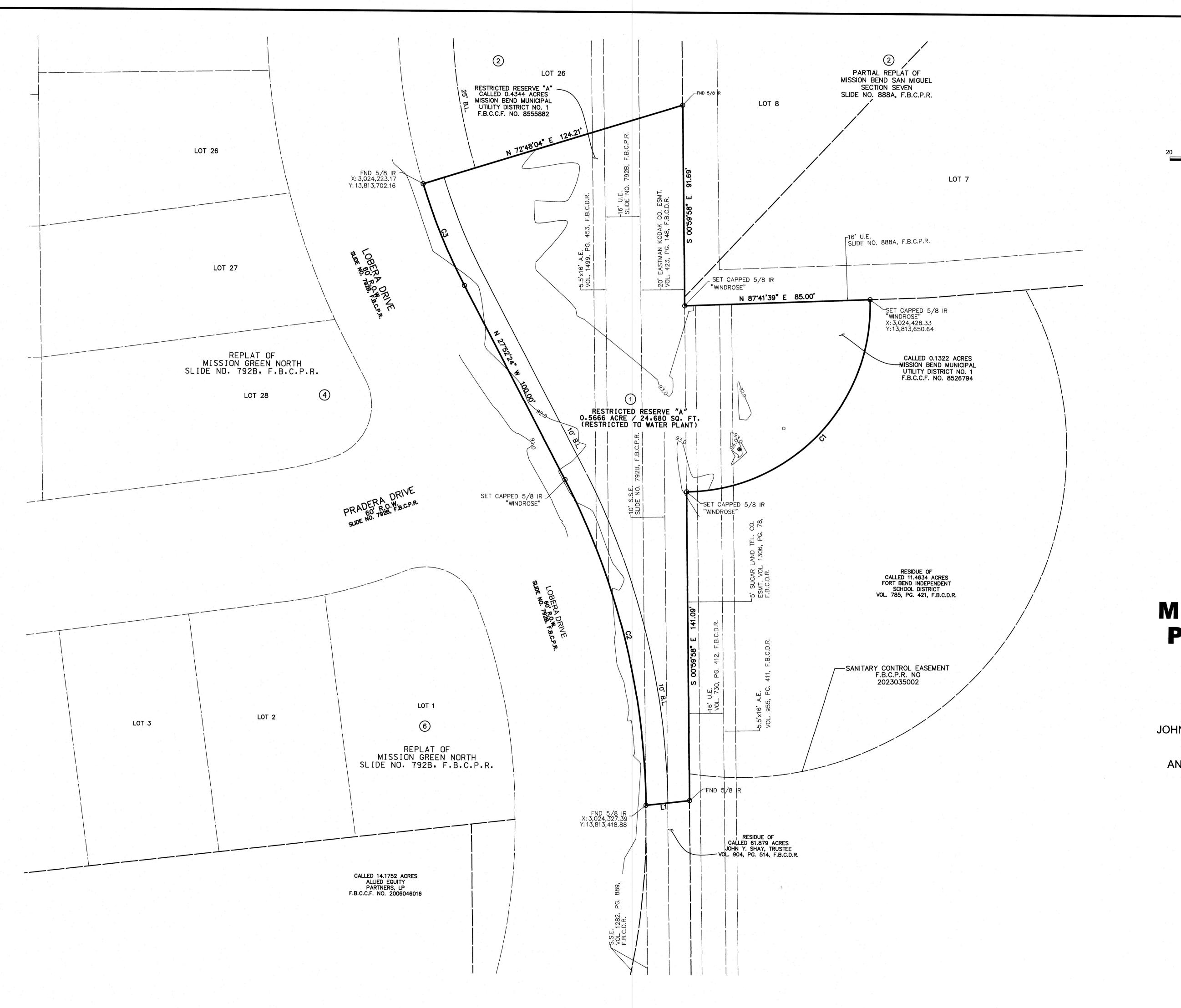
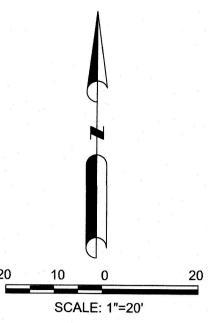
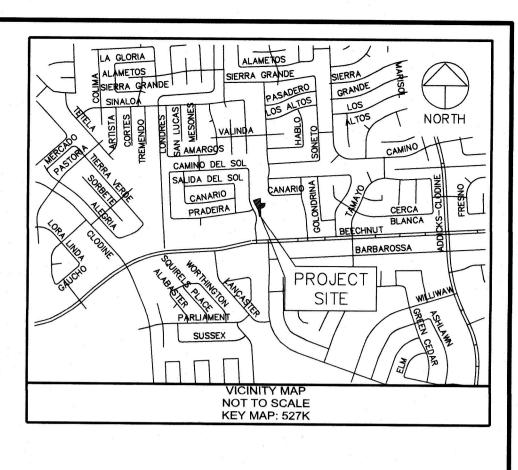
PLAT RECORDING SHEET

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 N	UMBER: A-291 and A-402
NUMBER OF I	BLOCKS: 1
NUMBER OF I	
NUMBER OF I	
OWNERS: M	ission Bend Municipal Utility District No. 1
(DEPUTY CLERK)	







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

,		CUR	VE CHART	1	
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	85.00'	9118'23"	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' BUILING LINE

OWNER: MISSION BEND MUNICIPAL UTLITY DISTRICT NO. 1 3200 SOUTHWEST FREEWAY SUITE 2600 HOUSTON, TX 77027

7 10 000 04





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

JOB NO. 17700-402-3-PLT

DATE: APRIL, 2023

2023

COUNTY OF FORT BEND

WE, MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 1, ACTING BY AND THROUGH DEBORAH CUPPLES, PRESIDENT, OWNER OF THE 0.5666 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MISSION GREEN NORTH PARTIAL REPLAT NO 3 AND EXTENSION DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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 DESIGNATEDAS PRIVATE STREETS OR PERMANENT ACCESS EASMENTS), 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 10 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-TU-BACK
TO-BACK 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, WE 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 DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20'-0") 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 AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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 ACKNOWLAGE THE RECIPT 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, LIGHTING ZONE NO. 3.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 1 HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEBORAH CUPPLES, ITS PRESIDENT THEREUNTO AUTHORIZED, THIS 17th DAY OF April . 2023.

MISSION BEND MUNICIPAL UTILITY DISTRICT NO. 1

STATE OF TEXAS COUNTY OF ____ Harris

v Commission Expire

July 29, 2024

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEBORAH CUPPLES, PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17" DAY OF April



MY COMMISSION EXPIRES: 7-29-2024

I, ROBERT KNESS, 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 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, R.P.L.S. TEXAS REGISTRATION NO. 6486 WINDROSE SURVEYING AND LAND SERVICES

I, JOLIE CRAFT, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.



JOLIE CRAFT, P. E. TEXAS REGISTRATION NO. 89247 VOGLER & SPENCER ENGINEERING, INC.

GENERAL NOTES

- "A.E." INDICATES AERIAL EASEMENT.
- "B.L." INDICATES BUILDING LINE.
- "F.B.C.C.F." FORT BEND COUNTY CLERK FILE NUMBER
- "F.B.C.P.R." FORT BEND COUNTY PLAT RECORDS
- "F.B.C.D.R." FORT BEND COUNTY DEED RECORDS
- "STM.S.E." INDICATES STORM SEWER EASEMENT.
- "S.S.E." INDICATES SANITARY SEWER EASEMENT.
- "U.E." INDICATES UTILITY EASEMENT
- "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:
 - FORT BEND COUNTY CITY OF HOUSTON E.T.J.
 - FORT BEND INDEPENDENT SCHOOL DISTRICT
 - 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 AJACENT 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 MAINTIANCE OF THE DRAINAGE FACILITY.
- 15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE
- 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 APPLICIABLE 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.

MARTHA L. ST

TITLE CHAIR OF



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

OR M. SONNY GARZA

OWN, AICP, CNU-A

VICE THAIRMAN

K.P. GEORGE COUNTY JUDGE

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

RECORDS OF SAID COUNTY.

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 THE ______ DAY OF_____, 2023, AT ______ O'CLOCK ____, M. IN PLAT NUMBER_____ OF THE PLAT

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

LAURA RICHARD COUNTY CLERK FORT BEND COUNTY, TEXAS

DEPUTY

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' BUILING LINE

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

SURVEYOR:



ENGINEER:



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

JOB NO 17700-402-3-PLT

DATE: APRIL, 2023