

PLAT RECORDING SHEET

PLAT NAME: Willow Point MUD WWTP

PLAT NO: _____

ACREAGE: 4.99

LEAGUE: Robert Van Slyke Survey

ABSTRACT NUMBER: A-395

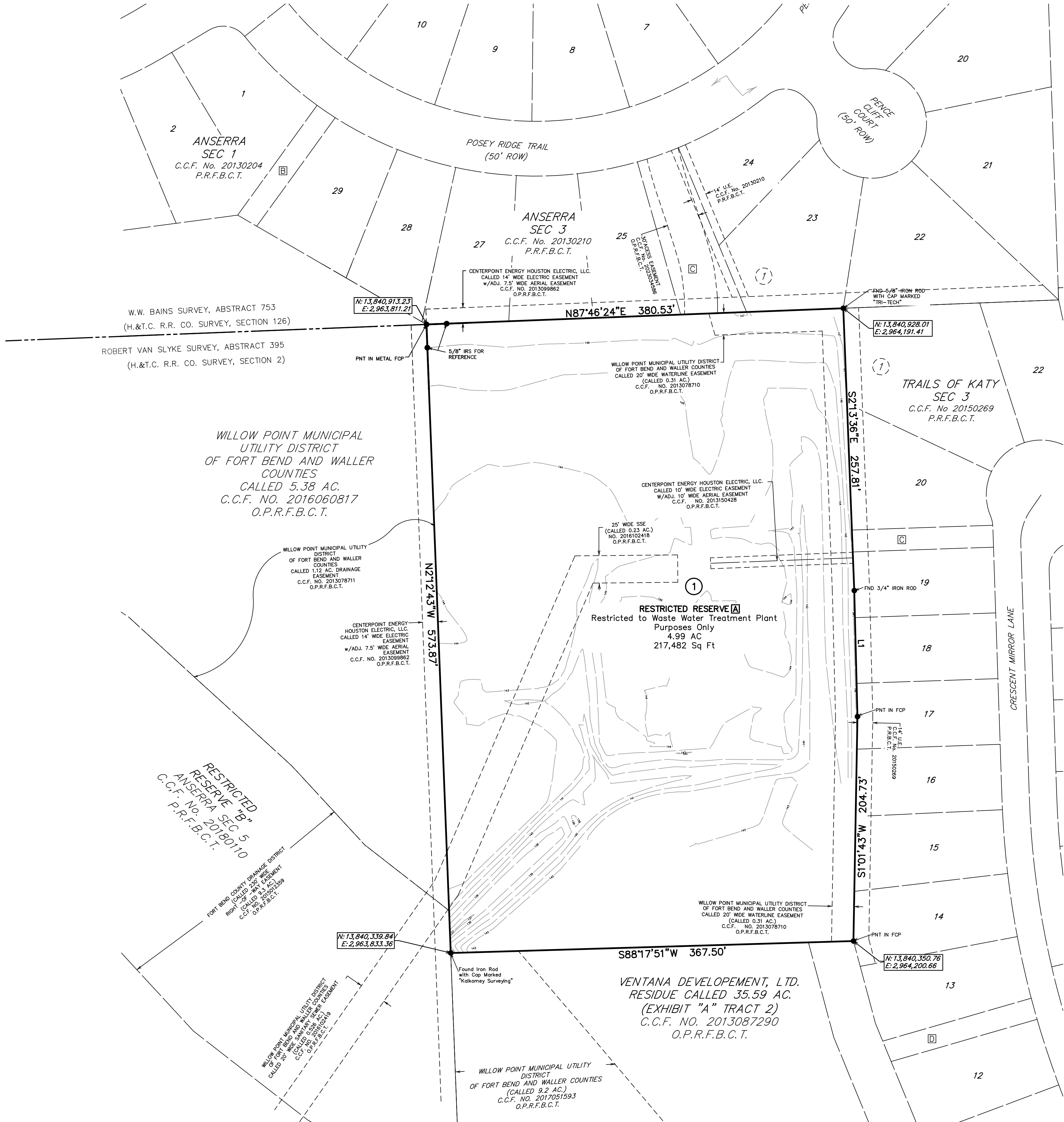
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

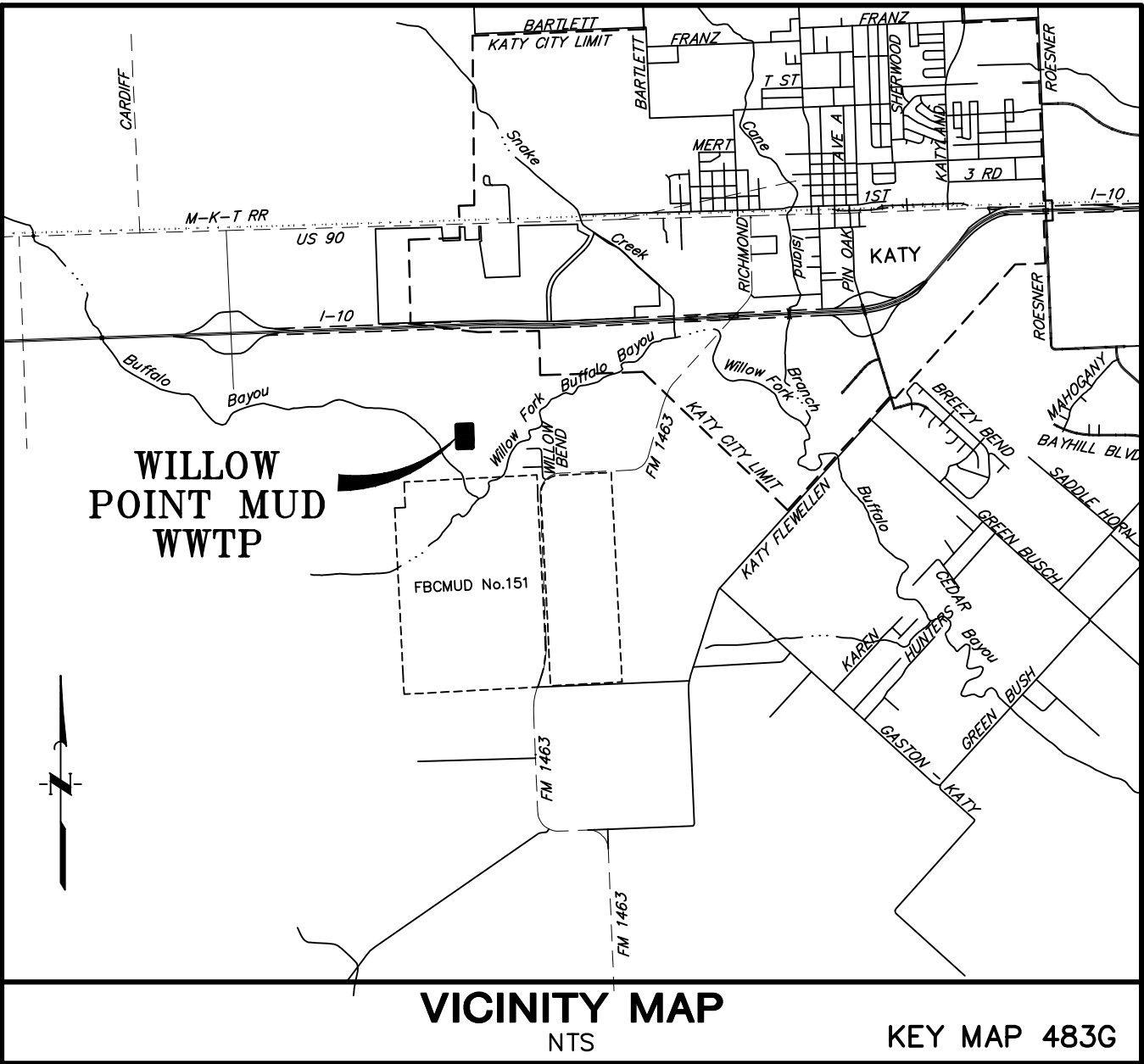
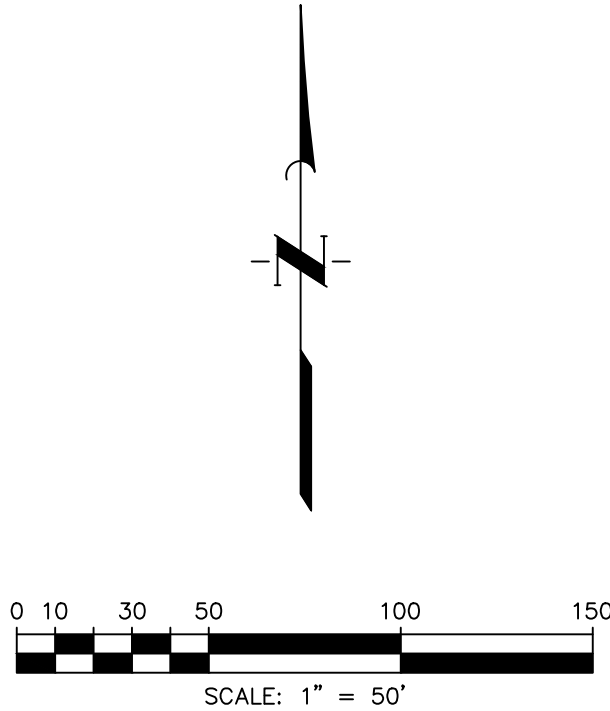
OWNERS: Willow Point Municipal Utility District of Fort Bend and Waller Counties,
Texas

(DEPUTY CLERK)



DISTRICT NAMES	
WCID	N/A
MUD	WILLOW POINT MUD
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	WILLOW FORK
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	FORT BEND COUNTY UNINCORPORATED
UTILITIES CO.	CENTERPOINT
ESD	ESD No. 2

Line Table		
Line	Bearing	Distance
L1	S01°26'54"E	115.03'



- GENERAL NOTES:
- BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE. "Drainage Easement"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Esmt "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - F.C.P. "Fence Corner Post"
 - FND. "Found"
 - IRF "FND 5/8" IR W/Cap "Jones/Carter"
 - IRS "Iron Rod Set with CAP Marked "Quiddity Reference Point"
 - No. "Number"
 - O.R.F.B.C.T. "Official Records, Fort Bend County, Texas"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - PNT "Point"
 - P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. ft. "Square Feet"
 - STM SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - WLE "Water Line Easement"
 - "Set 3/4-inch Iron Rod with Cap Stamped "QUIDDITY ENG." as per certification"
 - ① "Block Number"
- The coordinates shown hereon are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations of NGS triangulation station "Brookshire". To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.000111052331.
 - Per the Flood Insurance Rate Map (FIRM) No. 4815700040L dated April 2, 2014 and revised under LOMR 16-06-1376P-480301 dated February 14, 2017, for Fort Bend County, Texas, WILLOW POINT MUD WWTP is located within Zone "X", Zone "X" Shaded, & Zone "AE". Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone "X" Shaded is defined as areas of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone "AE" is defined as special flood hazard areas with base flood elevation or depth.
 - 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 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.
 - Elevations shown hereon are based on NGS monument M 1506, being 3.8 miles West of Katy from junction of U.S. Highway 90 & Pin Oak Road, monument being 36 foot West of centerline of Pederson Road, also being 26 foot South-Southwest of end of a 32 inch pipe culvert, also being 13 foot South of a fence corner and power pole, also being 2 foot north-northeast of a fence. Access to datum point is through a 5 inch logo cap, with a published elevation of 155.65' (NAVD 88).
 - This plat is located in lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
 - Contours shown hereon are based upon NAVD88 datum.
 - This tract is located within the extraterritorial jurisdiction of the, Fort Bend County, Texas, Willow Point Municipal Utility District, Katy Independent School District, and Fort Bend County Drainage District, and ESD No. 2.
 - 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.
 - All property to drain into the drainage easement only through an approved drainage structure. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the facility.
 - 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.
 - The top of all floor slabs shall be a minimum elevation of 146.0' 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.
 - Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based on GPS observations of NGS triangulation station "Brookshire".
 - This plat was prepared from information by Charter Title Company, dated February 21, 2023. The surveyor has not abstracted the subject tract.
 - There are no pipelines or pipeline easements within this plat.

WILLOW POINT MUD WWTP

A SUBDIVISION OF 4.99 ACRES OF LAND
OUT OF THE
ROBERT VAN SLYKE SURVEY, A-395
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK

FEBRUARY 2023

OWNER:
Willow Point Municipal Utility
District of Fort Bend and Waller
Counties, Texas
1980 Post Oak Boulevard, Suite 1380
HOUSTON, TEXAS 77056
(713) 850-9000

SURVEYOR/PLANNER/ENGINEER:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046300
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, WILLOW POINT MUNICIPAL UTILITY DISTRICT OF FORT BEND AND WALLER COUNTIES, TEXAS, acting by and through Ryan B. Niles, its President, owner hereinafter referred to as Owners of the 4.99 acre tract described in the above and foregoing map of WILLOW POINT MUD WWTP, 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 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, We do hereby covenant and agree that all of the property within the boundaries of this subdivision 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, excessive vegetation 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 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 and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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, Willow Point MUD WWTP, has caused these presents to be signed by Ryan B. Niles, its President, thereunto authorized, this _____ day of _____, 20____.

WILLOW POINT MUNICIPAL UTILITY DISTRICT OF FORT BEND AND WALLER COUNTIES, TEXAS,

By: _____
Ryan B. Niles
President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan B. Niles, President 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 _____ day of _____, 20____.

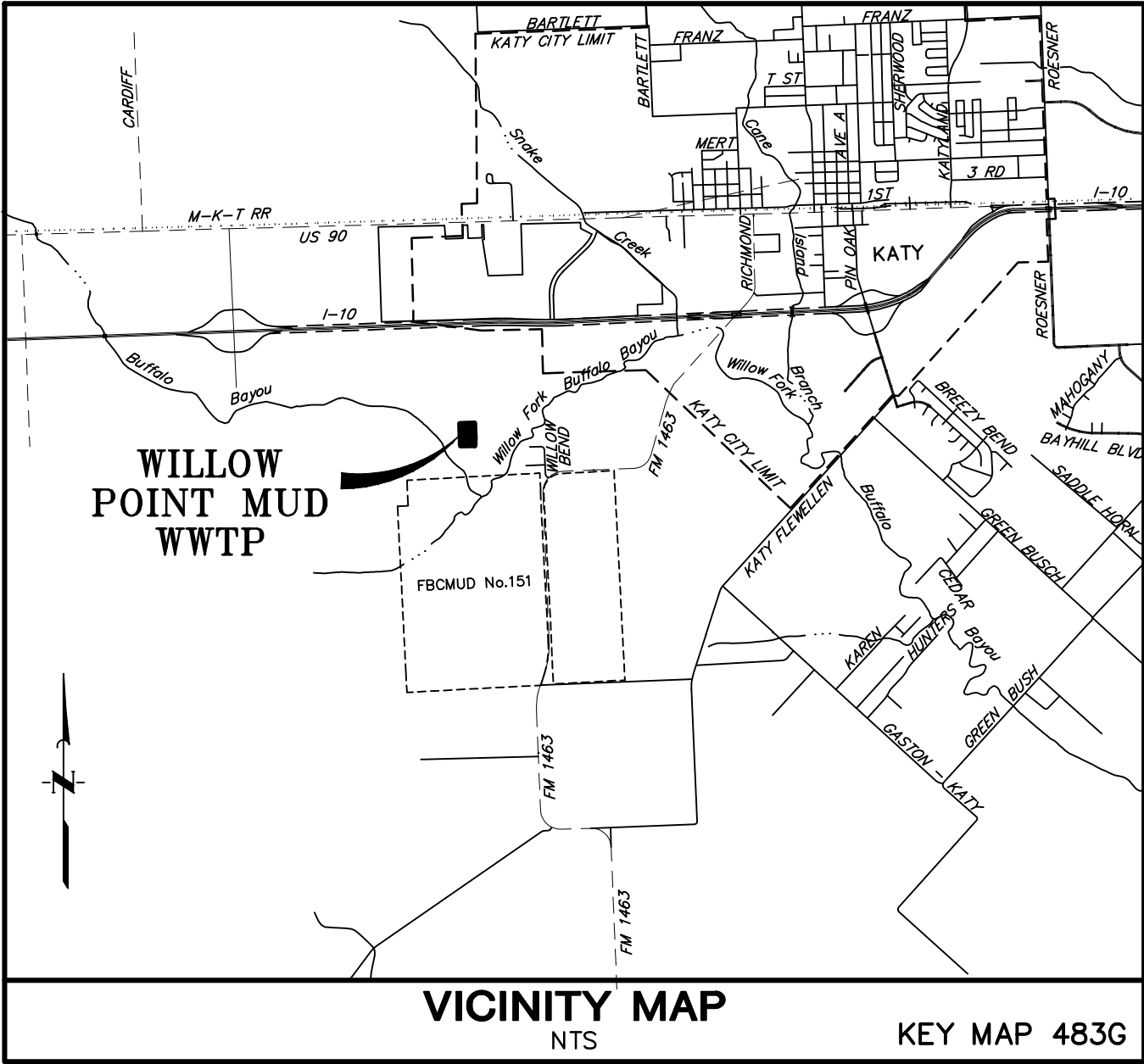
Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Lyndsay J. Evans, 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.

Lyndsay J. Evans
Professional Engineer No. 126735



I, J. Stacy Slawinski, P.E., 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 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

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 20____ at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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


Laura Richard
Fort Bend County, Texas

By: _____
Deputy

WILLOW POINT MUD WWTP

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