PLAT RECORDING SHEET

PLAT NAME:	Gateway 359
DV A FINA	
PLAT NO:	
ACREAGE:	10.43
LEAGUE:	Nathan Brookshire League
A DOWN A COT NO	IMPED 14
ABSTRACT NU	UMBER: 14
NUMBER OF E	BLOCKS: 1
NUMBER OF I	
NUMBER OF F	
OWNERS: Ga	ateway 359, LLC
(DEPUTY CLERK)	

STATE OF TEXAS COUNTY OF FORT BEND

WE, GATEWAY 359, LLC., A TEXAS LIMITED LIABILITY COMPANY, REPRESENTED HEREIN BY, BEAU EVANS, ITS MEMBER, AND PATRICIA HAMILTON, ITS MEMBER, OWNER (OR OWNERS) HEREINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 10.43 ACRE TRACT DESCRIBED IN THE ABOVE FORGOING PLAT OF GATEWAY 359, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY.

WE. OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS 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 EASEMENT OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLACE SIXTEEN FEET (16'0") ABOVE 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 DEPICT THEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY ONE FEET, SIX INCHES (21'0") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS 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 GATEWAY 359, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BEAU EVANS, ITS MEMBER, THEREUNTO AUTHORIZED, ATTESTED BY ITS MEMBER, PATRICIA HAMILTON, THIS _____ DAY OF ____

GATEWAY 359, LLC,

A TEXAS LIMITED LIABILITY COMPANY PATRICIA HAMILTON BEAU EVANS MEMBER MEMBER

STATE OF TEXAS COUNTY OF FORT BEND?

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BEAU EVANS, MEMBER, AND PATRICIA HAMILTON, MEMBER OF GATEWAY 359, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: ______

THOMAS R. LANGFORD, III, 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

THOMAS R. LANGFORD III. P.E. REGISTERED PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 67630



I, GRACE Y. CERVIN, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY

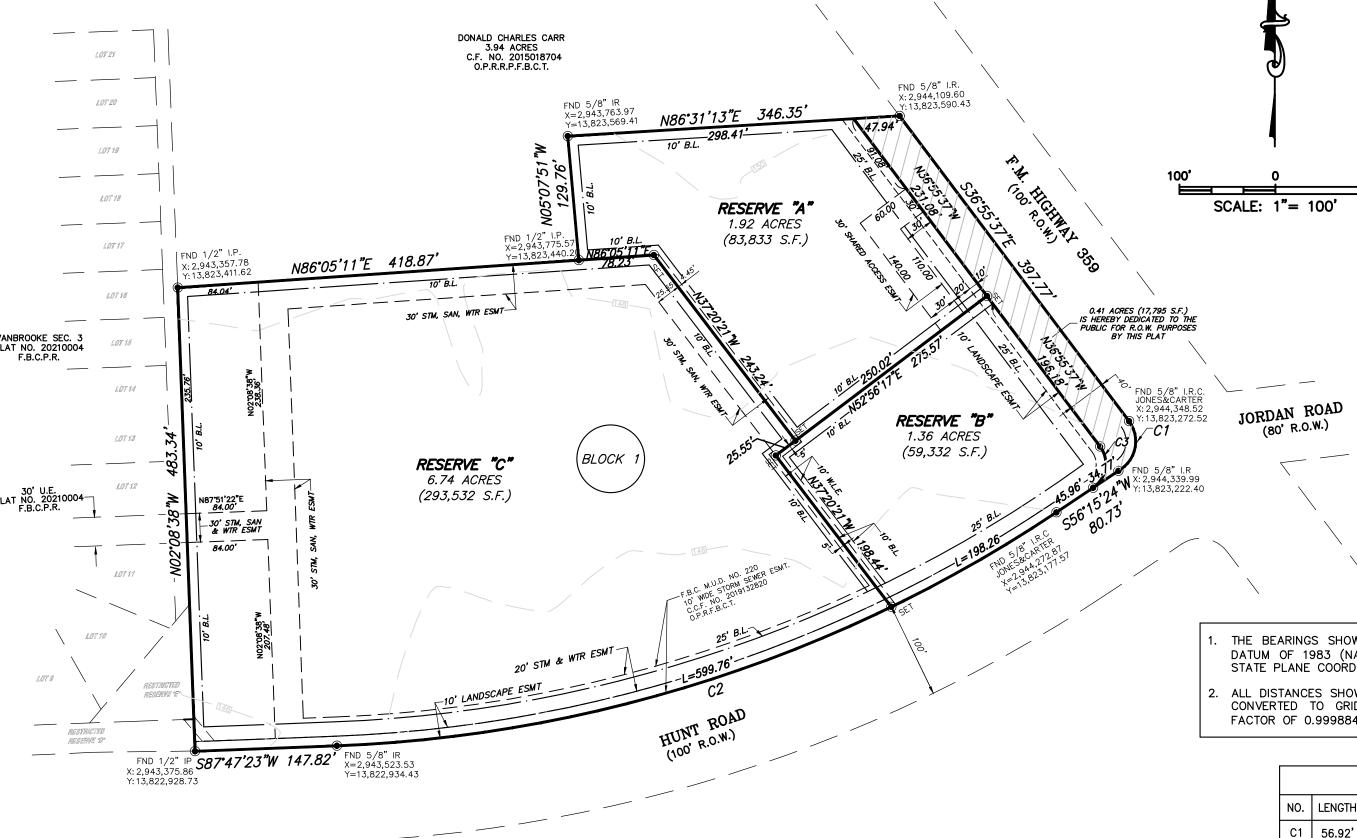
GRACE Y. CERVIN REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 5564 TBPELS FIRM NO. 10194392

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF FULSHEAR, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF GATEWAY 359, THIS _____, DAY OF

AMY PEARCEL DAR HAKIMZAKEH, CHAIRMAN CO-CHAIRMAN

THIS PLAT OF GATEWAY 359 WAS APPROVED ON ____ BY THE CITY OF FULSHEAR CITY COUNCIL AND SIGNED ON THIS _____ DAY OF ______, 2021; PROVIDED HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILLED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

AARON GROFF KIMBERLY KOPECKY CITY SECRETARY MAYOR



METES AND BOUNDS OF 10.43 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NO. 14

BEING 10.43 ACRE (454,492 SQUARE FEET) TRACT OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NO. 14, FORT BEND COUNTY, TEXAS AND BEING ALL OF A CALLED 10.43 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO GATEWAY 369, LLC, A TEXAS LIMITED LIABILITY COMPANY AS DESCRIBED UNDER CLERK'S FILE NO. 2021006572 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (O.P.R.F.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARING BASIS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204 (NAD 1983):

BEGINNING AT A FOUND 5/8-INCH IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF FARM TO MARKET (F.M.) HIGHWAY 359 (100 FEET WIDE) AND BEING THE SOUTHEAST CORNER OF A 3.94 ACRE TRÀCT OF LAND DESCRIBED IN A SPECÍAL WARRANTY DEED TO DONALD CHARLES CARR AS DESCRIBED UNDER CLERK'S FILE NO. 2015018704 O.P.R.F.B.C.T. AND BEING THE NORTHEAST CORNER OF SAID 10.43 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

LINE OF F.M. HIGHWAY 359 AND THE EAST LINE OF SAID 10.43 ACRE TRACT TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "JONES&CARTER" AND BEING THE NORTHERLY CORNER OF A CALLED 0.86 ACRE TRACT DEDICATED TO FORT BEND COUNTY AS DESCRIBED UNDER CLERK'S FILE NO. 2020130868 O.P.R.F.B.C.T. AND BEING THE SOUTHEAST CORNER OF SAID 10.43 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND THE BEGINNING OF A CURVE TO THE RIGHT, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "1535-4035" BEARS SOUTH 36°55'37" EAST, 37.00 FEET MARKING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 359 AND THE NORTH RIGHT-OF-WAY LINE OF HUNT ROAD (BEING 60 FEET WIDE AT THAT POINT);

THENCE, ALONG THE SOUTH LINE OF SAID 10.43 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF HUNT ROAD (VARIABLE WIDTH) THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 56.92 FEET, A RADIUS OF 35.00 FEET, HAVING A CENTRAL ANGLE OF 931101", AND WHOSE CHORD BEARING AND DISTANCE BEARS SOUTH 09°39'53" WEST, 50.85 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "ALLY" TO THE END OF SAID CURVE; SOUTH 56"15'24" WEST, A DISTANCE OF 80.73 FEET TO A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "JONES & CARTER" AND THE BEGINNING OF A CURVE TO THE RIGHT, IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT. AN ARC LENGTH OF

SOUTH 87°47'23" WEST, A DISTANCE OF 147.82 FEET TO A FOUND 1/2-IRON PIPE AND BEING THE SOUTHEAST CORNER OF RESTRICTED RESERVE "E", BLOCK 2, VANBROOKE SEC 3 SUBDIVISION AS RECORDED UNDER CLERK'S FILE NO. 20210004 OF THE FORT BEND COUNTY PLAT RECORDS AND BEING THE NORTHWEST CORNER OF SAID 0.86 ACRE TRACT, THE

THENCE, NORTH 02'08'38" WEST, A DISTANCE OF 483.34 FEET WITH THE EAST LINE OF BLOCK 2 OF VANBROOKE SEC 3 SUBDIVISION AND THE WEST LINE OF SAID 10.43 ACRE TRACT TO A FOUND 1/2-INCH IRON PIPE AND BEING THE SOUTHWEST CORNER OF SAID 3.94 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 10.43 ACRE TRACT AND BEING THE NORTHWEST CORNER

NORTH 86°05"11" EAST, A DISTANCE OF 418.87 FEET TO A FOUND 1/2-INCH IRON PIPE FOR CORNER:

FORT BEND COUNTY, TEXAS

THENCE, SOUTH 36°55'37" EAST, A DISTANCE OF 397.77 FEET WITH THE WEST RIGHT-OF-WAY

798.02 FEET, A RADIUS OF 1450.00 FEET, HAVING A CENTRAL ANGLE OF 31°32'00", AND WHOSE CHORD BEARING AND DISTANCE BEARS SOUTH 72 01 24 WEST, 787.99 FEET TO A SET 5/8-INCH IRON ROD WITH CAP STAMPED "ALLY" TO THE END OF SAID CURVE;

SOUTHWEST CORNER OF SAID 10.43 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 3.94 ACRE TRACT AND THE NORTH LINE OF SAID 10.43 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

NORTH 05'07'51" WEST, A DISTANCE OF 129.76 FEET TO FOUND 5/8-INCH IRON ROD FOR

3. NORTH 86'31'13" EAST, A DISTANCE OF 346.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.43 ACRE (454,492 SQUARE FEET) TRACT OF LAND

BENCHMARK:

NGS MONUMENT PID=AW0122, STATE/COUNTY=TX/WALLER, USGS

QUAD=BROOKSHIRE DESCRIBED BY NATIONAL GEODETIC SURVEY 1973 ABOUT 1 MILE WEST ALONG THE MISSOURI-KANSAS-TEXAS RAILROAD FROM THE STATION OF BROOKSHIRE, ABOUT 3 POLES WEST OF MILE POST 1047. 9.6' SOUTH OF THE SOUTH RAIL, 124 1/2' NORTH OF THE CENTERLINE OF U.S. HWY. 90, 222' WEST OF THE CENTER LINE OF A DIRT ROAD LEADING NORTHWEST OF A 5-FOOT BOX CONCRETE CULVERT UNDER THE TRACK, AND ABOUT 2' BELOW THE LEVEL OF THE TRACK. ELEVATION=161.01'

NGS MONUMENT PID=AW5483, STATE/COUNTY=TX/FORT BEND, USGS QUAD=FULSHEAR (2019)

DESCRIBED BY NATIONAL GEODETIC SURVEY 1987 0.15 KM (0.1 MI) SOUTH ALONG FM ROAD 359 FROM THE POST OFFICE IN FULSHEAR, THENCE 2.15 KM (1.34 MI) WEST ALONG FM ROAD 1093, IN THE NORTHWEST CORNER OF THE T-JUNCTION OF A DIRT ROAD, 43.4 METERS (50.0') NORTH OF THE NORTH RAIL OF THE SOUTHERN PACIFIC COMPANY RAILROAD, 3.9 METERS (13.0') WEST OF THE CENTER OF THE DIRT ROAD, 0.9 METER (3.0') SOUTH OF THE WEST POST OF A GATE. ELEVATION=109.50'

TBM "A"= SET P.K. NAIL IN POWER POLE, APPROXIMATELY 104' WEST OF THE SOUTHWEST PROPERTY CORNER. ELEVATION=149.90'

FLOODPLAIN NOTE:

BASED ON THE FLOOD INSURANCE RATE MAP NO. 48157C0085M, MAP REVISED DATE OF JANUARY 29, 2021 INDICATES THAT TRACT LIES WITHIN AREA: ZONE "X"-(UNSHADED) - AREAS OF MINIMAL FLOOD HAZARD.

IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM: IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE. OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAID ZONES AS DETERMINED HEREON ARE SCALED FROM SAID MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT OR NAD83 (2011 ADJ). TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204.

ALL DISTANCES SHOWN ON THIS MAP ARE SURFACE DISTANCES AND MAY BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.9998841611 (GRID=SURFACE X C.S.F.)

CURVE TABLE						
NO. L	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH	
C1 :	56.92'	35.00'	93°11'01"	S09*39'53"W	50.85'	
C2 7	798.02'	1,450.00	31°32'00"	S72°01'24"W	787.99'	
С3	48.79'	30.00'	93°11'01"	N09°39'53"E	43.59'	

RESERVE TABLE					
Acreage	Sq. Ft.	Туре			
1.92	83,833	COMMERCIAL			
1.37	59,552	COMMERCIAL			
6.74	292,532	COMMERCIAL			
	1.92 1.37	Acreage Sq. Ft. 1.92 83,833 1.37 59,552			

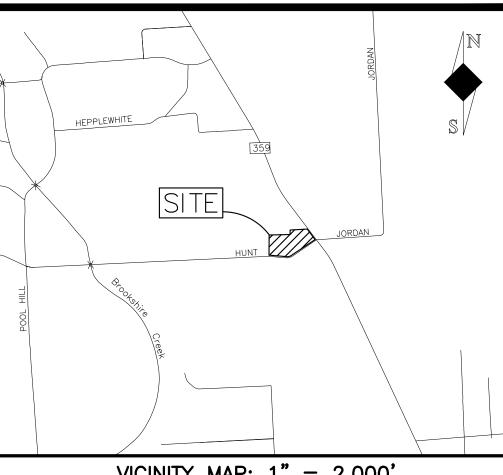
APPLICABLE JURISDICTIONS TABLE					
FORT BEND COUNTY					
CITY OF FULSHEAR ETJ					
FORT BEND COUNTY ISD					
FORT BEND COUNTY MUD 220					
FORT BEND CAD 7					
FORT BEND COUNTY ESD 4					

PLAT NOTES:

- 1. ANY DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- 2. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY INDEPENDENT SCHOOL DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY, CITY OF FULSHEAR ETJ, ESD NO. 4, CAD7, & FBC MUD 220.
- 3. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE
- 4. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- 5. THERE ARE NO EXISTING AND PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- 6. FORT BEND COUNTY FLOODPLAIN REGULATIONS, ARTICLE 5, SEC. B REQUIRES ALL STRUCTURES TO BE ELEVATED A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE IMPACTING 100-YEAR WATER SURFACE ELEVATION.
- 7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 149.03 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVÉ 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.
- 8. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 9. THE CONTOURS SHOWN HEREON WERE CREATED USING SPOT ELEVATIONS PROVIDED BY SURVEYOR.
- 10. 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.
- 11. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
- 12. THIS PLAT LIES WITHIN LIGHTING ZONE 3.

BLOCKED BY GATES, WALLS OR FENCES.

13. CROSS ACCESS WILL BE REQUIRED BETWEEN THE PLATTED RESERVES.



VICINITY MAP: 1" = 2,000'KEY MAP: 482X

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, HEREBY CERTIFY THAT THE PLAT 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 THE 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 _____, 2021.

VINCENT M. MORALES, JR. COMMISSIONER, PRECINCT GRADY PRESTAGE, COMMISSIONER, PRECINCT 2

KP GEORGE, COUNTY JUDGE

W.A. "ANDY" MEYERS. COMMISSIONER, PRECINCT

DATE LAST ABOVE WRITTEN.

FORT BEND COUNTY, TEXAS

KEN R. DEMERCHANT, COMMISSIONER, PRECINCT 4

I, LAURA RICHARD, CLERK OF THE COMMISSIONERS' COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON ______, 2021, AT _____ O'CLOCK __.M., AND DULY RECORDED ON _____, 2021, AT __.M., IN PLAT NUMBER __ OF THE PLAT RECORDS OF SAID COUNTY. O'CLOCK

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND

DEPUTY LAURA RICHARD COUNTY CLERK OF

GATEWAY 359

A SUBDIVISION OF 10.43 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NO. 14 FORT BEND COUNTY, TEXAS

> 3 RESERVES 1 BLOCK DATE: NOVEMBER, 2021

OWNER:

GATEWAY 359, LLC

A TEXAS LIMITED LIABILITY COMPANY

6510 S. FM 359.

FULSHEAR, TX 7741

(281) 944-9660

ENGINEER:

CIVIL-CON CONSULTANTS, LLC ATT: BEAU EVANS, PATRICIA HAMILTON TBPE FIRM REGISTRATION #22251 THOMAS R. LANGFORD, P.E. 448 W. 19TH STREET #817 HOUSTON, TEXAS 77008 (713) 992-4148

SURVEYOR:

AGS ENGINEERING & CONSTRUCTION TBPELS FIRM NO. 10194392 GRACE CERVIN, R.P.L.S. 7070 W. 43RD STREET, SUITE 203 HOUSTON, TEXAS 77092 (281) 888-7682