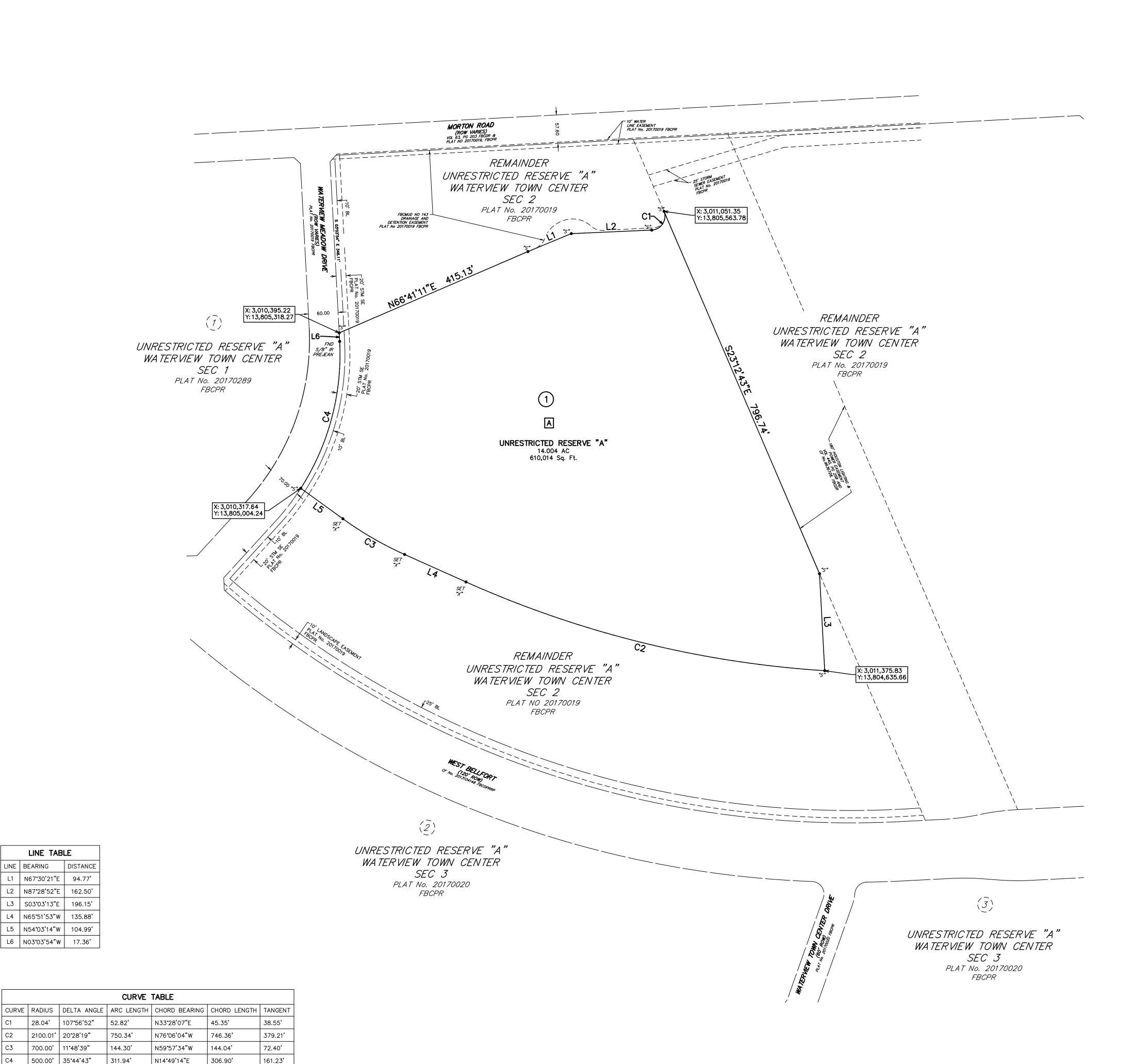
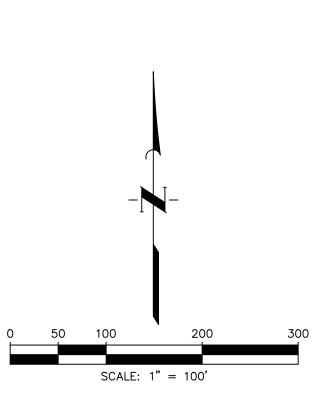
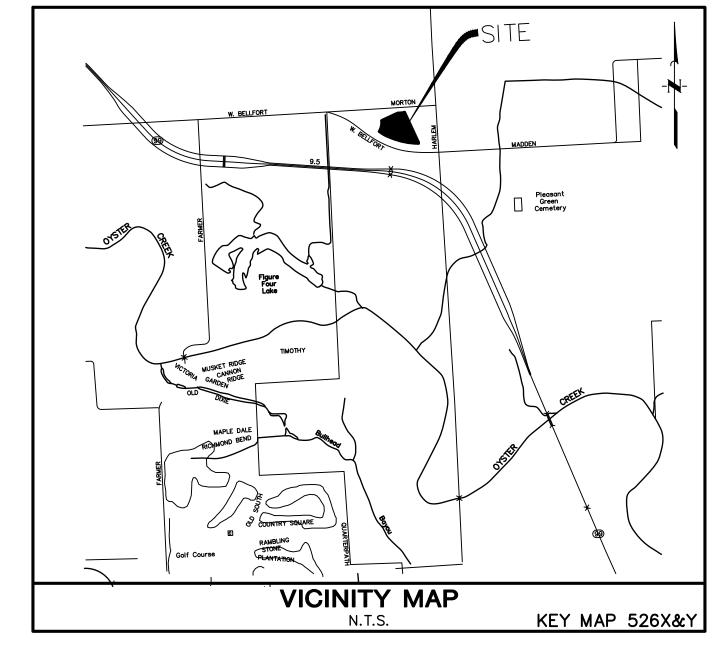
PLAT RECORDING SHEET

PLAT NAME:	Waterview Town Center Sec 2 Partial Replat No 1
PLAT NO:	
ACREAGE:	14.004
ACKEAGE.	14.004
LEAGUE:	William Morton League Survey
A DOTTO A COT NII	IMPED. A CO
ABSTRACT NU	UMBER: A-62
NUMBER OF B	BLOCKS: 1
NUMBER OF I	OTC. A
	-
NUMBER OF F	RESERVES: 1
OWNERS: 99	Grand Mission, LLC
	·
(DEPUTY CLERK)	







Legend

"Fort Bend County Deed Record" ."Fort Bend County Official Public Record of Real Property" "Storm Sewer Easement

UE "Utility Easement"

- 1. 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
- 2. Temporary Bench Mark is a cut "X" in concrete located on the nose of a median on West Bellfort approximately 99.30 feet south of south west corner of Reserve "D". Elevation = 94.29"
- 3. 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.
- 4. All building lines (BL) are parallel or concentric to the street rights—of—way as shown on the plat.
- 5. 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
- 6. 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.
- 7. WATERVIEW TOWN CENTER SEC 2 PARTIAL REPLAT NO 1 lies within lighting zone LZ3 according to the "Order for
- 8. All drainage easement to be kept clear of fences, buildings, vegetation, and other obstruction to the operation and maintenance of the drainage structure.
- 9. All property to drain into easement only through an approved drainage structure.
- 10. 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.
- rights—of—way within said plat and contiguous right—of—way of all perimeter roads surrounding said plat, excluding
- Highway 99/Grand Parkway, in accordance with ADA. 12. 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

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



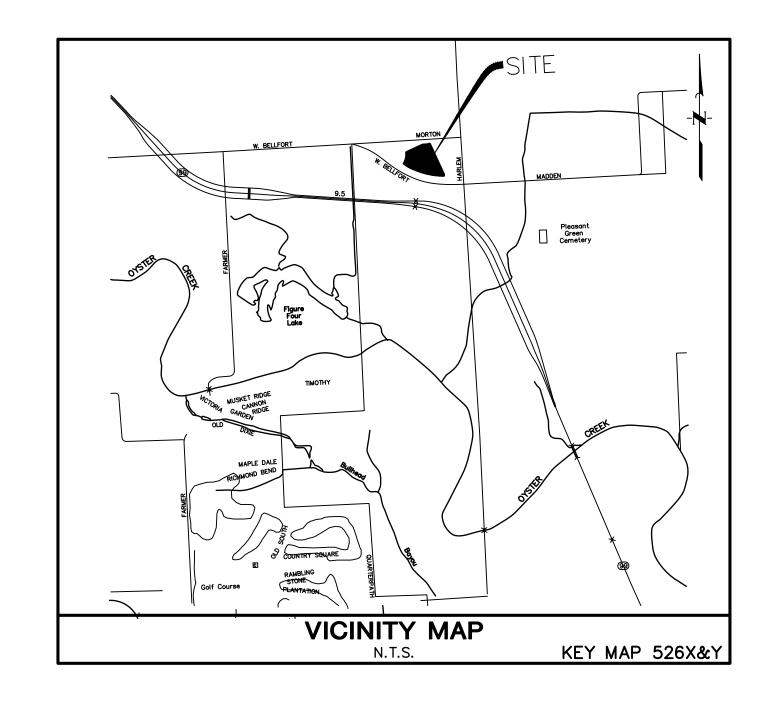
LINE TABLE

COUNTY OF FORT BEND §
We, 99 Grand Mission, LLC a Texas limited liability company, acting by and through Ewing King, Manager and and through Ewing King, Manager and through Ewing King, Manager and the seferred to as Owners (whether one or more) of the 14.17 acre tract described in the above and foregoing map of Waterview Town Cente Gec 2 partial replat no 1, 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 place
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 purposes forever inobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'") 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 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 lepicted, hereon, whereby each 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 purposes forever inobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") pack—to—back ground easements, or eight feet (8'0") for fourteen feet (14'0") back—to—back ground easements or seven feet (7'0") or sixteen feet (16'0") back—to—back ground level upward, located adjacent o both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and lepicted hereon, whereby each 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 shall be restricted to prevent trainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.
FURTHER, I (or 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, creek, 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 time and all times for the purposes 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 subdivision and adjacent to any trainage 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, Owners 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 shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004. And any subsequent amendments.
URTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further pertify 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, 99 Grand Mission, LLC a Texas limited liability company has caused these presents to be signed by Ewing King, its Manager, hereunto authorized, attested by its,,, and its common seal hereunto
affixed thisday of,20
9 Grand Mission, LLC a Texas limited liability company
Ewing King, Manager
Name, Title
STATE OF TEXAS §
COUNTY OF HARRIS §
BEFORE ME, the undersigned authority, on this day personally appeared Ewing KIng, Manager and according to the company 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 state, and as the according deed of said corporation. SIVEN UNDER MY HAND AND SEAL OF OFFICE, thisday of, 20
Notary Public in and for the State of Texas
Print Name
My Commission Expires:

THE STATE OF TEXAS

:Lisa M. Clark, Chair	or	M. Sonny Garza, Vice Chairma	on
: Vonn Tran, Secretary			
Jeromy Alvin Chandler, am author rveying and hereby certify that the operty made under my supervision returned and other points of referds having an outside diameter of at the plat boundary corners have	ne above subdivision is to n on the ground; that, rence have been marked not less than five eighth	rue and accurate; was pro except as shown all bound with iron (or other objects (5/8) inch and a length	epared from an actual survey of dary corners, angle points, points ts of a permanent nature) pipes of not less than three (3) feet; o
		Re	romy Alvin Chandler egistered Professional Land Surveyo xas Registration No. 5755
l Maria il Ramirez a Professional F	agineer registered in the St	ate of Texas, do hereby certify	, that this plat meets all requirements
I, Maria J. Ramirez, a Professional E t Bend County, to the best of my kno	ngineer registered in the St wledge	ate of Texas, do hereby certify	/ that this plat meets all requirements
I, Maria J. Ramirez, a Professional E t Bend County, to the best of my kno	ngineer registered in the St wledge	Maria J. Ro	
I, Maria J. Ramirez, a Professional E t Bend County, to the best of my kno	ngineer registered in the St wledge	Maria J. Ro	mirez
t Bend County, to the best of my kno	ngineer registered in the St wledge	Maria J. Ro	mirez
THE STATE OF TEXAS COUNTY OF FORT BEND I, Laura Richard, County Clerk in and	d for Fort Bend County, her or registration in my offic	Maria J. Ro Professiona e on	mirez I Engineer No. 131543 instrument with its
THE STATE OF TEXAS §	d for Fort Bend County, her or registration in my offic of the Plat F	Maria J. Ro Professiona Teby certify that the foregoing e on Records of said County.	I Engineer No. 131543

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	Date	
APPROVED by the Commissioners' Court of Fort Bend County, Texc	as, this day of	, 20_
Vincent M. Morales, Jr. Commissioner, Precinct 1	Grady Prestage Commissioner, Precinct 2	
KP George County Judge		
W.A. "Andy" Meyers		

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

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