

PLAT RECORDING SHEET

PLAT NAME: DML Grand Mission Plaza

PLAT NO: _____

ACREAGE: 2.209

LEAGUE: Leonard Burknapp Survey

ABSTRACT NUMBER: A-108

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: DML GM Plaza LP

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, DML GM PLAZA LP, a Texas limited partnership, acting by and through Saleem Lakhani, General Partner, being an officer of DML GM PLAZA LP, a Texas limited partnership, Owner, hereinafter referred to as Owners of the 2.209 acre tract described in the above and foregoing map of DML GRAND MISSION PLAZA, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map 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, Owner have dedicated and by these presents does 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 ground level upward, located adjacent to and adjoining said public utility easements that are designed 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, Owner have dedicated and by these presents does 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 designed 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, Owner does 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, Owner does hereby dedicate to the public a strip of land twenty (20) 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, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any 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 is 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.

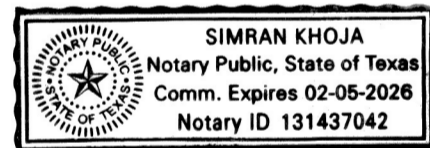
FURTHER, we do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, DML GM PLAZA LP, a Texas limited partnership, has caused these presents to be signed by Saleem Lakhani, its General Partner, thereunto authorized this 31st day of May, 2022.

By: *Saleem Lakhani*
SALEEM LAKHANI, General Partner

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Saleem Lakhani, 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 and in the capacity therein and herein stated.



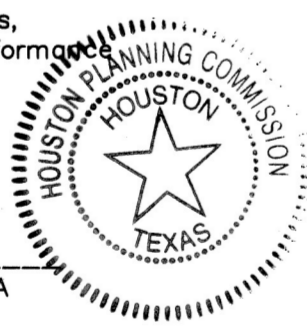
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of May, 2022.

Simran Khosla
Notary Public in and for the State of Texas

My Commission expires: 2/5/2026

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of DML GRAND MISSION PLAZA in conformity 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 30th day of June, 2022.

By: *Martina L. Stein* Chair
By: *Margaret Wallace Brown* Secretary



or
M. Sonny Garza
Vice Chairman

GENERAL NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAYBE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.0.
- 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.
- 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 THE ADA.
- 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 BY 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.

I, David R. Strickland, 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, point of curvature and other points of reference have been marked with iron (or other objects of 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 Texas Coordinate System of 1983, south central zone.

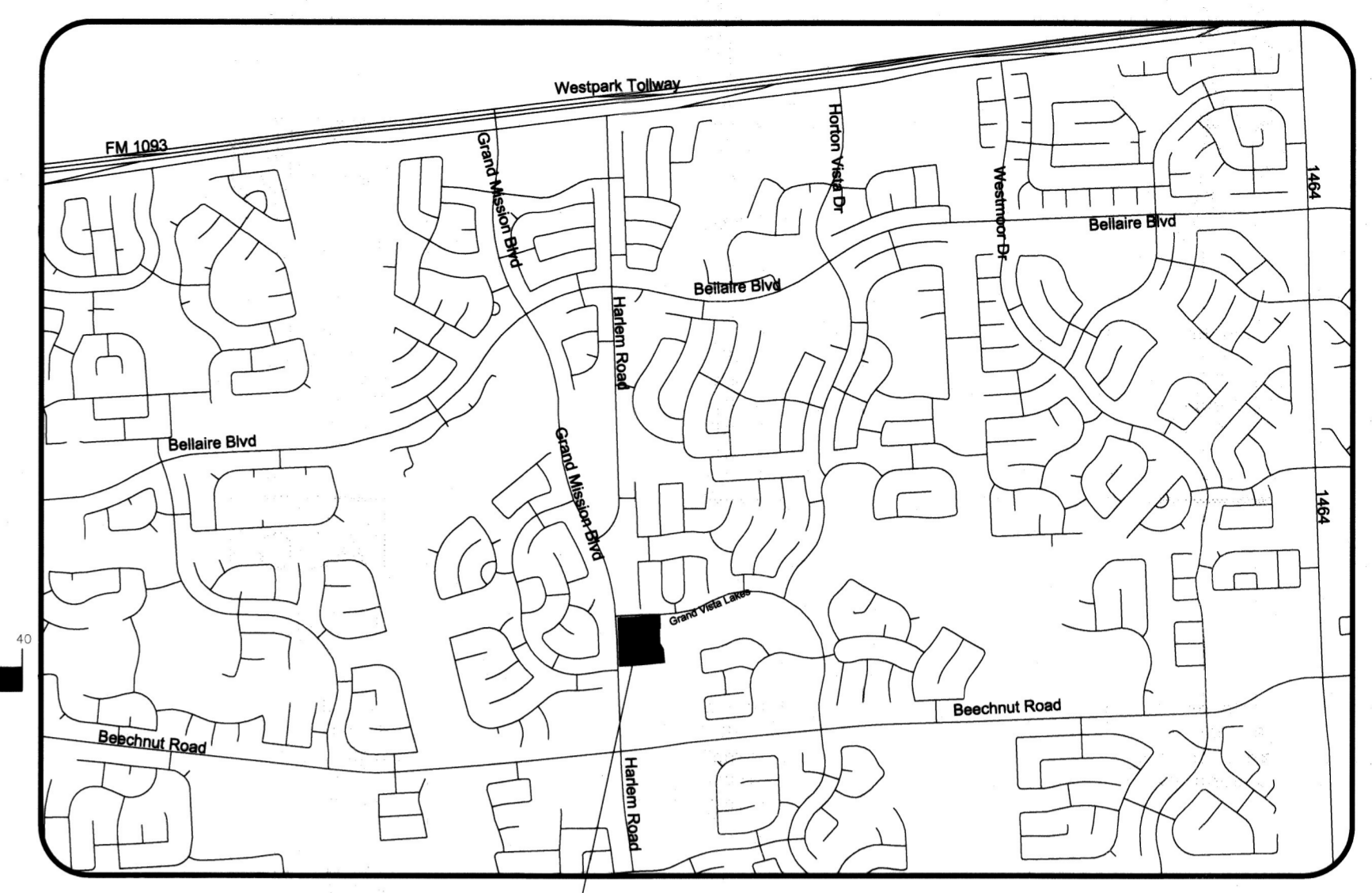
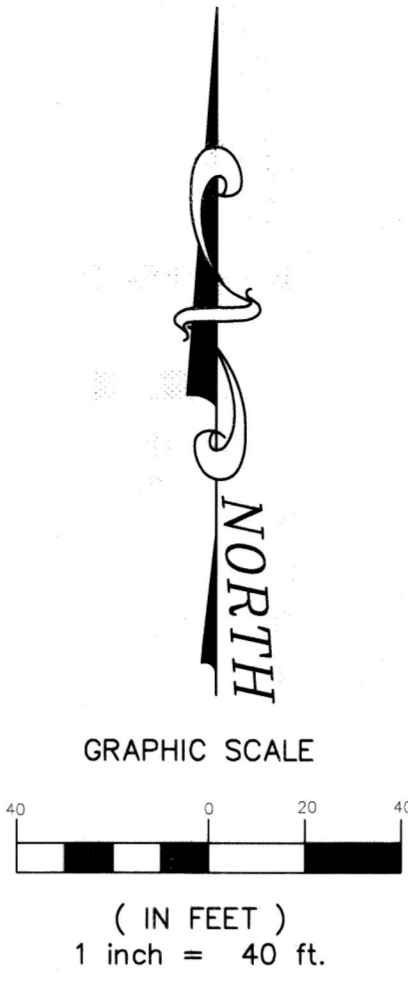
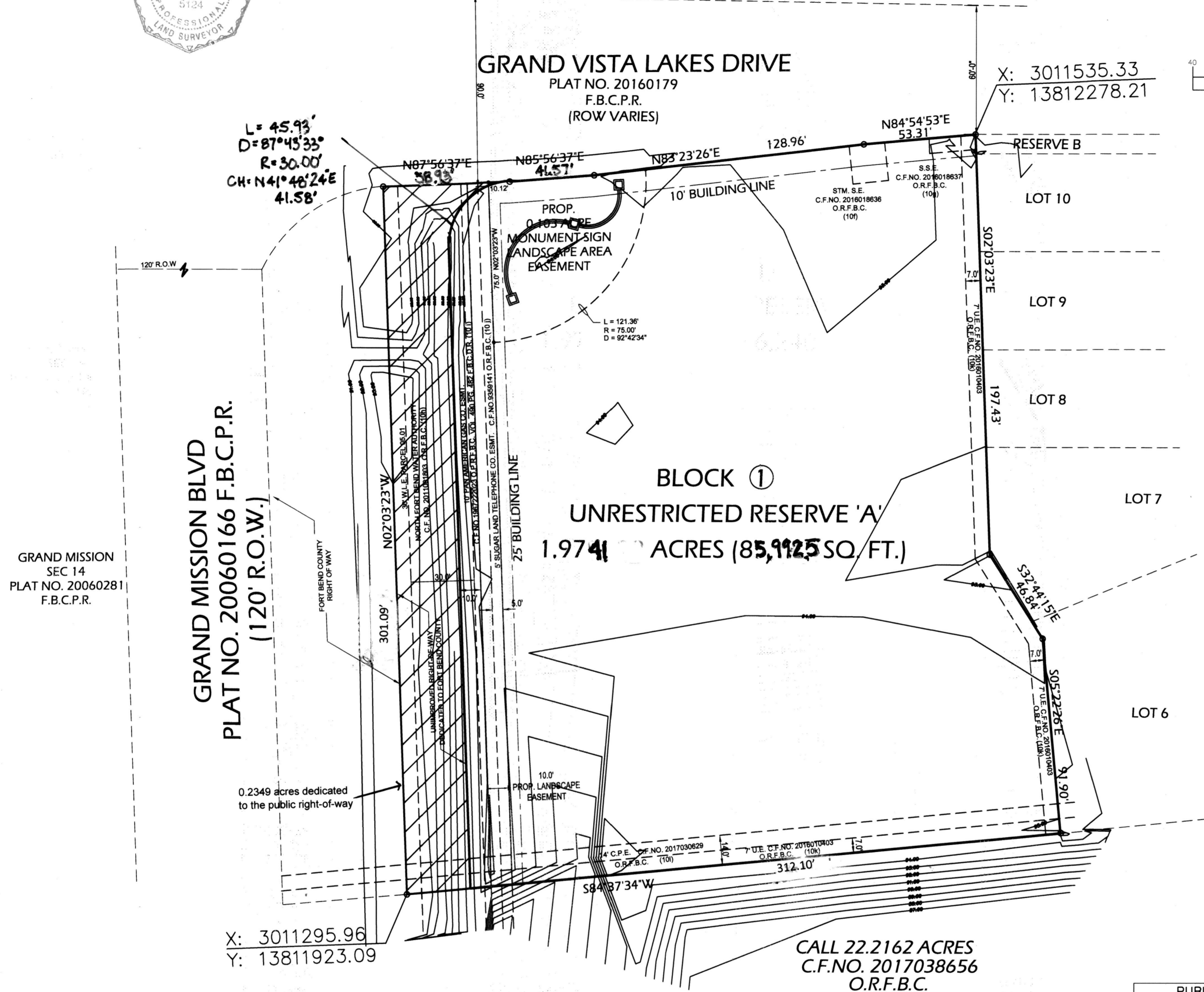
David R. Strickland
David R. Strickland
Texas Registration No. 5124



GRAND VISTA
SEC 16
PLAT NO. 20160179
F.B.C.P.R.

LEGEND

- AC - ACRE
- B.L. - BUILDING LINE
- O.R.F.B.C. - OPEN RECORDS FT. BEND COUNTY
- F.B.C.P.R. - FT. BEND COUNTY PUBLIC RECORD
- I.P. - IRON PIPE
- I.R. - IRON ROD
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME



SITE LOCATION
VICINITY MAP - NOT TO SCALE KEY MAP - 526Q

GRAND VISTA
SEC 25
PLAT NO. 20160178
F.B.C.P.R.

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, due 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 Commissioner's 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 _____, 2022.

Vincent M. Morales, Jr. Commissioner, Precinct 1
Grady Prestage Commissioner, Precinct 2

KP George
County Judge

W. A. "Andy" Meyers Commissioner, Precinct 3
Ken R. Merchant Commissioner, Precinct 4

I, Laura Richard, County Clerk in and of Fort Bend County do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2022, at _____ o'clock _____ M., in plat number _____ of Fort Bend County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
County Clerk
Of Fort Bend, Texas

By: Deputy

PUBLIC FACILITIES LISTING

| | |
|---------------|----------------|
| MUD | MUD 30 |
| LID | LID 12 |
| SCHOOL | FBISD |
| FIRE | ESD 100 |
| CITY OR ETJ | COH ETJ |
| UTILITIES CO. | CENTERPOINT |
| COUNTY ASST. | DISTRICT NO. 9 |

ENGINEER'S PLAT AFFIDAVIT
I, HACHEM DOMLOJ, 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.

Hachem K. Domloj
(Signature & Seal) 05/31/22 (date)
HACHEM K. DOMLOJ
93949
LICENSED PROFESSIONAL ENGINEER

- THIS PLAT IS LOCATED IN LIGHTING ZONE LZ3.
- THERE ARE PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PLAT BOUNDARY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, MAP NUMBER 48157C0130 L AND 48157C0140 L BOTH DATED APRIL 02, 2014, THIS PROPERTY IS LOCATED IN UNSHADED ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED WITH ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- TERMS, CONDITIONS AND PROVISIONS, INCLUDING BUT NOT LIMITED TO THE RIGHTS REGARDING ALL GROUND WATER AND WATER RIGHTS, CONTAIN IN DEED FROM STATE OF TEXAS TO BAM HOUSTON REAL ESTATE INVESTMENT L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED UNDER CLERK'S FILE NUMBER 2005091010 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
- 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.

- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.9 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.

PREPARED BY:
PAKSIMA GROUP
HOUSTON, TEXAS 77007
713.392.8275
info@paksimagroup.com

DML GRAND MISSION PLAZA

A 2.209 ACRE (96,224.04 SQ. FT.) TRACT LOCATED IN THE LEONARD BURKNAPPSURVEY, A-108 IN FORT BEND COUNTY, TEXAS

SCALE: 1"= 40' DATE: MAY 2022
1 BLOCK 1 RESERVE

OWNER:
DML GM PLAZA LP
77 Sugar Creek Center, Suite 207
Sugarland, Texas 77478
PH: 832.731.5290