

PLAT RECORDING SHEET

PLAT NAME: Terravista Lakes Reserves

PLAT NO: _____

ACREAGE: 1.4995

LEAGUE: Leonard Burknapp Survey

ABSTRACT NUMBER: 108

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: BBG Capital, LLC.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

BBG CAPITAL, LLC, owner (or owners) hereafter referred to as Owners, (whether one or more) of the 1,4995 acre tract described in the above and foregoing map of TERRAVISTA LAKES RESERVE "A" (hereinafter referred to as the "Tract") located in the City of Houston, Texas, and hereby dedicating to the use of the public sewer, all streets (except those streets designated as private streets) shown hereon 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 part of the public.

FURTHER, Owners do hereby consent and agree that all of the property within the boundaries of this plat is hereby permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

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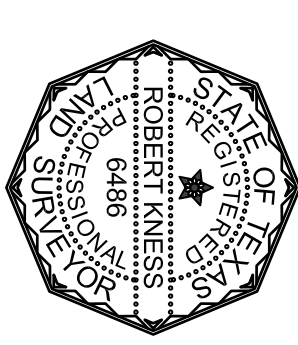
FURTHER, Owners do hereby consent and agree that all of the property within the boundaries of this plat is hereby permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

By: Shiraz Ghauri
Managing Member

By: BBG CAPITAL, LLC
COUNTY OF TEXAS

BEFORE ME, the undersigned authority on this day personally appeared Shiraz Ghauri, Managing Member of BBG CAPITAL, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Notary Public in and for the State of Texas
My Commission Expires: _____



Robert Kneiss
Registered Professional Land Surveyor
Texas Registration No. 4486

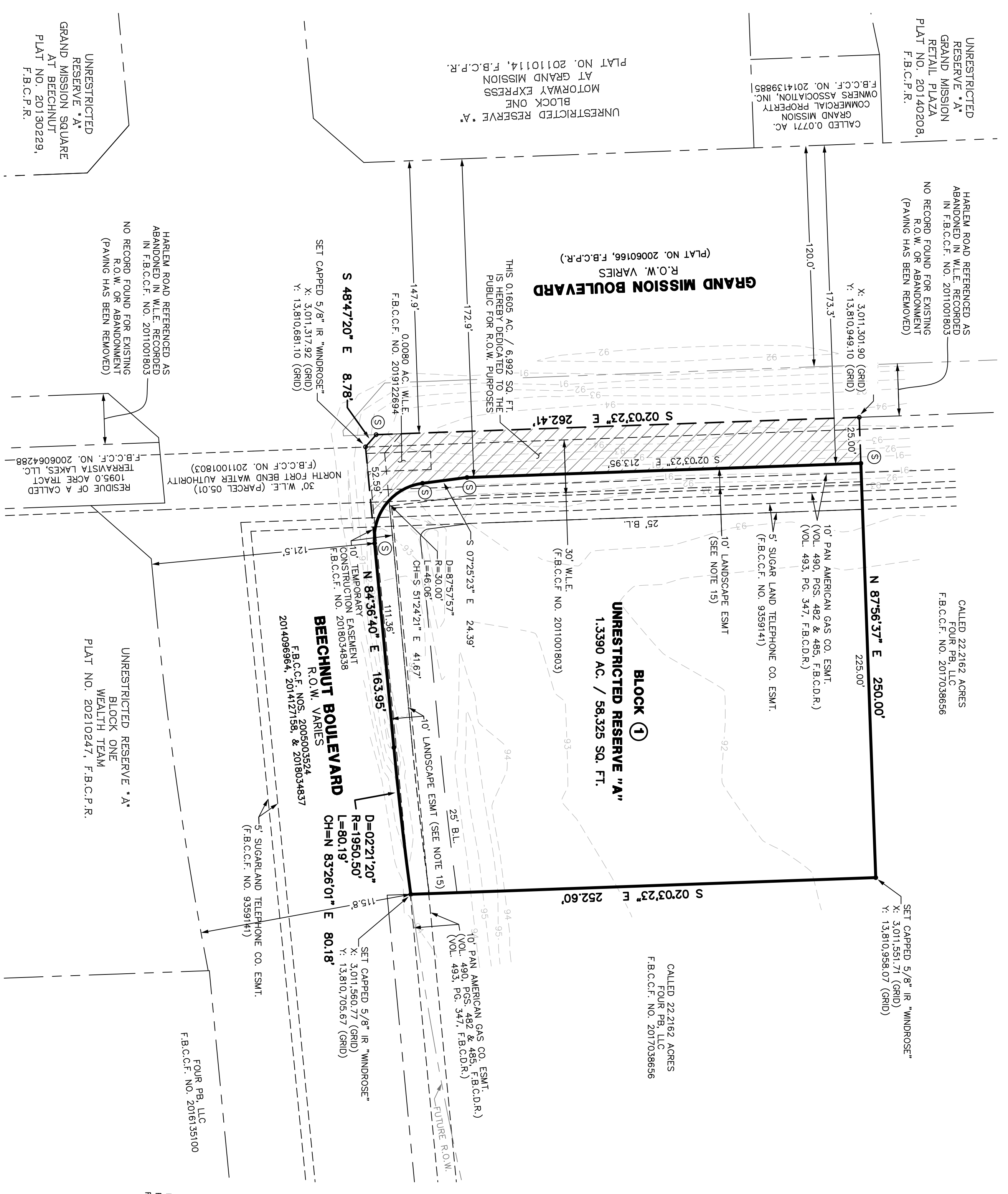
This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of TERRAVISTA LAKES RESERVES in accordance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat

By: Michael L. Stein or W. Serraf Gato
City Clerk
By: Elizabeth Wallace Brown, ACP, CNU-A
Secretary

I, J. Stewart Swainick, P.E.
Professional Engineer
No. 1000
Houston, TX 77079

I, Marco Pina, am registered under the laws of the State of Texas to practice the Profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

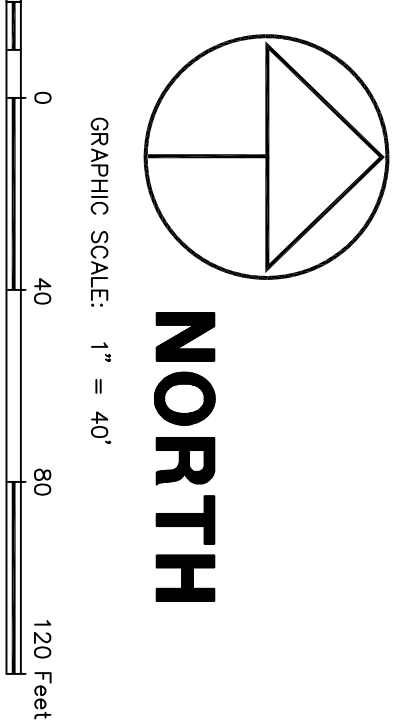
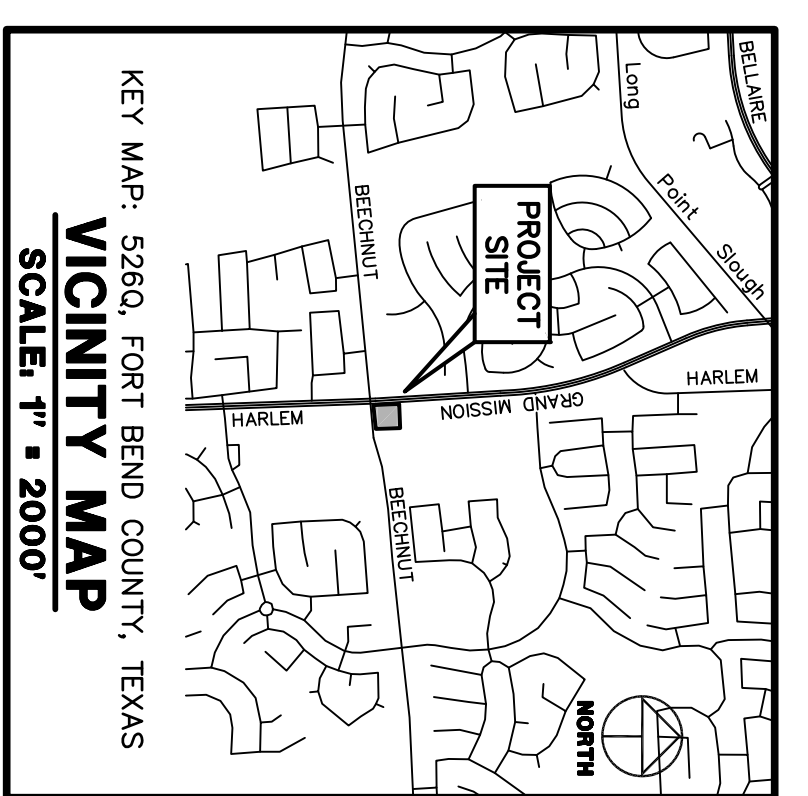
Master Plan
Boys Engineers, Inc.
Houston, TX 77079
Texas Firm Registration No. F-2130



- GENERAL NOTES**
1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAAD83).
 2. THE CORNERS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLAT NO. 201101114, F.B.C.P.R.
 3. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE ARE SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, WHICH MAY BE AMENDED FROM TIME TO TIME.
 4. THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTONS ETJ AND THIS PLAT WAS PREPARED TO MEET CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
 5. PROPERTY NUMBER IS BRASS DISK FOR NATIONAL GEODETIC SURVEY (NGS) ELEVATION = 123.06 FEET NAVD 1988, 2001 ADJUSTED.
 6. TEMPORARY BENCHMARK IS A SET OUT B.M. ON METEY NEAR THE NORTHEAST CORNER OF BECHNUT ROAD ON THE EAST SIDE OF GRAND MISSION BLVD. ELEVATION = 91.42 FEET, NAVD 1988, 2001 ADJUSTED.
 7. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.72 FEET ABOVE MEAN SEA LEVEL AND NO LESS THAN THE LOWEST POINT OF GROUND ADJACENT TO THE LOT IN B.L.S. LIES IN THE ABSENCE OF A CURB. THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 1.00 FEET ABOVE FINISHED GRADE. THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 1.00 FEET ABOVE FINISHED GRADE. THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 1.00 FEET ABOVE FINISHED GRADE. THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 1.00 FEET ABOVE FINISHED GRADE.
 8. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF TREES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE DRAINAGE OF THE DRAINAGE FACILITY.
 9. ALL PROPERTY TO BE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 10. PLEINNE EASEMENTS, IF ANY, WITHIN THE PLATTED AREA SHOWN HEREON.
 11. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE L23.
 12. THIS PROPERTY LIES WITHIN UNSHARED ZONE "X" ACCORDING TO FEMA FIRM MAP NO. 48157C0140L, EFFECTIVE DATE APRIL 2, 2014.
 13. SIDEWALKS SHALL BE BUILT OR CAIDED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH CONCERNING RIGHT-OF-WAY OF ALL REMEMBERED ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A.
 14. ASBESTOS MUST BE KEPT UNDETECTED FROM ANY NON-UTILITY APPROVED DISTURBANCE. WHILE WORK IS IN PROGRESS, ALL EXISTING WOODEN FENCES ALONG THE PERMITTED LOT BOUNDARIES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY. ALL WOODEN POSTS AND Pickets, WOODEN EDGES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 15. SUBJECT TO SECTION 7 (GREENSPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATIONS OF SUBDIVISIONS.
 16. FILE NO. 201212820 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (BLANKET NOT PLOTTABLE).
 17. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN RECORD OF SPECIAL AGREEMENT EXECUTED BY AND BETWEEN BECHNUT ROAD DEVELOPMENT PARTNERS AND FORT BEND COUNTY CLERK'S FILE NO. 2017026294 (NOT PLOTTABLE).
 18. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN RECORD OF SPECIAL AGREEMENT EXECUTED BY AND BETWEEN BECHNUT ROAD DEVELOPMENT PARTNERS AND FORT BEND COUNTY CLERK'S FILE NO. 2017026294 (NOT PLOTTABLE).
 19. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN RECORD OF SPECIAL AGREEMENT EXECUTED BY AND BETWEEN BECHNUT ROAD DEVELOPMENT PARTNERS AND FORT BEND COUNTY CLERK'S FILE NO. 2017026294 (NOT PLOTTABLE).
 20. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE AGENCIES PRIOR TO BEGINNING CONSTRUCTION.
 21. SUBJECT TO ENGAGEMENT AGREEMENT BY AND BETWEEN KINBER MORGAN TEXAS REALTY, LLC AND BBG CAPITAL, LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2017026294 (NOT PLOTTABLE).
 22. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RECORD OF SPECIAL AGREEMENT EXECUTED BY AND BETWEEN BECHNUT ROAD DEVELOPMENT PARTNERS AND FORT BEND COUNTY CLERK'S FILE NO. 2017112500.
 23. SUBJECT TO WAIVER OF SPECIAL APPEAL FOR THE BENEFIT OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 30, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2017030589.

DISTRICT NAMES

WICID	DISTRICT NAME
MUD	NONE
LID	FBC MUD 30
DID	FBC LID 12
SCHOOL	FBC DRAINAGE
FIRE	FORT BEND I.S.D.
IMPACT FEE AREA	COMMUNITY
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	ESD NO. 100
COUNTY COMMISSIONER	PRECINCT NO. 4
C.A.D.	NO. 9



APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 20____.

Vicent M. Morales, Jr.
Commissioner, Precinct 1
GP George
County Judge
Gordy Prestage
Commissioner, Precinct 2
Dexter L. McCoy
Commissioner, Precinct 4

I, Leana 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 _____, 20____ at _____ o'clock _____ m., and duly recorded on _____ of the Map Records of Fort Bend County, for said county.
Witness my hand and seal of office, at Houston, Texas, the day and date last above written.

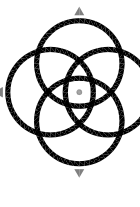
By: _____
Deputy

TERRAVISTA LAKES RESERVES

A SUBDIVISION OF
1.4995 AC. / 65,317 SQ. FT.
SITUATED IN THE
LEONARD BURKNAPP SURVEY, ABSTRACT NO. 108
FORT BEND COUNTY, TEXAS

JANUARY 2023
OWNER
BBG CAPITAL, LLC.

21835 Bisson Brook Lane
Katy, TX 77450
Phone: (281) 278-2255
Surveyor



LAND SURVEYING | PLATTING
5353 W. 34th HOUSTON, TX, SUITE 150 | HOUSTON, TX 77041 | 713.488.2281
FIRM REGISTRATION NO. 19198893 | WWW.WINDROSE.COM

- ABBREVIATIONS**
- AE - AERIAL EASEMENT
 - DE - DRAINAGE EASEMENT
 - FND - FOUND
 - FBC - FORT BEND COUNTY CLERK'S FILE
 - FBCDR - FORT BEND COUNTY DEED RECORDS
 - FBCMR - FORT BEND COUNTY MAP RECORDS
 - IR - IRON ROD
 - NO. - NUMBER
 - R.O.W. - RIGHT-OF-WAY
 - AC - ACRES
 - 50 FT. - SQUARE FEET
 - BL - BUILDING LINE
 - WLE - WATER LINE EASEMENT
 - SLE - UTILITY EASEMENT
 - (S) - SET 5/8" CAPPED IR "WINDROSE"