

**PLAT RECORDING SHEET**

**PLAT NAME:** Mission Green North Partial Replat No 3 and Extension

\_\_\_\_\_

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

**ACREAGE:** 0.5666

\_\_\_\_\_

**LEAGUE:** John McDonald Survey and John Leverton Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-291 and A-402

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** Mission Bend Municipal Utility District No. 1

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

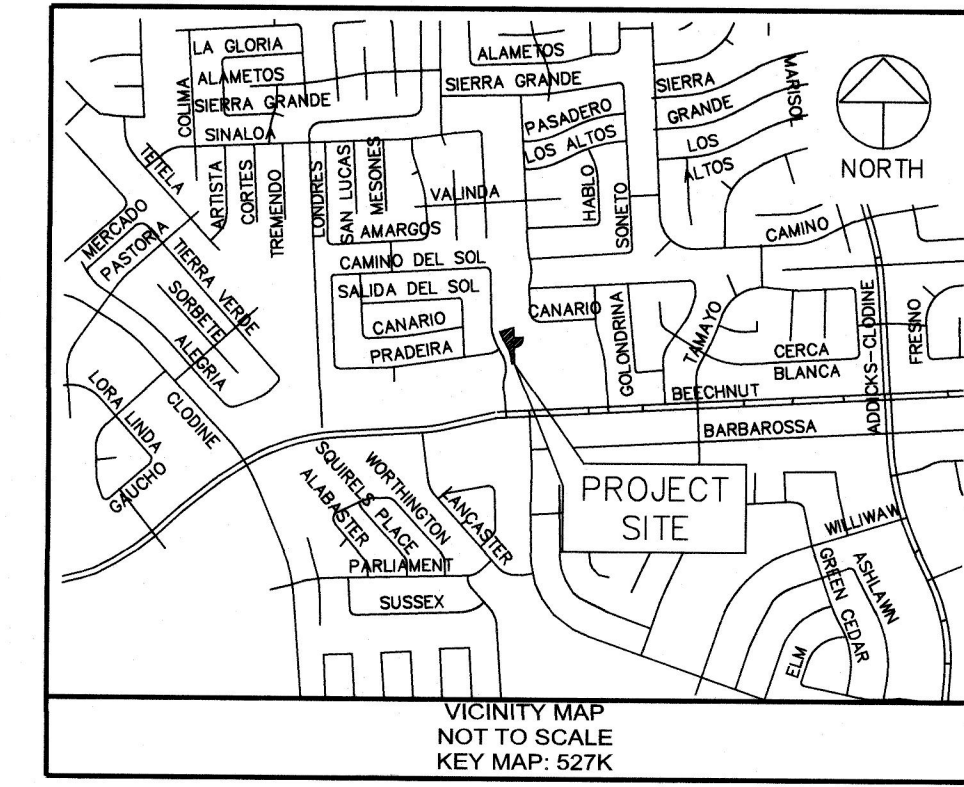
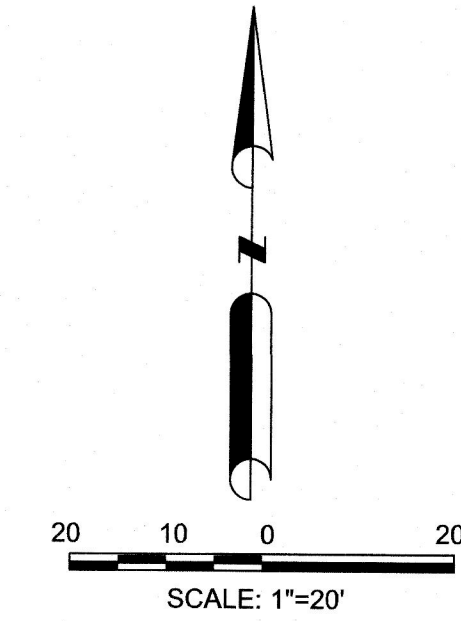
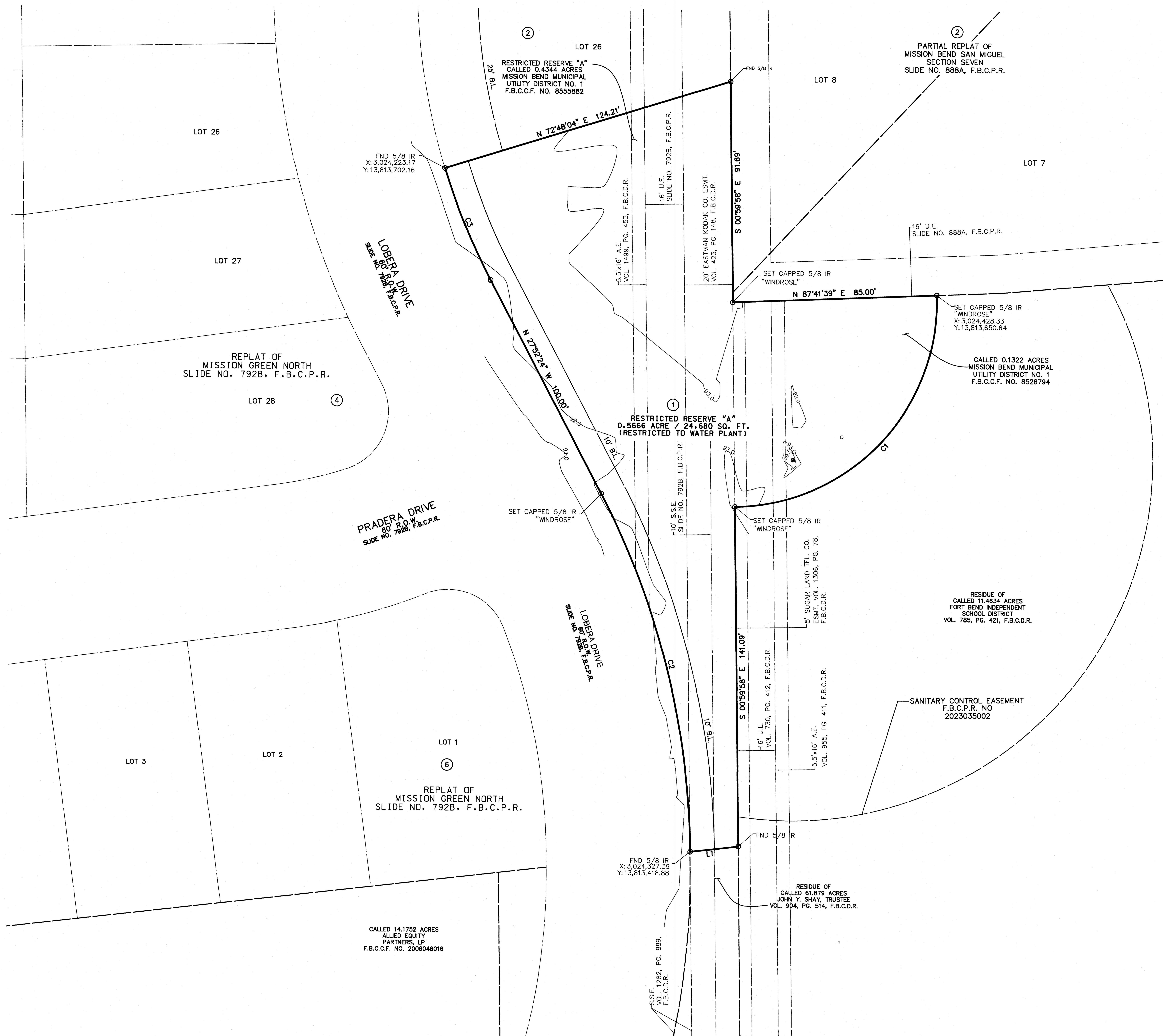
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\_\_\_\_\_  
**(DEPUTY CLERK)**

PORT 1000  
PLAN 17700-402-3-PLT  
DATE: APRIL 2023



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 83°24'13" W	20.10'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	85.00'	91°18'23"	135.46'	S 43°20'51" W	121.57'
C2	330.00'	26°52'26"	154.78'	N 14°26'11" W	153.37'
C3	270.00'	10°40'26"	50.30'	N 22°32'11" W	50.23'

## MISSION GREEN NORTH PARTIAL REPLAT NO 3 AND EXTENSION

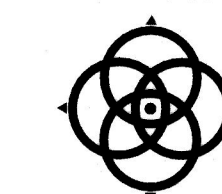
0 LOTS 1 BLOCK 1 RESERVE

A SUBDIVISION OF 0.5666 ACRES SITUATED IN THE  
JOHN McDONALD SURVEY, A-291 AND THE JOHN LEVERTON  
SURVEY, A-402  
FORT BEND COUNTY, TEXAS  
AND BEING A REPLAT OF RESTRICTED RESERVE "A" OF  
MISSION GREEN NORTH, A REPLAT RECORDED  
UNDER SLIDE NO. 792B OF THE FORT BEND  
COUNTY PLAT RECORDS

REASON FOR REPLAT: TO CREATE ONE RESERVE AND  
TO ESTABLISH 10' BUILDING LINE

OWNER: MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 1  
3200 SOUTHWEST FREEWAY SUITE 2600  
HOUSTON, TX 77027  
713-860-6400

SURVEYOR:



**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., STE 150 | HOUSTON, TX 77062 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

ENGINEER:



**VOGLER & SPENCER**  
ENGINEERING

Vogler & Spencer Engineering, Inc.  
777 North Eldridge Parkway, Suite 500  
Houston, Texas 77079  
713-782-0042  
www.vs-eng.com  
Texas P. E. Firm Registration No. F148



COUNTY OF FORT BEND

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 TO AND BE ONE (1) SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET 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 FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR FOURTEEN FEET (14' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") WITHIN THE AERIAL EASEMENT

MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 1

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17<sup>th</sup> DAY OF April, 2023.

BY: John Wolf  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 7-29-2024



*RK*

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by stars. The center of the seal features a five-pointed star above the name "JOLIE N. CRAFT" and the license number "89247".

*Julie Craft*  
 \_\_\_\_\_  
 JOLIE CRAFT, P. E.  
 TEXAS REGISTRATION NO. 89247  
 VOGLER & SPENCER ENGINEERING, INC.

1. "A.E." - INDICATES AERIAL EASEMENT.
2. "B.L." - INDICATES BUILDING LINE.
3. "F.B.C.C.F." - FORT BEND COUNTY CLERK FILE NUMBER
4. "F.B.C.P.R." - FORT BEND COUNTY PLAT RECORDS
5. "F.B.C.D.R." - FORT BEND COUNTY DEED RECORDS
6. "STM.S.E." - INDICATES STORM SEWER EASEMENT.
7. "S.S.E." - INDICATES SANITARY SEWER EASEMENT.
8. "U.E." - INDICATES UTILITY EASEMENT.
9. "W.L.E." - INDICATES WATER LINE EASEMENT.
10. THIS PROJECT LIES WITHIN ZONE X (UNSHADED) AS PER F.E.M.A. F.I.R.M. PANEL NO. 48157C0135L, REVISED APRIL 2, 2014.
11. THIS PLAT LIES WITHIN THE FOLLOWING ENTITIES:
  - A. FORT BEND COUNTY
  - B. CITY OF HOUSTON E.T.J.
  - C. FORT BEND INDEPENDENT SCHOOL DISTRICT
  - D. MISSION BEND M.U.D. NO. 1
  - E. HARRIS-FORT BEND ESD 100
12. THERE ARE PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
13. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 93.32 FEET ABOVE SEA LEVEL (NAVD 83 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.
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTAINANCE OF THE DRAINAGE FACILITY.
15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH APPLICABLE PROVISIONS OF CHAPTER 42, CODE ORDINANCES CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME OF THIS PLAT WAS APPROVED. WHICH MAY BE AMENDED FROM TIME TO TIME.
17. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
18. 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: 0.999882255.
19. 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.
20. THE PLANNING COMMISSION GRANTED A VARIANCE TO ALLOW A 10' BUILDING LINE ALONG LOBERA DRIVE SUBJECT TO SPECIFIC CONDITIONS ON 3/16/2023. THE VARIANCE APPROVAL WAS CONTINGENT ON THE SITE PLAN AND SUPPORTING DRAWINGS SUBMITTED WITH THE PLAT APPLICATION. ANY MODIFICATIONS TO THE SITE PLAN WOULD MAKE THE VARIANCE APPROVAL INVALID AND THE PLAT MUST MEET ALL APPLICABLE BUILDING LINES PER THE ORDINANCE.
21. 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 LOT 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.
22. THIS PLAT IS SUBJECT TO RIGHT OF ENTRY AGREEMENT AS SET FORTH AND DESCRIBED IN DOCUMENT DATED MARCH 11, 2015, RECORDED UNDER COUNTY CLERK'S FILE NO. 2015026186 IN THE FORT BEND COUNTY, TEXAS DEED RECORDS- BLANKET EASEMENT, NOT PLOTTABLE.
23. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING INTENSE RAINFALL EVENTS.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS  
HAS APPROVED THIS PLAT AND SUBDIVISION OF MISSION GREEN NORTH PARTIAL REPLAT NO 3 AND EXTENSION 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 10 DAY OF may, 2023

BY: H. E. Brown, Jr.  
MARGARET WALLACE BROWN, AICP, CNU-A  
SECRETARY



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 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 \_\_\_\_\_, 2023.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER , PRECINCT 2

K.P. GEORGE  
COUNTY JUDGE

W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

DEXTER L. McCOY  
COMMISSIONER, PRECINCT

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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, THE DAY AND DATE LAST ABOVE WRITTEN

LAURA RICHARD  
COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

# MISSION GREEN NORTH PARTIAL REPLAT NO 3 AND EXTENSION

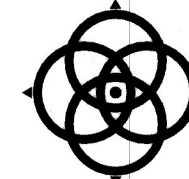
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SURVEYOR



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JOB NO. 17700-402-3-PLT

DATE: APRIL, 202

SHEET 2 OF 2

C-2010