

**PLAT RECORDING SHEET**

**PLAT NAME:** Oyster Creek Montessori School

\_\_\_\_\_

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

**ACREAGE:** 1.761

\_\_\_\_\_

**LEAGUE:** Jane Wilkins One League Grant

\_\_\_\_\_

**ABSTRACT NUMBER:** A-96

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** MHAA LLC,

\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, MHAA LLC, a Texas limited liability acting by and through Bhagawan Bhutada, Owner, and Sangita Bhutada, CEO, being officers of MHAA LLC, a Texas limited liability, owner (or owners) hereinafter referred to as Owners (Whether one or more of the 1.761 acre tract described in the above and foregoing map of **OYSTER CREEK MONTESSORI SCHOOL**, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

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 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, Owner does hereby acknowledge the receipt for the "Order 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.

WITNESS, our hand in the City of Richmond, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_ By: \_\_\_\_\_  
Bhagawan Bhutada, Owner Sangita Bhutada, CEO

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared Bhagawan Bhutada, Owner, and Sangita Bhutada, CEO, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023, A.D.

Notary Public in and for  
The State of \_\_\_\_\_

Printed Name of Notary / Expires

SURVEYOR'S CERTIFICATION  
STATE OF TEXAS

I, Kyle A. Kacal, 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.



Kyle A. Kacal  
Registered Professional Land Surveyor  
State of Texas No. 6652

Date

ENGINEER'S CERTIFICATION  
STATE OF TEXAS

I, Madhavi Talluri, P.E., 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.

Madhavi Talluri, P.E.  
Registered Professional Engineer  
State of Texas No. 113329

Date

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of **OYSTER CREEK MONTESSORI SCHOOL** 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 \_\_\_\_\_, 2023.

By: \_\_\_\_\_ OR By: \_\_\_\_\_  
Martha L. Stein M. Sonny Garza  
Chair Vice Chair

By: \_\_\_\_\_  
Margaret Wallace Brown, AICP, CNU-A  
Secretary

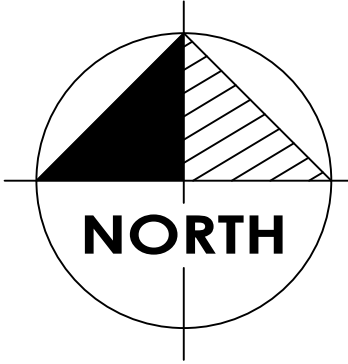
GENERAL NOTES

1) ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

B.L. - BUILDING LINE  
D.E. - DRAINAGE EASEMENT  
DOC - DOCUMENT  
ESMT - EASEMENT  
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE  
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS  
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS  
F.C. - FILM CODE  
FND - FOUND  
IP - IRON PIPE  
IR - IRON ROD  
NO. - NUMBER  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
SQ.FT. - SQUARE FEET  
S.S.E. - SANITARY SEWER EASEMENT  
U.E. - UTILITY EASEMENT  
W.L.E. - WATER LINE EASEMENT  
VOL.F. - VOLUME

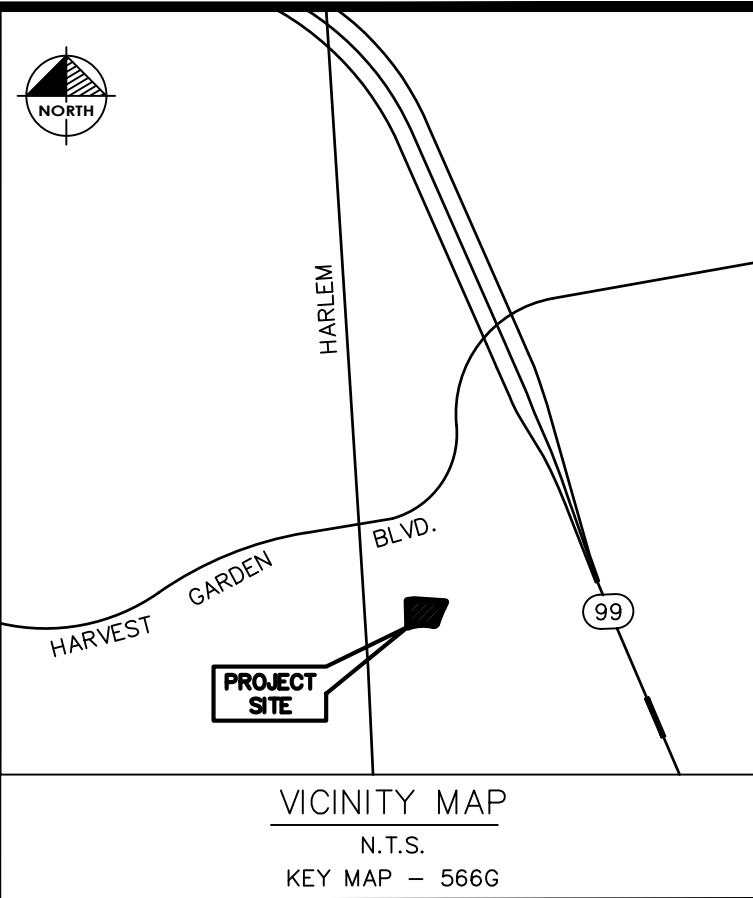
2) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME. (SIDE, REAR, INTERIOR)  
3) THE GRID COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO THE SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: -0.99987799134.  
4) 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 WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.  
5) THIS PLAT LIES WITHIN FORT BEND MUD 134 F, FORT BEND ISD, FORT BEND GENERAL AND FORT BEND DRAINAGE.

6) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0140L, MAP REVISED APRIL 2, 2014, THE SURVEYED TRACT LIES IN ZONES AE (AREA INUNDED BY 1% ANNUAL CHANCE FLOODING) AND SHADED ZONE X (AREA SUBJECT TO 0.2% ANNUAL CHANCE FLOOD HAZARD).  
7) CONTOURS REPRESENT EXISTING NATURAL GROUND AS REFLECTED ON THE FORT BEND COUNTY FLOOD PLAIN MAP (PRE-DEVELOPMENT). THIS PROPERTY LIES WITHIN FORT BEND COUNTY LIGHTING ZONE LZ-3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING".  
8) FIVE EIGHTHS (5/8) INCH IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS SHOWN AS "SET", UNLESS OTHERWISE NOTED.  
9) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.  
10) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.  
11) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 88.00' FEET ABOVE MEAN SEA LEVEL (NAV88 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" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.  
12) LAND USE WITHIN THIS SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 79 PERCENT. THE DRAINAGE SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.  
13) THERE ARE NO VISIBLE OR APPARENT PIPELINES WITHIN THE LIMITS OF THE SUBDIVISION.  
14) ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE OR CHANNEL.  
15) 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.  
16) 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 A.D.A..



GRAPHIC SCALE: 1" = 60'

60 0 60 120 Feet



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.

By: \_\_\_\_\_  
J. Stacy Slawinski, P.E.  
Fort Bend County Engineer

Approved by the Commissioner's Court of Fort Bend County, Texas, this

\_\_\_\_\_ day of \_\_\_\_\_, 2023.

Vincent M. Morales, Jr. Grady Prestage  
Precinct 1, County Commissioner Precinct 2, County Commissioner

KP George  
County Judge

W.A. "Andy" Myers Dexter L. McCoy  
Precinct 3, County Commissioner Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M., in plat number \_\_\_\_\_, of the Plat Records of Fort Bend County, Texas.

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

By: \_\_\_\_\_  
Laura Richard  
County Clerk, Fort Bend County, Texas

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

## OYSTER CREEK MONTESSORI SCHOOL

A SUBDIVISION OF 1.761 ACRES OF LAND  
LOCATED IN THE JANE WILKINS ONE LEAGUE  
GRANT, A-96, FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

NOVEMBER 2023

Surveyor

Prepared By



GBI PARTNERS  
4724 VISTA ROAD, SUITE 100  
PASADENA, TX 77508  
PHONE: 281-499-4539 www.GBISurvey.com

BEACON  
LAND SERVICES

5301 Katy Freeway, Suite 100  
Houston, TX 77007  
(713) 936-0280

Owners  
MHAA LLC,  
a Texas limited liability company  
4202 SHAYS MANOR LANE  
Richmond, TX 77406  
(832)-236 6147