

PLAT RECORDING SHEET

PLAT NAME: Meadowview Estates

PLAT NO: _____

ACREAGE: 7.416

LEAGUE: William Little League Survey

ABSTRACT NUMBER: A-54

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 11

NUMBER OF RESERVES: 4

OWNERS: Meadowview Development, LLC

(DEPUTY CLERK)

Date: May 06 2025 4:08pm User ID: BPS-user
 File: F:\Cadd\GIS\Drawings\New\Projects\2023\197 7.416 Acres\PLAT\Meadowview Estates\REVISED LOT LINES 12-20-24\2023191012_REVISED LOT LINES.dwg

STATE OF TEXAS
COUNTY OF FORT BEND

WE, MEADOWVIEW DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS MANAGER SUMANT AHUJA, OF MEADOWVIEW MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER, HEREINAFTER REFERRED TO AS THE OWNER OF THE 7.416 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF MEADOWVIEW ESTATES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC UTILITY PURPOSES 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 5 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 DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS SO DEDICATE TO THE USE OF THE PUBLIC FOR THE PUBLIC UTILITY PURPOSES 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING ALL 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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF MEADOWVIEW ESTATES,WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS OF REGULATION FOR THE 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.

IN TESTIMONY, WHEREOF, MEADOWVIEW DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CASUED THESE PRESENTS TO BE SIGNED BY ITS MANAGER SUMANT AHUJA, OF MEADOWVIEW MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, MANAGER.

THIS _____ DAY OF _____, 2025.

MEADOWVIEW DEVELOPMENT LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: MEADOWVIEW MANAGEMENT LLC,
A TEXAS LIMITED LIABILITY COMPANY
MANAGER

BY: _____
SUMANT AHUJA, MANAGER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUMANT AHUJA, MANAGER, OF MEADOWVIEW MANAGEMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, AND MANAGER OF MEADOWVIEW DEVELOPMENT 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 AND, IN THE CAPACITY, THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID OF LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

LIEN HOLDERS ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

WE, INDEPENDENT BANK, D/B/A INDEPENDENT FINANCIAL, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS MEADOWVIEW ESTATES, SAID LIEN BEING EVIDENCE BY INSTRUMENT OF RECORD IN CLERK'S FILE NUMBER(S) 2023073578, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, 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 PLAT AND WE HEREBY CONFIRM THAT WE ARE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

INDEPENDENT BANK,
D/B/A INDEPENDENT FINANCIAL

BY: _____
NAME: THOMAS E. DOONAN
TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS E. DOONAN, OF INDEPENDENT BANK, D/B/A INDEPENDENT FINANCIAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANKING INSTITUTION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, DEVIN R. ROYAL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

DEVIN R. ROYAL, R.P.L.S.
TEXAS REGISTRATION NO. 6667

I, A. KHOSHAKHLAGH, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF MISSOURI CITY EXCEPT FOR APPROVED VARIANCES.

A. KHOSHAKHLAGH
TEXAS LICENSE NO. 101133

CITY PLANNING AND ZONING COMMISSION
CITY OF MISSOURI CITY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MEADOWVIEW ESTATES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT.

BY: _____
TIMOTHY R. HANEY, CHAIRMAN

BY: _____
JOHN T. O'MALLEY, VICE CHAIRMAN

I, J. STACY SLAWINSKI, THE 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 COMMISSIONER'S 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 COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS
THIS _____ DAY OF _____, 2025.

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

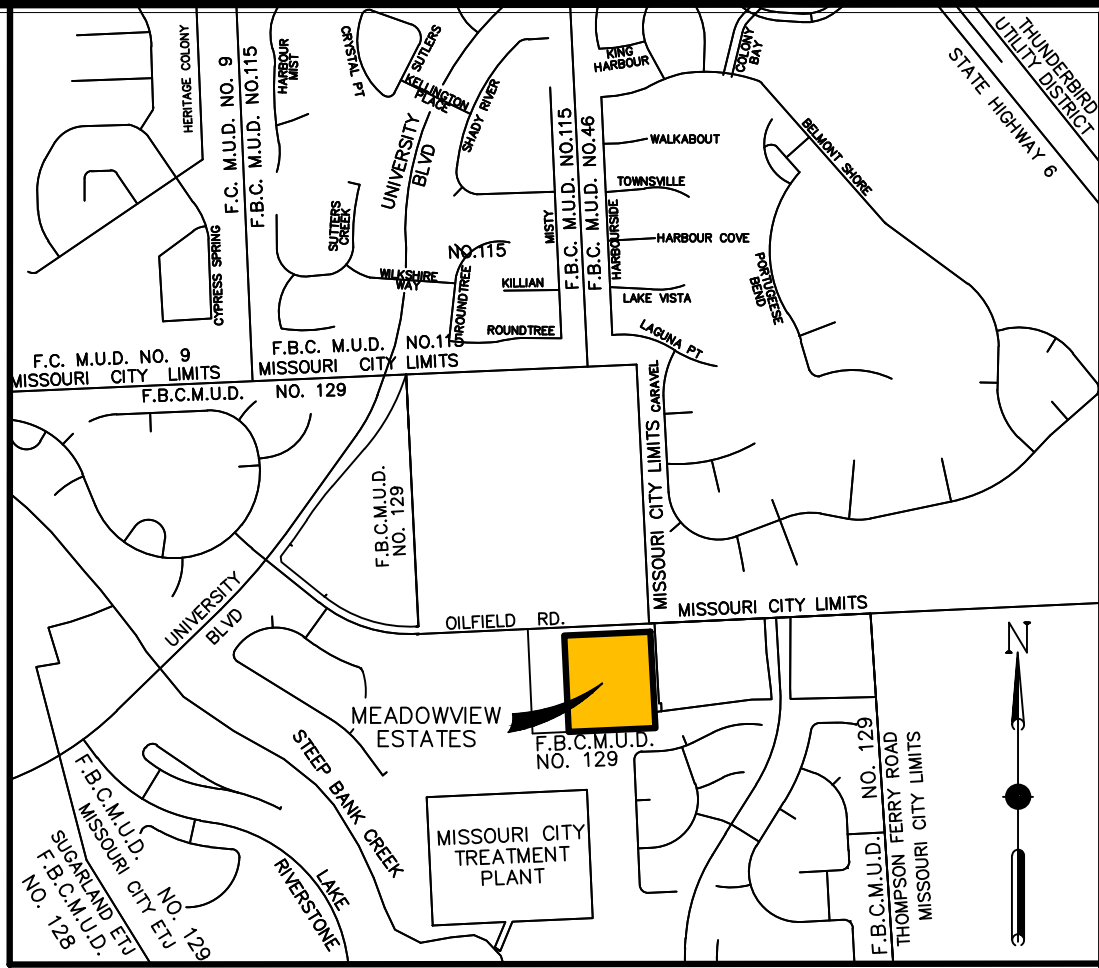
STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ 2025, 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.

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY



VICINITY MAP
1" = 1200'
FBC KEY MAP: 609P AND 609Q
ZIP CODE: 77484

MEADOWVIEW ESTATES

A SUBDIVISION OF 7.416 ACRES
IN WILLIAM LITTLE LEAGUE SURVEY, A-54
FORT BEND COUNTY, TEXAS

11 LOTS 4 RESERVES 1 BLOCK

MAY, 2025

OWNER:
MEADOWVIEW DEVELOPMENT, LLC
SUMANT AHUJA, MANAGER

ADDRESS:
5303 MANOR DRIVE
SUGAR LAND, TEXAS, 77479
832-585-4441



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD. 3RD FLOOR | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 1 TBPLS FIRM REGISTRATION #10193974

1. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE FOREGOING PLAT IS WITHIN THE BOUNDARIES OF THE CITY OF MISSOURI CITY EXTRAJURISDICTION JURISDICTION.

2. THIS PLAN WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER PREPARED BY CHAS. L. WILSON, CIVIL ENGINEER, DATED MAY 27, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LICENSES AND ENCUMBRANCES LITERATED THEREIN.

3. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

4. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY ANY OTHER UTILITY OR FIELD EQUIPMENT.

5. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

6. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF CROPS, BUILDINGS, OBSTRUCTIONS, AND OTHER INTERFERENCES. THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

7. THE CITY OF MISSOURI CITY, TEXAS, SHALL BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, PAVEMENT, ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES. MEADOWLAND EASEMENTS HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, SIDEWALKS, PAVEMENT, ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.0.(1)(4) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).

8. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS HAVE BEEN OBTAINED. THIS PLAN SHALL CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.

9. NO BUILDING OR OTHER PERMIT EXCEPT PERMITS FOR CONSTRUCTION OR PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION PROJECTS WHEREIN THE CITY OF MISSOURI CITY, TEXAS, HAS PLUMBING IMPROVEMENTS IF THE SUBDIVISION HAD BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR COUNTY OF MISSOURI CITY, TEXAS, PRIOR TO APRIL 2, 2019.

10. SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

11. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND COMPOSITION OF ALL BUILDINGS AND THE INTERIOR FIRE FLOW RATE AS ADOPTED BY THE CITY.

12. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FT. FOR RESIDENTIAL DEVELOPMENT AND 300 FT. FOR COMMERCIAL DEVELOPMENT). FIRE HYDRANT LOCATIONS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

13. CONTROL BENCHMARK: CITY OF MISSOURI CITY SURVEY MARK #6040 LOCATED AT THE NOSTE OF SOUTH MIDWAY AT THE INTERSECTION OF L.S. PARKWAY AND LAKE WESTERSTONE ROAD, ELEV. 423.9' AS OF INTEREST DATE APRIL 2, 2019.

14. SITE TBM "X" CUT IN CONCRETE DRIVE WAY TO ASSISTED LINKING, 20' +/-= NORTHWEST PROPERTY CORNER, ELEV. 64.30', NAVD 83, 2001 ADJ.

15. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF .68'-00" (. NAVD 1988, 2001 ADJ.) FEET ABOVE MEAN SEA LEVEL. 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 IS LOCATED. IN ADDITION, THE TOP OF SLAB ELEVATION SHALL BE AT LEAST 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE LOT. IN ADDITION, THE TOP OF SLAB ELEVATION SHALL BE AT LEAST 24 INCHES ABOVE ANY DOWN GRADING ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

16. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 10-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.0(13) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).

17. THIS PROPERTY LIES WITHIN THE LIMITS OF SHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP 1702C0101A, DATED APRIL 2, 2019.

18. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS LOCATED WITHIN THE BOUNDARIES OF FORT BEND COUNTY, FORT BEND I.S.D., (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 129 ANNEXED ON 02-07-2024), (FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 18 ANNEXED ON 02-12-2024).

19. ALL PIPELINE EASEMENTS THROUGH THE SUBDIVISION HAVE BEEN SYSTEM.

20. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, DATUM 1983. ALL BEARINGS ARE GIVEN IN GRID AND MAY BE CONVERTED TO SURFACE BY APPLYING SCALE FACTOR OF 1.0003237.

21. ALL SENERGY, L.P., GAS PIPELINES TO BE BURIED WITH A COVER OF AT LEAST 36-INCHES FROM THE TOP OF PIPE TO THE SURFACE OF THE GROUND.

22. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BRIDGE CRITERIA MANUAL, WHICH ALLOWS STRIGHT PONDING WITH INTENSE RAINFALL EVENTS.

23. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

24. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

25. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL. PERMITS AND VARIATIONS TO ANY APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

26. ALL EASEMENT, OPEN SPACES, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, MUNICIPAL UTILITY DISTRICT, OR OTHER PERTINENT ENTITY.

27. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN LIGHTING DRAINAGE ZONES.

28. THIS PLAT LIES WITHIN ZONE "J22" OF THE FORT BEND COUNTY LIGHTING ORDINANCE, DATED JUNE 2004.

29. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF THE DRIVEWAY OR ONE JOINT RESPONSIBILITY DRIVEWAY. THE LOCATION OF CONTROLLERS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A..

30. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

31. FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 129, WILL HAVE MAINTENANCE RESPONSIBILITY FOR ALL DRAINAGE EASEMENT WITHIN THIS PLAT.

32. B.L. INDICATES BUILDING SETBACK LINE, ST.M.S.E. INDICATES STORM SEWER EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L. INDICATES WATER LINE EASEMENT, U.L. INDICATES UTILITY LINE EASEMENT, I.M.D. INDICATES INFRASTRUCTURE MAINTENANCE DISTRICT, M.I.D. INDICATES MUNICIPAL UTILITY DISTRICT, D.E. INDICATES DRAINAGE EASEMENT, G.R.F.C.E. INDICATE OFFICIAL RECORDS FORT BEND COUNTY AND FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT, I.V.O. INDICATES INDIVIDUAL VOLUME RECORDS, P.A.R.F.C.E. INDICATES PLAT RECORDS OF FORT BEND COUNTY, F.B.C.F.C. INDICATES FORT BEND COUNTY OFFICIAL RECORDS, P.I. INDICATES PRIVATE EASEMENT, P.U.E. INDICATES PUBLIC UTILITY EASEMENT AND P.V.T. INDICATES PRIVATE.

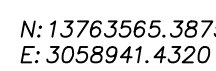
33. BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY OTHER UTILITY.

34. ANY ADDITIONAL STRUCTURES OR ADDITIONS MUST ADHERE TO THE BUILDING LINE AS SHOWN ON THIS PLAT. IN ADDITION, IF THE EXISTING STRUCTURE(S) IS EVER DEMOLISHED THEN ANY NEW REPLACEMENT STRUCTURE(S) SHALL ADHERE BUILDING LINE SHOWN ON THIS PLAT.

35. PIPELINE SETBACK VARIANCE APPROVED PER JULY 9, 2024 FORT BEND COUNTY COMMISSIONERS COURT MEETING POSTPONED AND VOTED ON JULY 10, 2024 ITEM 26# ENGINEERING, E. VARIANCE REQUEST FOR VARIANCE TO THE PIPELINE SETBACK REQUIREMENTS FOR FORT BEND COUNTY FORT BEND COUNTY REGULATIONS OF SUBDIVISIONS FOR MEADOWLAND EASEMENTS, PRECINCT E.

36. THERE IS A 4'-0" FOOT SIDE LOT STORM SEWER EASEMENT WITHIN LOTS 5, 7 & 8, AND 10 AND 11B. THESE LOTS ARE PART OF THE SAME TRACT AS THIS PLAT. EACH PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE WITHIN THE BACK OF LOTS SUCH THAT THERE IS NO DRIVING OF DEBRIS INTO THE DRAINAGE. THE HOMEOWNERS ASSOCIATION HAS THE RIGHT TO REMOVE ANY DEBRIS FROM THE DRAINAGE. THE ASSOCIATION SHALL MAINTAIN THE DRAINAGE IN CONTACT AND IN OPERABLE CONDITION.

37. THIS PLAT IS LOCATED IN THE CITY OF MISSOURI CITY ETU.



CHORD TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	82°44'09"	S57°13'59"E	39.65'	43.32'
C2	50.00'	39°05'54"	N24°10'13"E	33.39'	34.05'
C3	25.00'	38°12'20"	S42°04'04"W	16.29'	16.59'
C4	25.00'	26°50'00"	S24°34'17"E	18.26'	18.69'
C5	50.00'	26°50'00"	N85°50'44"E	73.33'	31.81'
C6	25.00'	42°50'00"	N18°15'44"E	18.26'	18.69'
C7	25.00'	47°14'41"	N17°57'52"W	20.04'	20.61'
C8	50.00'	31°43'18"	S25°43'34"E	27.33'	27.68'
C9	30.00'	82°44'10"	N46°01'15"E	39.65'	43.32'
C10	300.00'	8°16'08"	N0°31'24"E	43.26'	34.30'
C11	700.00'	8°48'44"	S01°15'06"W	107.56'	107.66'
C12	50.00'	28°54'26"	N50°18'16"E	24.96'	25.23'
C13	50.00'	26°04'20"	S55°31'04"E	22.55'	22.75'

DETAIL "A"

1" = 30'

60.2'

16.7'

L10

UVE
(141.54 SQ FT)

DETAIL "B"

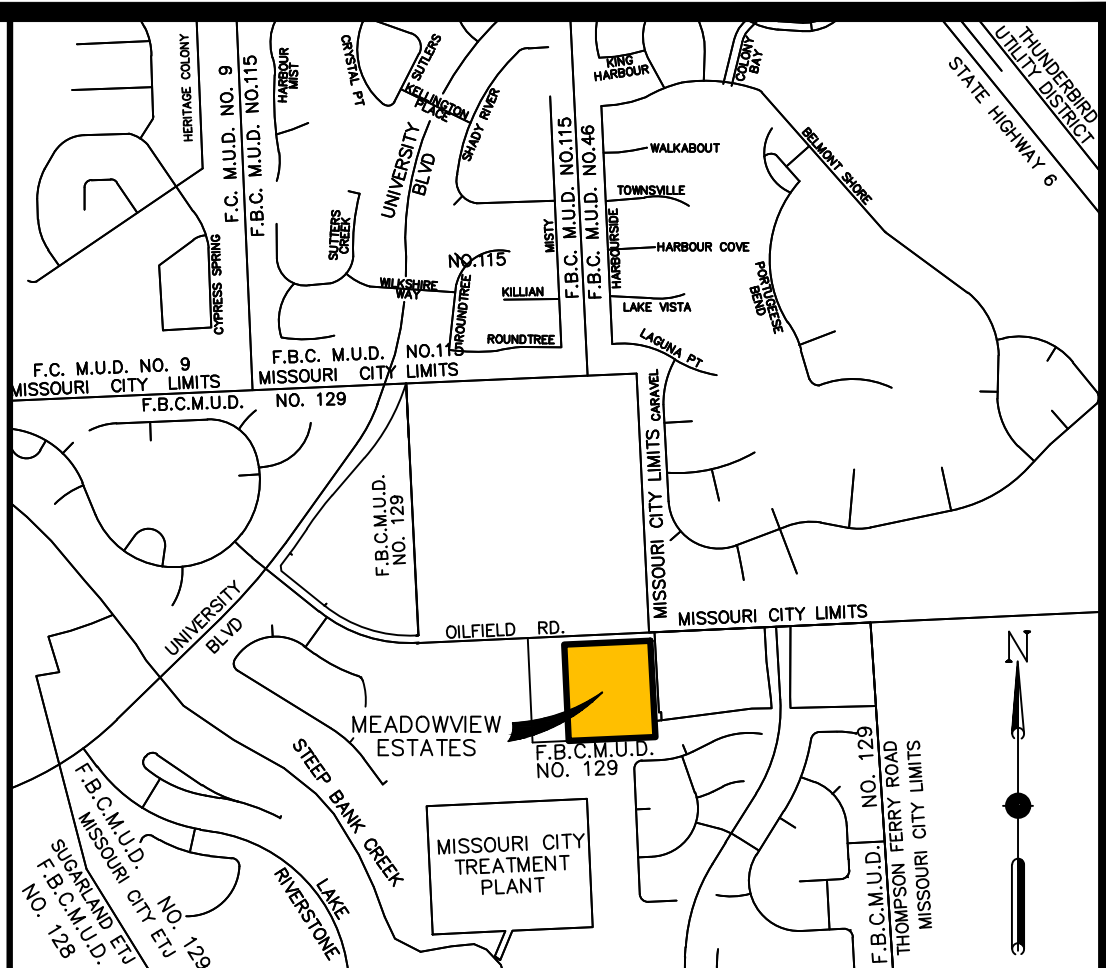
1" = 30'

15.7'

12.8'

L9

UVE
(35.98 SQ FT)



LEGEND

- FOUND 5/8" IRON ROD
(UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT
- R.O.W.
- RIGHT-OF-WAY
- STORM SEWER EASEMENT
- SEWER EASEMENT
- S.B.C.P.R.
- F.B.C.F.C.
- OFFICIAL RECORDS OF FORT BEND COUNTY
- BUILDING LINE
- UTILITY EASEMENT
- F.B.C.C.F. NO.
- FORT BEND COUNTY CLERK'S FILE NUMBER
- WATER LINE EASEMENT
- UNOBSTRUCTED VISIBILITY EASEMENT
- DRAINAGE EASEMENT

A SUBDIVISION OF 7.416 ACRES
N WILLIAM LITTLE LEAGUE SURVEY, A-54
FORT BEND COUNTY, TEXAS

OWNER:
MEADOWVIEW DEVELOPMENT, LLC
SUMANT AHUJA, MANAGER

ADDRESS:
5303 MANOR DRIVE
AR LAND, TEXAS, 77479
832-585-4441



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
2107 CITYWEST BLVD. 3RD FLOOR | HOUSTON, TX 77042 | 713.428.2400
TRPE FIRM REGISTRATION #470 | TRPLS FIRM REGISTRATION #10193972