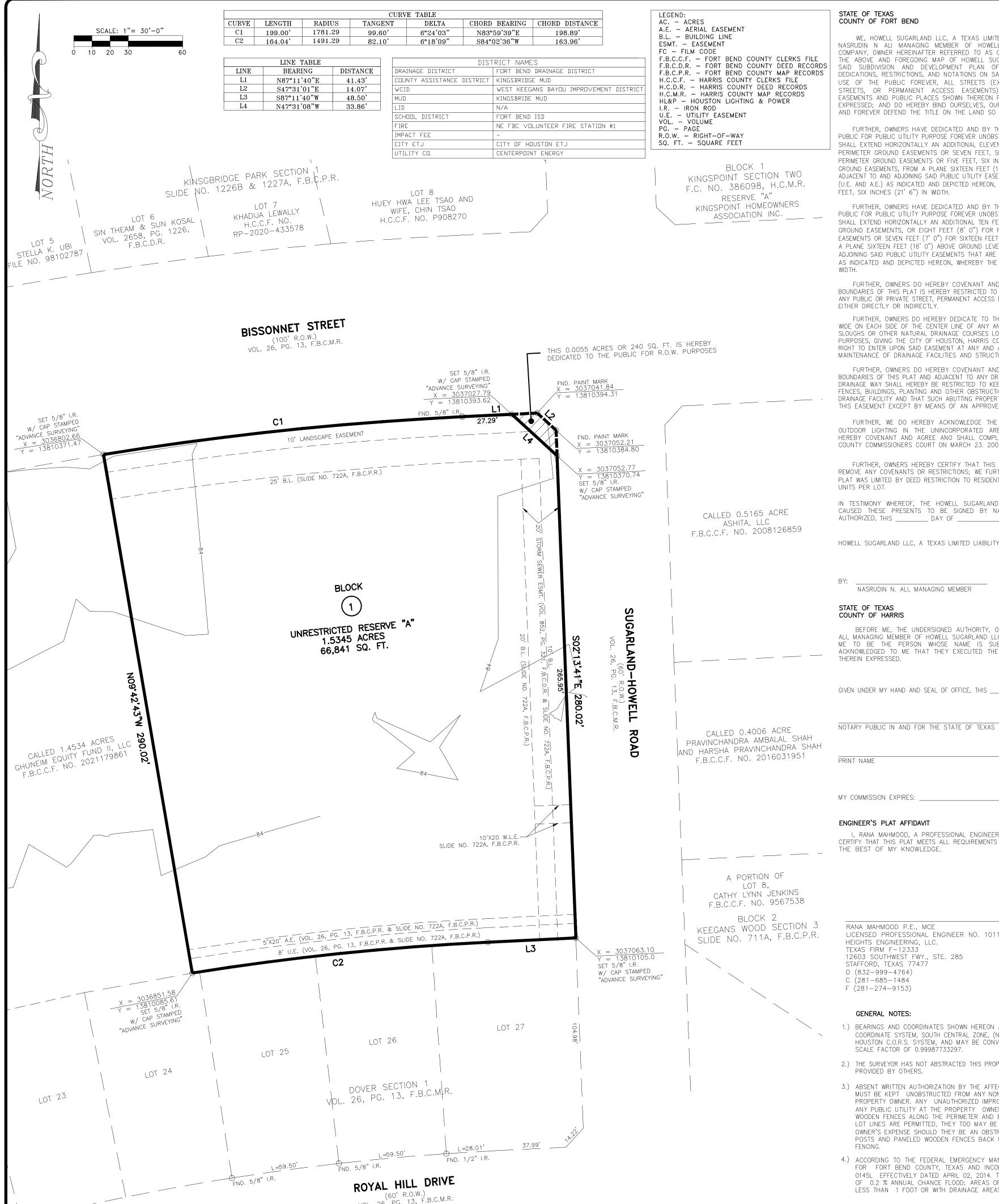
### PLAT RECORDING SHEET

<b>PLAT NAME:</b>	Howell Sugarland LLC
PLAT NO:	
ACREAGE:	1.540
LEAGUE:	H.T. & B.R.R. CO. Survey, Section 17
ABSTRACT NU	UMBER: 623
NUMBER OF BLOCKS: 1	
NUMBER OF I	LOTS: 0
NUMBER OF F	RESERVES: 1
OWNERS: Howell Sugarland LLC,	
(DEPUTY CLERK)	<del></del>



WE, HOWELL SUGARLAND LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH NASRUDIN N ALI MANAGING MEMBER OF HOWELL SUGARLAND LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 1.540 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF HOWELL SUGARLAND LLC, 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

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,

FURTHER, OWNERS 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, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS 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 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 ANO SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23. 2004, AND ANY SUBSEQUENT AMENDMENTS.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL

IN TESTIMONY WHEREOF, THE HOWELL SUGARLAND LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY NASRUDIN N. ALI, MANAGING MEMBER THEREUNTO

HOWELL SUGARLAND LLC, A TEXAS LIMITED LIABILITY COMPANY

NASRUDIN N. ALI, MANAGING MEMBER

BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NASRUDIN N. ALI, MANAGING MEMBER OF HOWELL SUGARLAND LLC, A TEXAS LIMITED LIABILITY COMPANY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_

MY COMMISSION EXPIRES:

## ENGINEER'S PLAT AFFIDAVIT

I, RANA MAHMOOD, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND CITY OF HOUSTON TO THE BEST OF MY KNOWLEDGE.



RANA MAHMOOD P.E., MCE LICENSED PROFESSIONAL ENGINEER NO. 101163 HEIGHTS ENGINEERING, LLC.

- TEXAS FIRM F-1233312603 SOUTHWEST FWY., STE. 285
- STAFFORD, TEXAS 77477
- C (281-685-1484 F (281-274-9153)

## GENERAL NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE CITY OF HOUSTON C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING SCALE FACTOR OF 0.99987733297.
- 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN WAS RESEARCH AND PROVIDED BY OTHERS.
- 3.) 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
- 4.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157C 0145L EFFECTIVELY DATED APRIL 02, 2014. THIS PROPERTY LIES IN UNSHADED ZONE "X" AREAS OF 0.2 % ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

I, HENRY M. SANTOS, 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.

HENRY M. SANTOS TEXAS REGISTRATION NO. 5450



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF HOWELL SUGARLAND LLC 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 \_\_\_\_\_ DAY OF \_\_\_\_

MARTHA L. STEIN (OR) M. SONNY GARZA MARGARET WALLACE BROWN, AICP, CNU-A TITLE CHAIR OR VICE CHAIRMAN SECRETARY

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 OR PARENT

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY

5.) 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

6.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5) FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS

7.) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT

8.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 87.00 FEET ABOVE MEAN SEA LEVEL

THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT

RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE

PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY

(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 RESTRAIN, WHICHEVER IS HIGHER

9.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER

10.) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED

11.) THIS PROPERTY LIES WITHIN ZONE X AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER

12.) THERE ARE/NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.

14.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH FORT BEND COUNTY

16.) THIS PROPERTY LIES WITHIN THE CITY OF HOUSTON/ETJ, FORT BEND COUNTY, FORT BEND

17.) FLOODPLAIN REFERENCE MARK NO. 040540 BRASS DISK STAMPED 040540 AT RENN ROAD AND

18.) TEMPORARY BENCHMARK BEING A CUT BOX ON THE CENTER OF ESPLANADE AT THE INTERSECTION

19.) AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE WITH HOUSTON LIGHTING & POWER COMPANY AS

20.) SUBJECT TO RESTRICTIONS AS RECORDED IN VOLUME 1429, PAGE 145, VOLUME 1437, PAGE 371

21.) SUBJECT TO RESTRICTIONS AS SET FORTH PER PLAT RECORDED IN SLIDE 722A OF THE MAP

AND VOLUME 1551, PAGE 511 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

RECORDED IN VOLUME 1546, PAGE 364 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

OF BISSONNET STREET AND SUGARLAND HOWELL ROAD. ELEVATION=85.59' (NAVD 88)

HEMLOCK HILL DRIVE MONUMENT IS LOCATED ON THE GRASS MEDIAN ON THE NORTH SIDE OF

RENN ROAD IN KEYMAP 528P NEAR D120-00-00 ELEV.=84.61 FEET NAVD 1983, 2001

DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.

13.) THIS PLAT LIES WITHIN LIGHT ZONE LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.

15.) THIS PROPERTY LIES WITHIN KINGSBRIDGE MUNICIPAL UTILITY DISTRICT.

INDEPENDENT SCHOOL DISTRICT AND WEST KEEGANS BAYOU IMP MUD.

OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY

GRADY PRESTAGE

DEXTER L. McCOY

PRECINCT 2, COUNTY COMMISSIONER

PRECINCT 4, COUNTY COMMISSIONER

STREAM OR ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

KP GEORGE

COUNTY JUDGE

J. STACY SLAWINSKI, P.E.

FORT BEND COUNTY ENGINEER

VINCENT M. MORALES, JR.

W.A. ANDY MYERS

**GENERAL NOTES:** 

PRECINCT 1, COUNTY COMMISSIONER

PRECINCT 3, COUNTY COMMISSIONER

AMERICANS WITH DISABILITIES ACT.

PRIOR TO BEGINNING CONSTRUCTION

48201C 0145L, DATED APRIL 02, 2014.

RECORDS OF FORT BEND COUNTY, TEXAS.

DRAINAGE STRUCTURE

OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.

LAURA RICHARD CLERK OF THE COMMISSIONER'S COURT FORT BEND COUNTY, TEXAS

VICINITY MAP SCALE: 1"=1500" KEY MAP: 528N

I, LAURA RICHARD, CLERK OF THE COMMISSIONER'S COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_\_, \_\_\_\_, AT \_\_\_\_O'CLOCK \_\_\_\_, AND DULY RECORDED ON \_\_\_\_\_, \_\_\_\_ AT \_\_\_O'CLOCK \_\_ AND IN SLIDE NO. \_\_\_\_

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

DEPUTY

# HOWELL SUGARLAND LLC

A 1.540 ACRES OR 67,081 SQUARE FEET TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 17, ABSTRACT NO. 623, FORT BEND COUNTY, TEXAS BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A" OF KINGSBRIDGE RESERVE A, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 722A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS;

**REASON FOR REPLAT** TO CREATE ONE (1) RESERVE AND ONE (1) BLOCK

SCALE: 1"= 30' DATE: JANUARY, 2023

OWNER: HOWELL SUGARLAND LLC, A TEXAS LIMITED LIABILITY COMPANY 3331 BAMBERG WAY,

PREPARED BY:

SUGAR LAND, TEXAS 77479



ADVANCE SURVEYING, INC. 10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099 PHONE: 281 530-2939 FAX: 281 530-5464 EMAIL: advance\_survey@asi23.com www.advancesurveyingtx.com FIRM NO. 10099200