADJ.

3. TBM INDICATES TEMPORARY BENCHMARK; BOX CUT, N13803608.4090; E3011548.1580; ELEVATION = 91.49 FEET NAVD 88 ADJUSTMENT;

4. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE

(NADB3), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99987523586349.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INTEGRITY TITLE COMPANY, FILE NO. 2035089A, THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY;

6. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48157C 0140L, MAP REVISED APRIL 02. 2014. PROPERTY WITHIN UNSHADED ZONE "X". AREAS OF MINIMAL FLOOD HAZARD WHICH

6. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48157C 0140L, MAP REVISED APRIL 02. 2014, PROPERTY LIES WITHIN UNSHADED ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2 PERCENT ANNUAL CHANCE FLOOD; 7. 5/8—INCH IRON RODS WITH PLASTIC CAP MARKED "SOUTH TEXAS SURVEYING" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET ROWS HAVE NOT BEEN MONUMENTED;

8. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100—YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82—97(11);
9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.90 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 RESTRAIN, WHICHEVER IS HIGHER 10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL

11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

12. 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 O 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.

13. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (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.

14. ALL EXISTING PIPELINE OR PIPELINE EASEMENTS THROUGH THIS PROPOSED SUBDIVISION HAVE BEEN SHOWN.

15. 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.

17. LANDSCAPE EASEMENT DATED SEPTEMBER 17, 2018 AND RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NUMBER 2018105645 AND LATER AMENDED UNDER CLERK'S FILE NUMBER 2019007857 AND 2020036832. BLANKET NOT PLOTTABLE.

SITE

SITE

MISEL

MISE

VICINITY MAP

NOT TO SCALE

B.L. — BUILDING LINE
U.E. — UTILITY EASEMENT
R.O.W. — RIGHT OF WAY
F.B.C.C.F. — FORT BEND COUNTY CLERKS FILE
F.B.M.R. — FORT BEND COUNTY MAP RECORDS
VOL. — VOLUME

(IN FEET) 1 inch = 30 ft.

CIR — CAPPED IRON ROD "STS" — STAMPED SOUTH TEXAS SURVEYING

LEGEND:

PG. – PAGE

FND — FOUND IP — IRON PIPE

IR - IRON ROD

SQ. FT. - SQUARE FEET

I, J. STACY SLAWINSKI, 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 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

GRAPHIC SCALE

K.P. GEORGE COUNTY JUDG

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT 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 _________O'CLOCK __M. IN PLAT NUMBER ______ OF THE PLAT RECORDS OF FORT BED 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

WATERVIEW TOWN CENTER EAST

1 BLOCK, 1 UNRESTRICTED RESERVE

A SUBDIVISION OF 1.2505 ACRES (54,475 SQ.FT.) OF LAND BEING OUT OF UNRESTRICTED RESERVE "A", BLOCK 1 OF WATERVIEW TOWN CENTER SECTION 2 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20170019 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT:

TO CREATE 1 UNRESTRICTED RESERVE SCALE: 1"= 30' DATE: 9/2021

> OWNER: HAVEN PROPERTIES, LLC ADDRESS: 6 CHALICE TRAIL SUGAR LAND, TEXAS 77498 PHONE: 713-408-8785



SOUTH TEXAS SURVEYING ASSOCIATES, INC.

11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082

281-556-6918 FAX 281-556-9331

Firm Number: 10045400

K:\COMRES 2020\PLATS\20-0030-001.DWG (KT)

S81-228-6318 SONTH LEXYS SNBAEAIV TYSON BYBINGEB