

**PLAT RECORDING SHEET**

**PLAT NAME:** Katy Parkway Market Place

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

**ACREAGE:** 2.622

**LEAGUE:** I. & G.N. R.R. CO. Survey

**ABSTRACT NUMBER:** A-265

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 2

**OWNERS:** Katy Parkway Market, LLC

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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, Katy Parkway Market, LLC, a Texas limited liability company, acting by and through Janapriya US LLC, acting by and through Satya Kiran Guduru, Manager, owner hereinafter referred to as Owners of the 2.222 acre tract described in the above and foregoing plat of KATY PARKWAY MARKET PLACE, 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, for all streets, alleys, parks, watercourses, 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 to the land so dedicated.

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 11 feet six inches for ten feet perimeter ground easements; five feet six inches for 15 feet perimeter ground easements; or seven feet six inches for 14 feet perimeter ground easements, from a plane 16 feet 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 depicted hereon, whereby the aerial easement totals 21 feet six inches in width.

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 ten feet for ten feet back-to-back ground easements; seven feet for 15 feet back-to-back ground easements; or nine feet for 14 feet back-to-back ground easements, from a plane 16 feet 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 30 feet 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 (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 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 obstructions 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Katy Parkway Market, LLC, a Texas limited liability company, has caused these presents to be signed by Satya Guduru hereunto authorized, this 31 day of MARCH, 2013

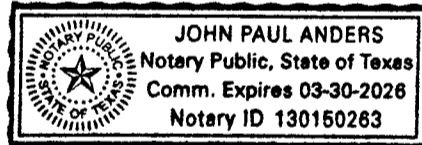
Katy Parkway Market, LLC, a Texas limited liability company

By: Janapriya US LLC  
Satya Kiran Guduru  
Manager

STATE OF TEXAS  
COUNTY OF FORT BEND

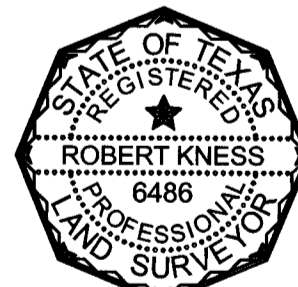
Before me, the undersigned authority, on this day personally appeared Satya Kiran Guduru of Katy Parkway Market, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31 day of March, 2013



JOHN PAUL ANDERS  
Notary Public, State of Texas  
Commission Expires 03-30-2026  
Notary ID 130150263

I, Robert Kness, 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 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.



ROBERT KNESS  
Registered Professional Land Surveyor  
Texas Registration No. 6486

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of KATY PARKWAY MARKET PLACE 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 12 day of April, 2013

By: Martha L. Stein or M. Sonny Garza  
Chair Vice Chairman

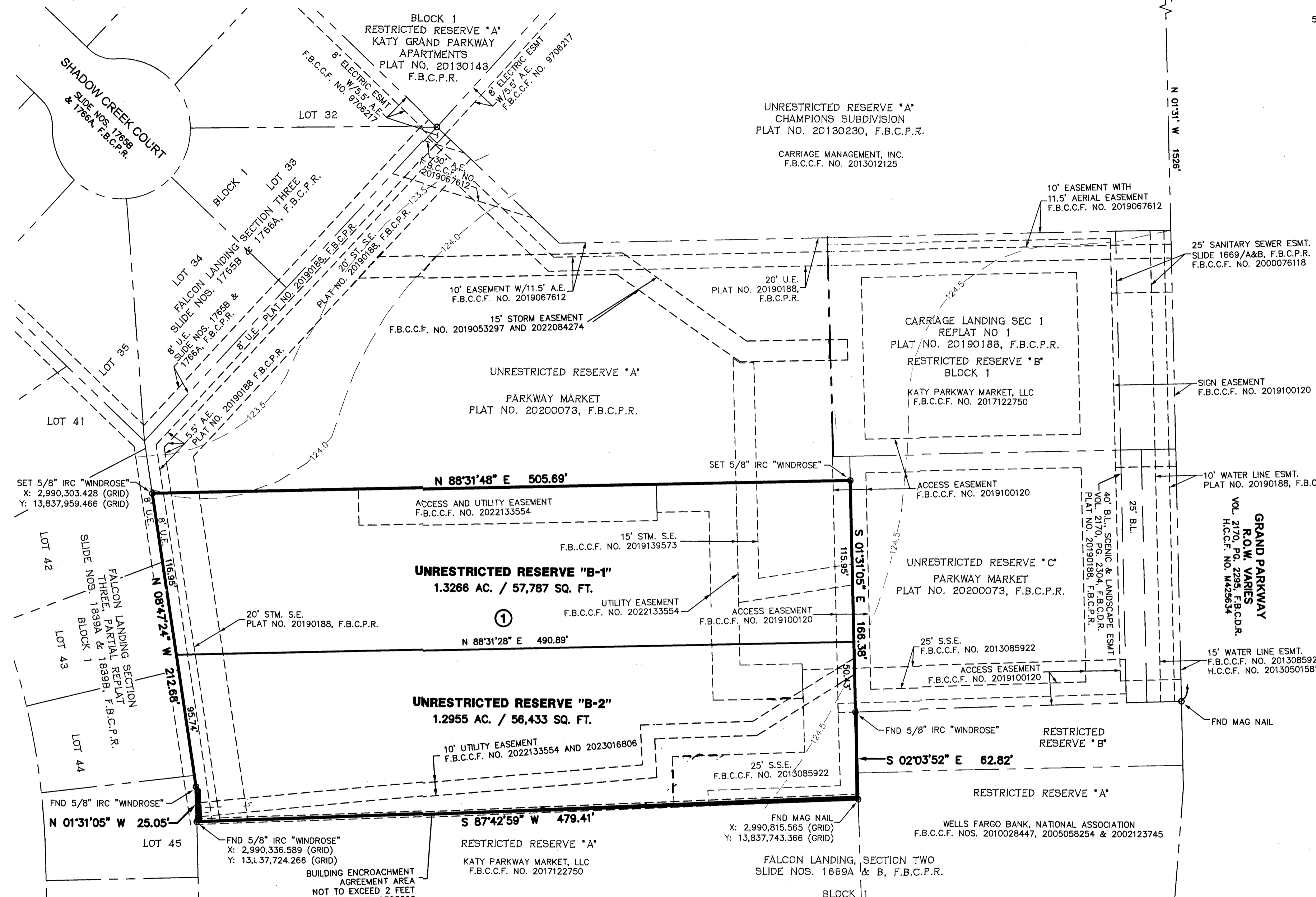
By: Margaret Wallace Brown, Alicia GNA  
Secretary

I, Madhavi Talluri, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

Madhavi Talluri, P.E.  
Texas Registration No. 113329  
Catalyst Technical Group, Inc.  
440 Cobia Drive, Ste: 1503  
Katy, TX 77494  
Texas Firm Registration No. 15775

GENERAL NOTES (CONTINUED)

- 10. UTILITY DEVELOPMENT OF EACH RESERVE MAY REQUIRE ONSITE DRAINAGE AND VENTILATION FACILITIES WITHIN A DEDICATED EASEMENT TO BE MAINTAINED BY THE PROPERTY OWNER.
- 11. FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12" ABOVE THE MAXIMUM PONDING ELEVATION ON THE SITE.
- 12. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE ONSITE DRAINAGE AND DETENTION FACILITIES.
- 13. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 126 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. THE MINIMUM SLAB ELEVATION LISTED ABOVE DOES NOT ACCOUNT FOR ONSITE DETENTION AND PONDING ELEVATIONS, WHICH MUST BE CHECKED AT THE TIME OF SITE PLAN DEVELOPMENT.



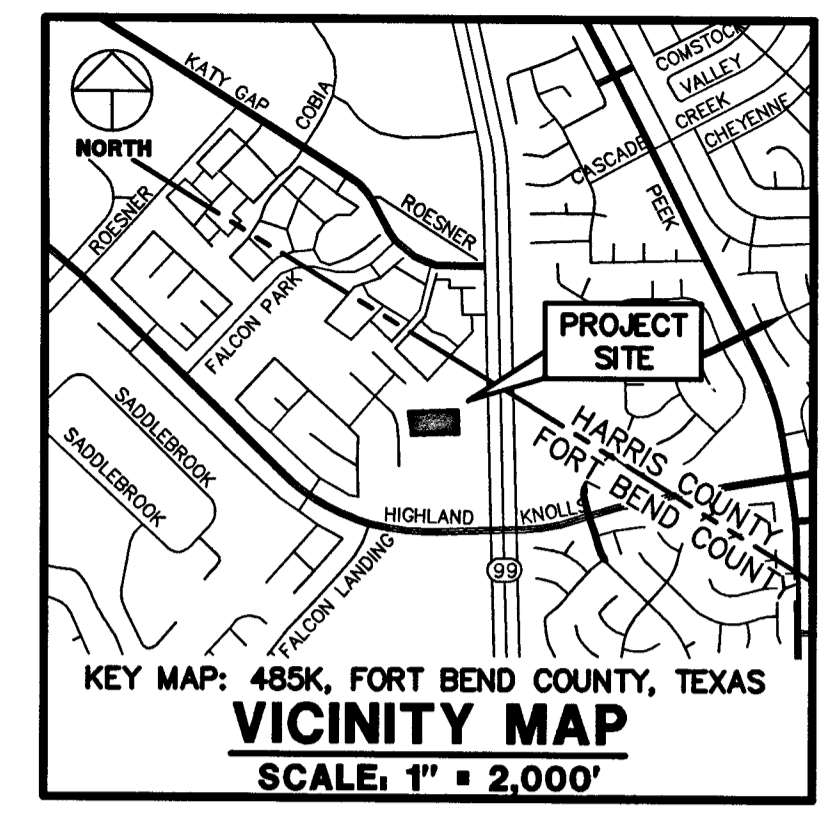
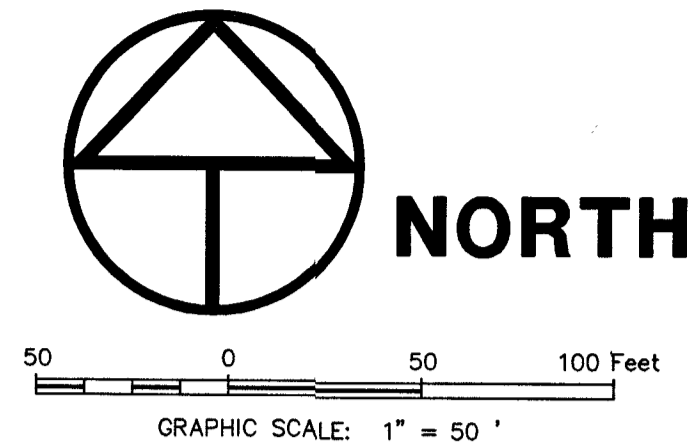
DISTRICT NAMES

| CC. ASSISTANCE DISTRICT | DISTRICT NO. 9                |
|-------------------------|-------------------------------|
| WCID                    | NONE                          |
| MUD                     | HARRIS FT BEND COUNTIES MUD 5 |
| LID                     | NONE                          |
| DID                     | FBC DRAINAGE                  |
| SCHOOL                  | KATY ISD                      |
| FIRE                    | FIRE DISTRICT WILLOWFORK      |
| IMPACT FEE AREA         | NONE                          |
| CITY OR CITY ETJ        | CITY OF HOUSTON ETJ           |
| UTILITIES CO.           | CENTERPOINT ENERGY            |
| EMERGENCY SERVICE       | FORT BEND ESD 2               |
| COUNTY COMMISSIONER     | PRECINCT NO. 1                |

GENERAL NOTES

- 1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 2. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.999989025.
- 3. SUBJECT TO SECTION 7 (GREENSPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATIONS OF SUBDIVISIONS.
- 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 481670048, REVISED/DATED APRIL 02, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 5. ALL PIPELINE EASEMENTS WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON, BASED ON THE TITLE RESEARCH PROVIDED IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, FILE NO. 2018037772, DATED MAY 5, 2018.
- 6. OMITTED
- 7. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 8. OMITTED (SEE NOTE 23)
- 9. THE BUILDING LINE REQUIREMENTS BY CHAPTER 42 ARE MINIMUM STANDARDS. WHERE DEED RESTRICTIONS PROVIDE FOR A GREATER BUILDING SETBACK, THE DEED RESTRICTIONS SHALL CONTROL OVER THE PROVISIONS OF THIS SECTION.
- 10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING WITH INCREASED RAINFALL EVENTS.
- 11. ALL PROPERTY TO DRAIN INTO A DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 12. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE LZ3.
- 13. 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 A.D.A.
- 14. 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 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.
- 15. 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. 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 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.
- 16. THE PLANNING COMMISSION GRANTED A VARIANCE TO ALLOW THE PROPOSED RESERVES TO HAVE FRONTAGE AND ACCESS VIA AN ACCESS EASEMENT INSTEAD OF THE REQUIRED PUBLIC STREET SUBJECT TO SPECIFIC CONDITIONS ON 10/03/2019 - PARKWAY MARKET (2019-1666 C29). THE VARIANCE APPROVAL WAS CONTINGENT ON THE PROPOSED LAND USE. ANY CHANGE OF LAND USE WOULD MAKE THE VARIANCE APPROVAL INVALID AND MAY REQUIRE A REPLAT.
- 17. 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 SHALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 18. CONTOURS SHOWN HEREON ARE BASED ON CARRIAGE LANDING SEC 1 REPLAT NO. 1, AS RECORDED UNDER PLAT NO. 20190188, F.B.C.P.R.

KATY GAP ROAD  
100' R.O.W.  
PLAT NO. 536177, H.C.M.R.



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do 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 drainage from this subdivision on the intercepting drainage artery, parent stream, or 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 \_\_\_\_\_, 20\_\_\_\_

Vincent M. Morales, Jr.  
Commissioner, Precinct 1

Grady Prestage  
Commissioner, Precinct 2

KP George  
County Judge

W. A. "Andy" Meyers  
Commissioner, Precinct 3

Dexter L. McCoy  
Commissioner, Precinct 4

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 \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_, and duly recorded on \_\_\_\_\_, 20\_\_\_\_, in Plat No. \_\_\_\_\_ of the Map Records of Fort Bend County, for said county.

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

Laura Richard  
Clerk of the County Court  
of Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

KATY PARKWAY MARKET PLACE

A SUBDIVISION OF  
2.622 AC. / 114,220 SQ. FT.  
BEING A REPLAT OF UNRESTRICTED RESERVE "B",  
PARKWAY MARKET, PLAT NO. 20200073, F.B.C.P.R.  
SITUATED IN THE I. & G.N.R.R. CO. SURVEY, A-265  
FORT BEND COUNTY, TEXAS

1 BLOCK 2 RESERVES  
MARCH 2023  
REASON FOR REPLAT: TO CREATE TWO (2) UNRESTRICTED RESERVES

Owner  
Katy Parkway Market, LLC,  
a Texas limited liability company  
19515 Bird Blind Ln  
Cypress, TX 77433  
(832) 821-6992

Surveyor  
WINDROSE  
LAND SURVEYING I PLATING  
5353 W. SAM HOUSTON PKWY, N. SUITE 150 | HOUSTON, TX 77041 | 713.458.2281  
FIRM REGISTRATION NO. 101080001 | WINDROSESERVICES.COM

2023-03-31 KATY PARKWAY MARKET PLACE PLAT 1-KATY PARKWAY MARKET PLACE-5321-P1204610-03/31/23