

**PLAT RECORDING SHEET**

**PLAT NAME:** Energy Park South Partial Replat No 3

\_\_\_\_\_

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

**ACREAGE:** 8.000

\_\_\_\_\_

**LEAGUE:** Thomas W. Thompson Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-335

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

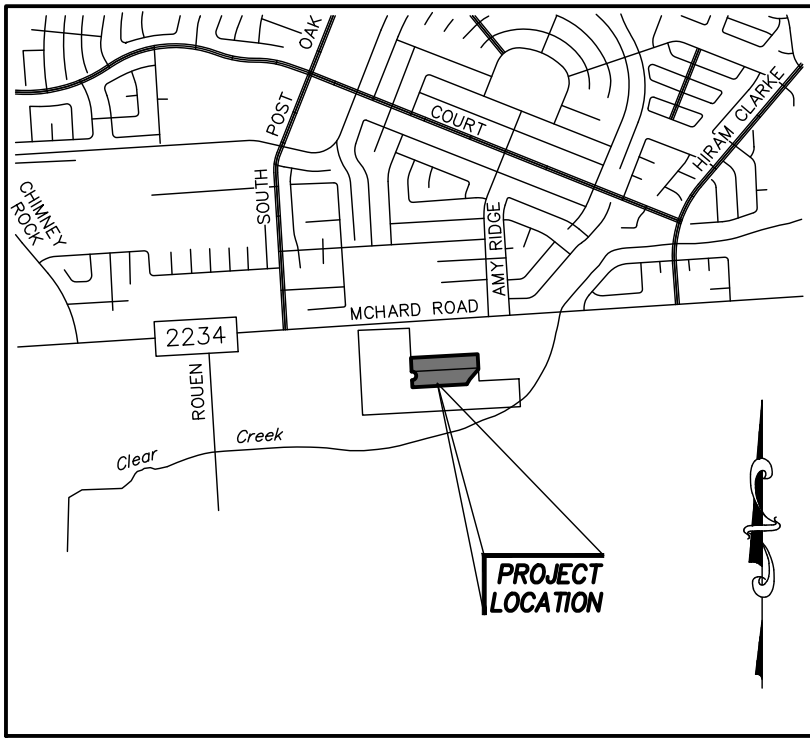
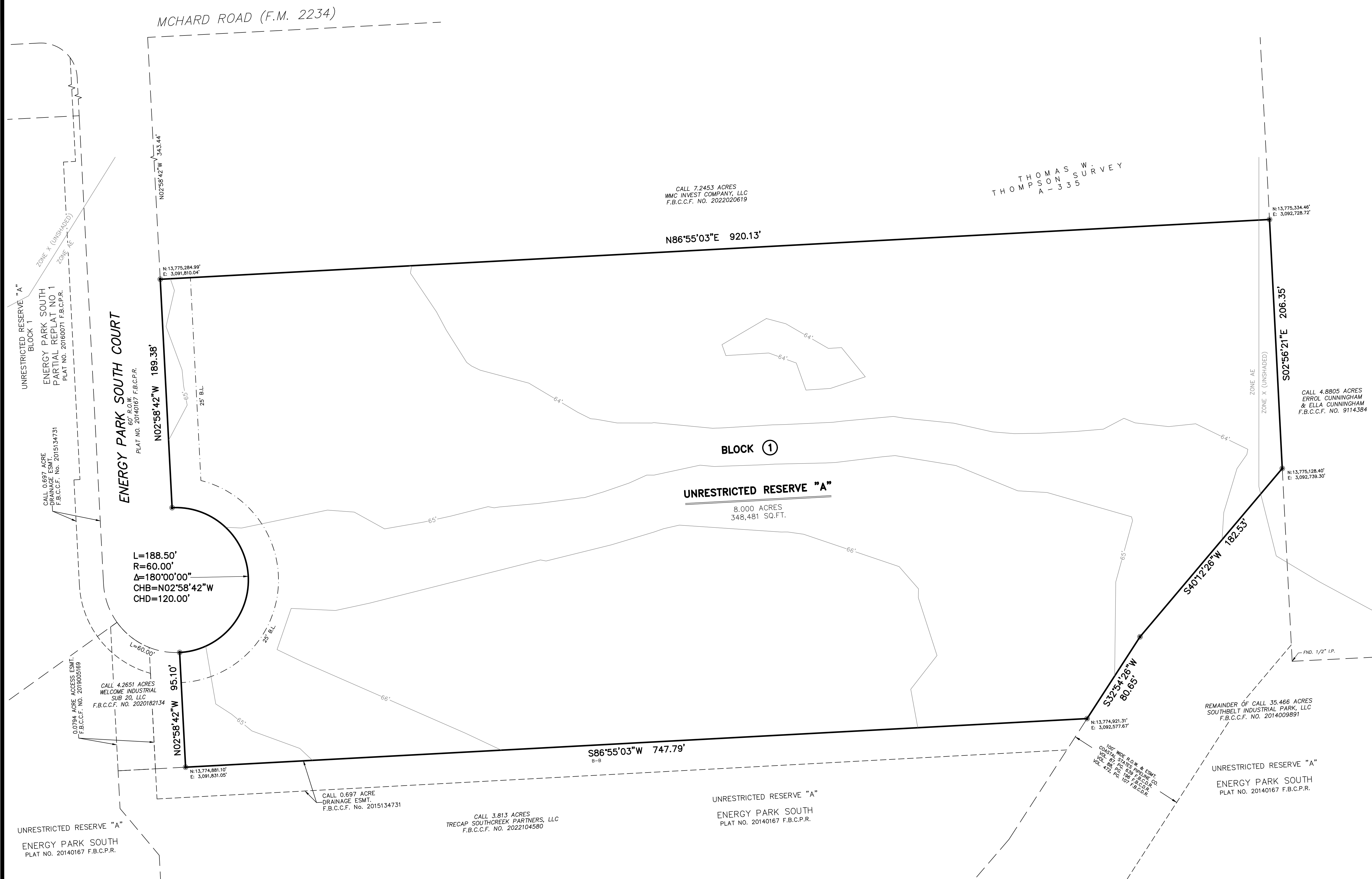
**NUMBER OF RESERVES:** 1

**OWNERS:** WBR Holdings, LLC,

\_\_\_\_\_

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

C:\Users\k\OneDrive\Local Maps\Mapdata-2024\EPS Partial Report No. 3.dwg



- NOTES:
- 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.
  - BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
  - ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99987353897.
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.99987353897.
  - 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.
  - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
  - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 68.1 FEET ABOVE MEAN SEA LEVEL (NAVD88). 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.
  - THIS PROPERTY LIES WITHIN ZONE AE AS PER FLOOD INSURANCE RATE MAPS, MAP NO. 48157C0305M, DATED JANUARY 29, 2021.
  - THIS PROPERTY LIES WITHIN THE "LZ3" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS."
  - 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 RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A.
  - IF ANY, ALL KNOWN EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
  - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
  - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - ALL PROPERTY TO DRAINAGE INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
  - BENCHMARK: FORT BEND COUNTY 2014 LIDAR BENCHMARK NO. 10, BEING A P.K. NAIL IN CENTERLINE INTERSECTION EXPANSION JOINT OF CAYMAN BEND LANE AND SUNSET SPRINGS, PUBLISHED ELEVATION=60.023' NAVD88 (GEOD12A)
  - TEMPORARY BENCHMARK (T.B.M.): "X" CUT CHISEL ON SOUTHWEST EDGE OF DRIVE ENTERING WARD VESSEL & EXHANGER, ELEVATION=65.48' NAVD88 (GEOD12A)
  - ELEVATIONS USED FOR DELINEATING CONTOURS ARE BASED ON THE ABOVE BENCHMARK AND OBSERVED MARCH 2024.
  - THIS PLAT IS SUBJECT TO BLANKET PIPELINE EASEMENTS RECORDED IN VOL. 328, PG. 263 AND VOL. 103, PG. 59 OF THE F.B.C.D.R.

## ENERGY PARK SOUTH PARTIAL REPLAT NO 3

A SUBDIVISION OF 8.000 ACRES OF LAND LOCATED IN THE THOMAS W. THOMPSON SURVEY, A-335, IN FORT BEND COUNTY, TEXAS, AND BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "B" OF ENERGY PARK SOUTH, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20140167 OF THE FORT BEND COUNTY PLAT RECORDS.

1 RESERVE 1 BLOCK 0 LOTS  
REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

OWNERS: WBR HOLDINGS, L.L.C., A NORTH CAROLINA LIMITED LIABILITY COMPANY 6835 E. WT HARRIS BLVD. CHARLOTTE, NC 28215	SURVEYOR: GBI PARTNERS 4724 VISTA RD. PASADENA, TEXAS 77505  KYLE B. DUCKETT, R.P.L.S. 281-499-4539	ENGINEER: DAC ENGINEERING 16420 PARK TEN PLACE, SUITE 250 HOUSTON, TEXAS 77084  MASSOUD TABRIZI, P.E. 281-506-7119
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DISTRICT NAMES	
MUD	N/A
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND COUNTY D.E.D.
FIRE	HOUSTON
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	SBC AND CENTERPOINT ENERGY
GENERAL	FORT BEND COUNTY
ESD	FORT BEND ESD 7

LEGEND	
B-B	BEARING BASIS
B.L.	BUILDING LINE
F.B.C.C.F.	FORT BEND COUNTY CLERKS FILE
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME



STATE OF TEXAS

COUNTY OF FORT BEND

We, WBR Holdings, LLC, a North Carolina limited liability company, acting by and through Jonathan G. Ward, President, being officer of WBR Holdings, LLC, owners hereinafter referred to as Owners of the 8.000 acre tract described in the above and foregoing map of ENERGY PARK SOUTH PARTIAL REPLAT NO 3, 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 plats 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 the 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, 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, either directly or indirectly.

Further, Owners 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, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving the City of Houston, Fort Bend 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 and shally comply with this order as adopted by Fort Bend County Commissioners Court of 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 units per lot.

IN TESTIMONY WHEREOF, the WBR Holdings, LLC, a North Carolina limited liability company, has caused these presents to be signed by Jonathan G. Ward, its President, therunto authorized this \_\_\_\_ day of \_\_\_\_\_, 2024.

WBR Holdings, LLC,  
a North Carolina limited liability company

By: \_\_\_\_\_  
Jonathan G. Ward  
President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan G. Ward, President of WBR Holdings, LLC, a North Carolina 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 and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for  
the State of North Carolina

My commission expires: \_\_\_\_\_

We, First-Citizens Bank & Trust Company, owners and holders of liens against the property described in the plat known as Energy Park South Partial Replat No 3, said liens being evidenced by instruments of record in the Fort Bend County Clerk's File Nos. 2020112265, 2020112266, 2014060011, 2014060012, 2020112267, 2020112268, 2023010736 and 2023010737, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF WAKE

BEFORE ME, the undersigned authority, on this day personally appeared

\_\_\_\_\_, \_\_\_\_\_ of First-Citizens Bank & Trust Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

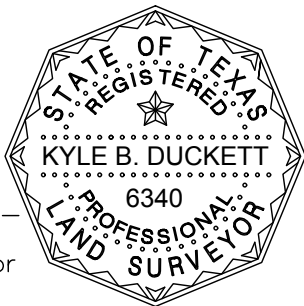
Notary Public in and for  
the State of North Carolina

My commission expires: \_\_\_\_\_

I, Kyle B. Duckett, am authorized (or 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 eights (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.

GBI Partner

Kyle B. Duckett  
Registered Professional Land Surveyor  
Texas Registration No. 6340



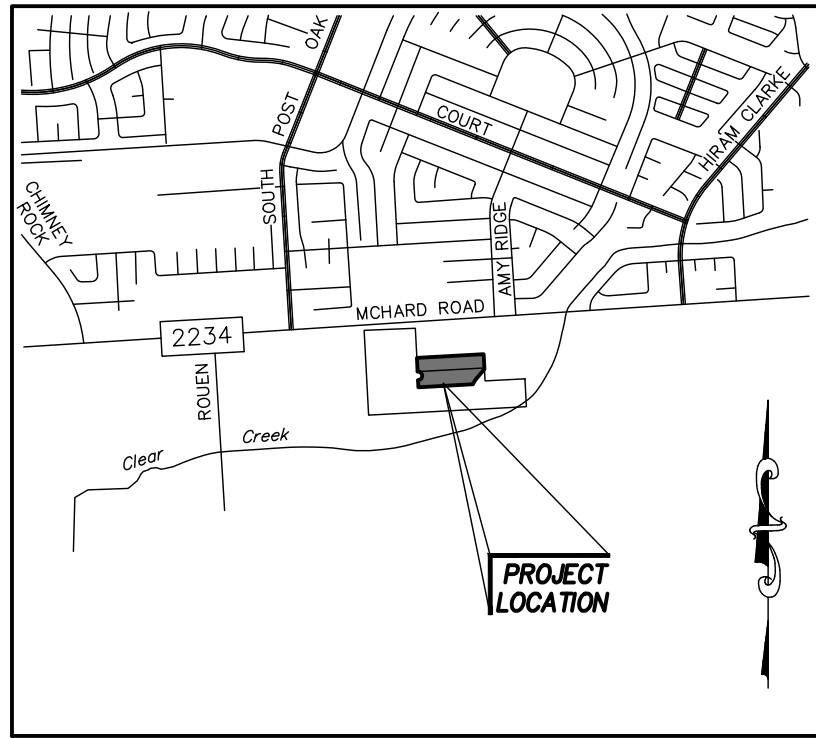
I, Massoud Tabrizi, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

Massoud Tabrizi  
Professional Engineer  
Texas Registration No. 75322

This is to certify that the Planning Commission of the City of Houston, Texas has approved this Plat and Subdivision of ENERGY PARK SOUTH PARTIAL REPLAT NO 3 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 \_\_\_\_\_, 2024.

By: \_\_\_\_\_  
Lisa M. Clark, Chair  
or M. Sonny Garza, Vice Chairman

By: \_\_\_\_\_  
Vonn Tran  
Secretary



VICINITY MAP  
SCALE: 1" = 1/2 MILE  
KEY MAP: 611 G

THE STATE OF TEXAS

COUNTY OF FORT BEND

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 \_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_ o'clock \_\_\_\_M., in Plat Number \_\_\_\_\_ of the Plat Records of said County.

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

County Clerk, Laura Richard  
Fort Bend County, Texas

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

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 \_\_\_\_\_, 2024.

Vincent M. Morales, Jr.  
Commissioner, Precinct 1

Grady Prestage  
Commissioner, Precinct 2

KP George  
County Judge

W.A. "Andy" Meyers  
Commissioner, Precinct 3

Dexter L. McCoy  
Commissioner, Precinct 4

## ENERGY PARK SOUTH PARTIAL REPLAT NO 3

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1 RESERVE 1 BLOCK 0 LOTS

REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

OWNERS:  
WBR HOLDINGS, LLC, A NORTH CAROLINA  
LIMITED LIABILITY COMPANY  
6835 E. WT HARRIS BLVD.  
PASADENA, TX 77050  
CHARLOTTE, NC 28215

JONATHAN G. WARD  
713-413-8416

SURVEYOR:  
GBI PARTNERS  
4724 VISTA RD.  
PASADENA, TEXAS 77050  
KYLE B. DUCKETT, R.P.L.S.  
281-499-4539

ENGINEER:  
DAC ENGINEERING  
16420 PARK TEN PLACE,  
SUITE 250  
HOUSTON, TEXAS 77084  
MASSOUD TABRIZI, P.E.  
281-506-7119

