

PLAT RECORDING SHEET

PLAT NAME: Waterview Town Center Sec 2 Partial Replat No 1

PLAT NO: _____

ACREAGE: 14.004

LEAGUE: William Morton League Survey

ABSTRACT NUMBER: A-62

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

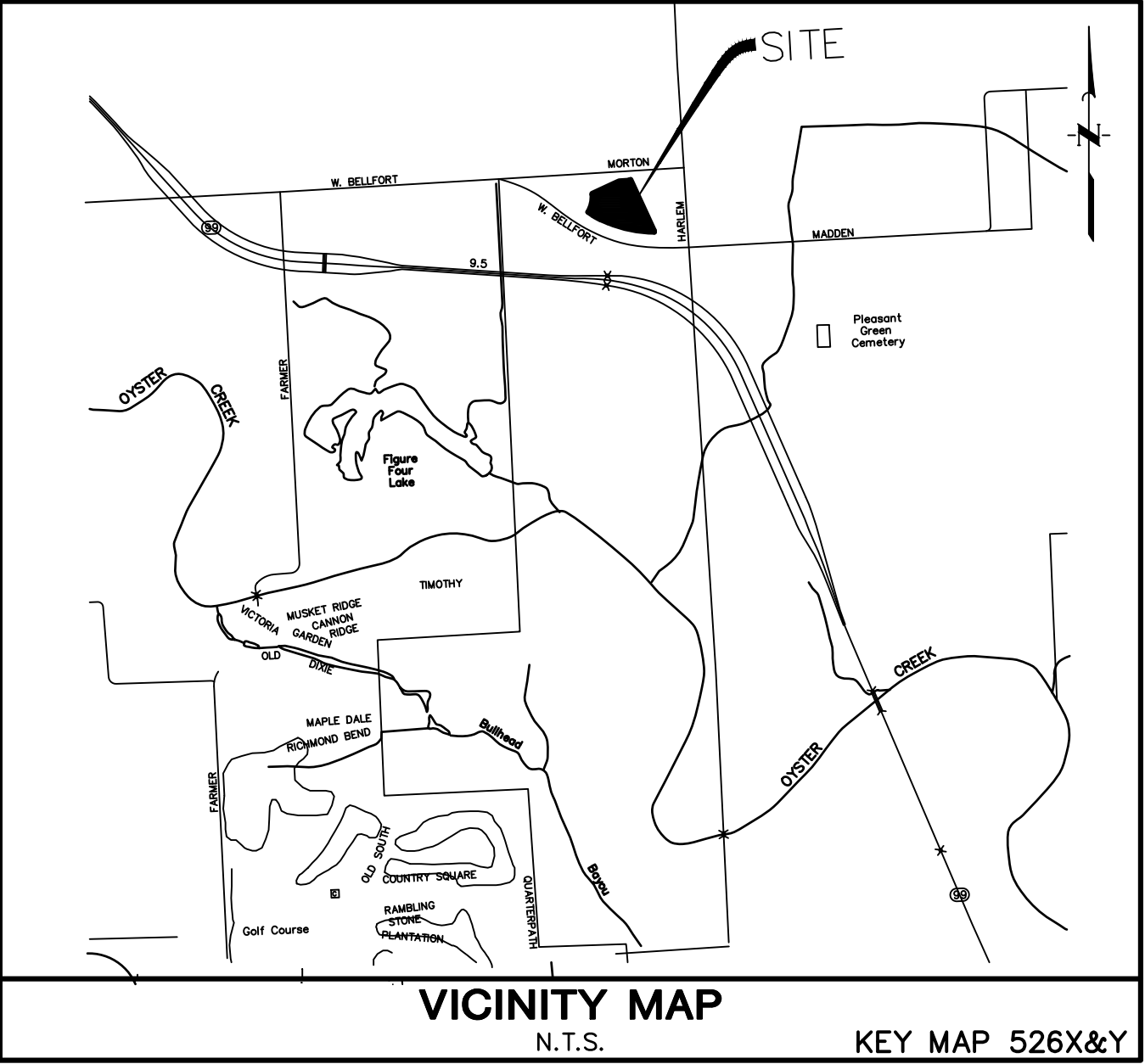
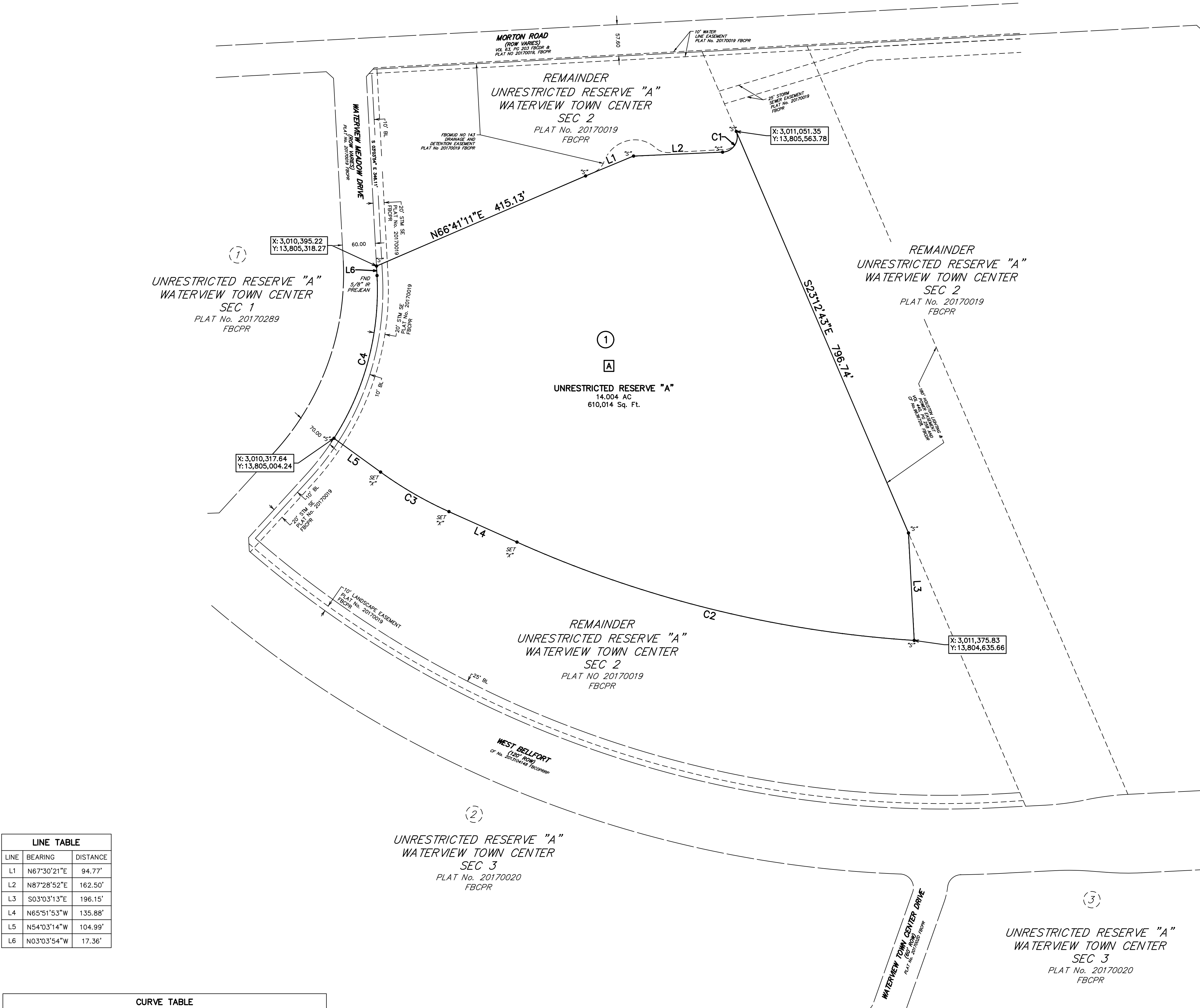
NUMBER OF RESERVES: 1

OWNERS: 99 Grand Mission, LLC

(DEPUTY CLERK)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°30'21"E	94.77'
L2	N87°28'52"E	162.50'
L3	S03°03'13"E	196.15'
L4	N65°51'53"W	135.88'
L5	N54°03'14"W	104.99'
L6	N03°03'54"W	17.36'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	28.04'	107°56'52"	52.82'	N33°28'07"E	45.35'	38.55'
C2	2100.01'	20°28'19"	750.34'	N76°06'04"W	746.36'	379.21'
C3	700.00'	11°48'39"	144.30'	N59°57'34"W	144.04'	72.40'
C4	500.00'	35°44'43"	311.94'	N14°49'14"E	306.90'	161.23'



- Legend
- AC "Acres"
 - BL "Building Line"
 - FBCPR "Fort Bend County Plat Record"
 - FBCDR "Fort Bend County Deed Record"
 - FBCOPRRP "Fort Bend County Official Public Record of Real Property"
 - No "Number"
 - ROW "Right-of-Way"
 - SQ. FT. "Square Feet"
 - STM SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - ⓪ "Block Number"
- General Notes
- The top of all floor slab elevations shall be a minimum of 95.00 feet above mean sea level. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 - Temporary Bench Mark is a cut "X" in concrete located on the nose of a median on West Belfort approximately 99.30 feet south of south west corner of Reserve "D". Elevation = 94.29'
 - Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established to evidence compliance with 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.
 - All building lines (BL) are parallel or concentric to the street rights-of-way as shown on the plat.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0140L, dated April 2, 2014, WATERVIEW TOWN CENTER SEC 2 PARTIAL REPLAT NO 1, is located in shaded zone "X" determined to be outside the 500 year floodplain.
 - 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 scale factor 0.999870.
 - WATERVIEW TOWN CENTER SEC 2 PARTIAL REPLAT NO 1 lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
 - All drainage easement to be kept clear of fences, buildings, vegetation, and other obstruction to the operation and maintenance of the drainage structure.
 - All property to drain into easement only through an approved drainage structure.
 - 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.
 - Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plot and contiguous right-of-way of all perimeter roads surrounding said plot, excluding Highway 99/Grand Parkway, in accordance with ADA.
 - Pipelines easements within platted area are shown here on.

WATERVIEW TOWN CENTER SEC 2 PARTIAL REPLAT NO 1

A SUBDIVISION OF 14.004 ACRES OF LAND
OUT OF THE WILLIAM MORTON LEAGUE SURVEY, A-62
ALSO BEING A PARTIAL REPLAT OF
UNRESTRICTED RESERVE "A", BLOCK 1,
WATERVIEW TOWN CENTER SEC 2 AS RECORDED IN
PLAT No. 20170019 FBCPR
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK

APRIL 2025
REASON FOR REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

OWNER
99 GRAND MISSION, LLC
A TEXAS LIMITED LIABILITY COMPANY
1900 WEST LOOP SOUTH, STE. 1250
HOUSTON, TX 77027
PHONE

ENGINEER/PLANNER/SURVEYOR:
 QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10048100
6330 West Loop South, Suite 550 • Houston, TX 77057 • 713.777.5337

