

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County MUD No 210 Water Plant No 1

PLAT NO: _____

ACREAGE: 5.390

LEAGUE: John Foster Survey

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Fort Bend County Municipal Utility District No. 210

(DEPUTY CLERK)

We, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 210, a political subdivision of the State of Texas, acting by and through Adrian H. Demwes President, 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 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 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 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 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 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, 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, creeks, gullies, ravines, draws, and drainage ditches located in said subdivision, as easement for drainage purposes, Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this subdivision 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, excessive vegetation and other obstructions to the operation and maintenance of the drainage facility and that such obutting 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 shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of FORT BEND COUNTY MUD NO 210 WATER PLANT NO 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 210, a political subdivision of the State of Texas, has caused these presents to be signed by Adrian H. Demwes President, thereunto authorized, this 15th day of October, 2025.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 210, a political subdivision of the State of Texas

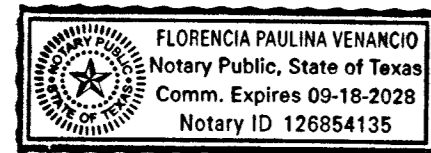
BY: FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 210,
a political subdivision of the State of Texas

By: Adrian H. Demwes
Name: Adrian H. Demwes
Title: PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Adrian H. Demwes, President of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 210, a political subdivision of the State of Texas, the Administrative Member of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 210, a political subdivision of the State of Texas 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 15th day of October, 2025.

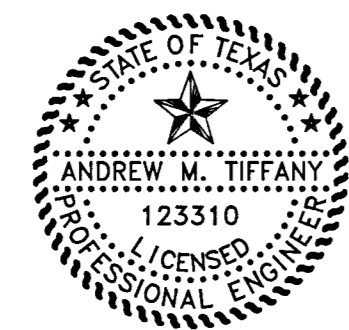


Florencia Paulina Venancio
NAME: Florencia Venancio
Notary Public in and for the State of Texas
Commission Expires: 9-18-2028



Austin Woo
Austin Woo, R.P.L.S.
Texas Registration No. 6852

I, Andrew M. Tiffany, 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.



Andrew M. Tiffany
Andrew M. Tiffany, P.E.
Texas Registration No. 123310
BGE, Inc.
TBPE Registration No. F-1046

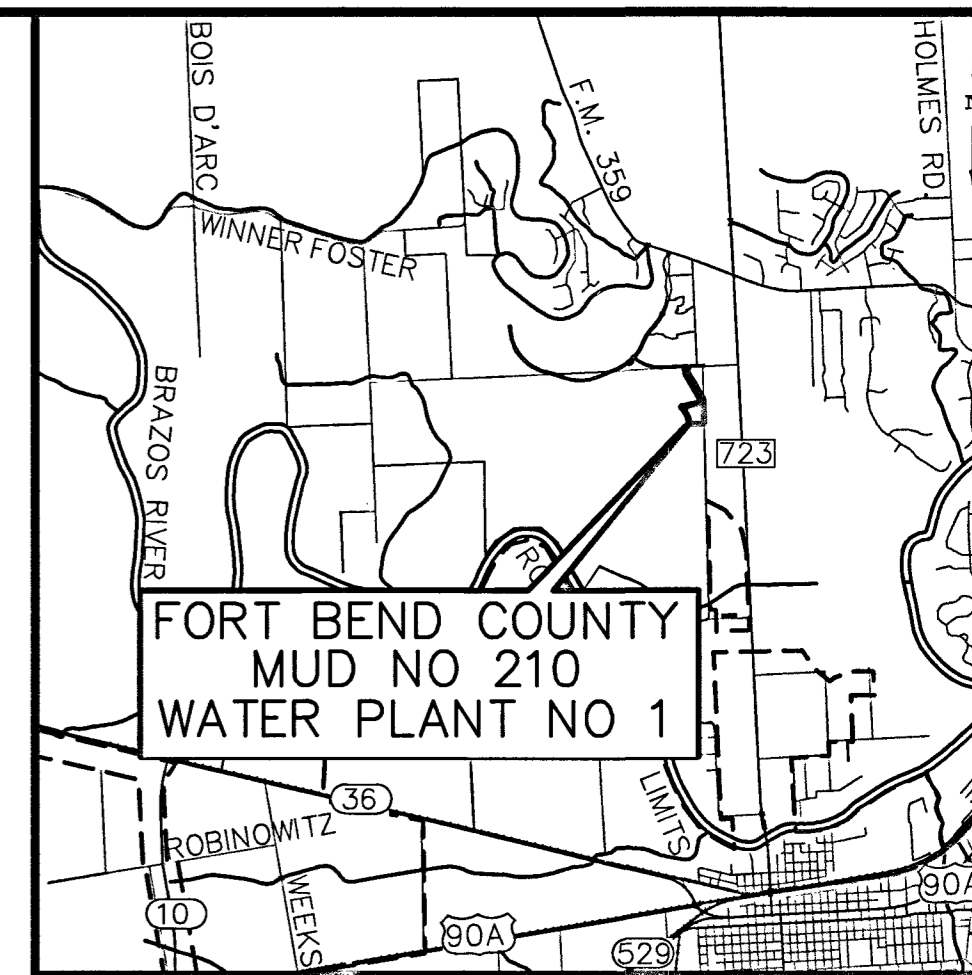
GENERAL NOTES

- "①" indicates Block Number.
- "B.L." indicates Building Line.
- "U.E." indicates Utility Easement.
- "R.O.W." indicates Right-of-Way.
- "ESMT." Indicates Easement.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
- "F.B.C.D.R." indicates Fort Bend County Deed Records.
- "VOL." indicates Volume.
- "PG." indicates Page.
- "L.E." indicates Landscape Easement.
- "F.N." indicates File Number.
- Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204, and referenced to monuments found along the East line of a called 4,610.82 acre tract as shown hereon.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane surface Coordinates (NAD83) and may be brought to grid by multiplying the following combined scale 0.9998700169.
- The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
- 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 lots 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.
- Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- This plat is within Lighting Zone L23.
- The top of all floor slabs shall be a minimum of 97.80 feet above mean sea level (NAVD 88 datum). 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.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-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.
- All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 210.
- There are observable evidence of pipelines within the boundaries of the subject tract, based on the title research provided per City Planning Letter prepared by Charter Title Company, file number 2021-0577, certified date of November 1, 2021, that there is a pipeline easement of record within the boundaries of the subject tract and shown hereon.
- The property lies in the Zone "AE" (areas determined to be within the 100 year flood plain with elevations determined) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 48157C0230L, Revised April 2, 2014.
- 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 event.

DESCRIPTION OF A 5.390 ACRE TRACT OF LAND SITUATED IN THE J. FOSTER SURVEY, ABSTRACT NO. 26 FORT BEND COUNTY, TEXAS

BEING a 5.390 acre (234,782 square feet) tract of land situated in the J. Foster Survey, Abstract No. 26 of Fort Bend County, Texas and being a portion of Second Tract, a called 1,410.69 acre tract of land and a portion of Fourth Tract, a called 265.11 acre tract of land as described in an instrument to Foster Farms, Inc. recorded under File Number (F.N.) 1957092004 of the Fort Bend County Deed Records (F.B.C.D.R.), said 5.390 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the West line of a called 12.525 acre tract of land as described in an instrument to Alan Lee Briscoe, et al. recorded under F.N. 1974017043 of the F.B.C.D.R. as cited herein:

COMMENCING at a 1/2-inch iron pipe found for the most Westerly Southwest corner of said 12.525 acre tract, same being the Southeast corner of said 265.11 acre tract, same being on a North line of said 1,410.69 acre tract; THENCE, N 02° 37' 28" W, a distance of 225.18 feet along and with the West line of said 12.525 acre tract and the East line of said 265.11 acre tract to the Northwest corner of said 12.525 acre tract, lying on the East line of said 265.11 acre tract and the South right-of-way line of Beadle Lane (80' wide, occupied width, no dedication found), from which a disturbed 1/2-inch iron pipe found bears S 25° 48' E, a distance of 0.91 feet; THENCE, S 87° 48' 27" W, a distance of 102.80 feet along and with the South right-of-way line of Beadle Lane, over and across said 265.11 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for the POINT OF BEGINNING and the Northeast corner of the herein described tract; THENCE, over and across said 265.11 acre tract and said 1,410.69 acre tract, the following courses and distances: S 02° 36' 19" E, a distance of 120.15 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner; S 29° 43' 02" E, a distance of 717.19 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner; S 02° 21' 18" E, a distance of 550.65 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described tract; S 87° 58' 28" W, a distance of 335.63 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract and the beginning of a non-tangent curve to the left from which its center bears S 82° 14' 11" W, 702.00 feet; in a northwesterly direction, a distance of 434.68 feet along and with said curve to the left, having a radius of 702.00 feet, a central angle of 35° 28' 41" and a chord which bears N 25° 30' 10" W, 427.77 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the most Southerly Northwest corner of the herein described tract; N 76° 31' 02" E, a distance of 452.29 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract; N 02° 21' 18" W, a distance of 53.49 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner; N 29° 43' 02" E, a distance of 717.05 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner; N 02° 36' 19" W, a distance of 135.05 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northernmost Northwest corner of the herein described tract lying on the South right-of-way line of said Beadle Lane; THENCE, N 87° 48' 27" E, a distance of 60.00 feet along and with the South line of said Beadle Lane to the POINT OF BEGINNING and containing 5.390 acres (234,782 square feet) of land.



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 564P/Q

I, J. Stacy Slowinski, 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 of subdivision within the watershed.

J. Stacy Slowinski, P.E.
Fort Bend County Engineer

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2025.

Vincent M. Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

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

Dexter L. McCoy
Precinct 4, County Commissioner

KP George
County Judge

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 _____, 2025, at _____ o'clock _____ m. in Plot Number _____ of the plat records of Fort Bend County, Texas.

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

Laura Richard
County Clerk,
Fort Bend County, Texas

By: _____
Deputy

FORT BEND COUNTY MUD NO 210 WATER PLANT NO 1

A SUBDIVISION OF 5.390 ACRES OF LAND
LOCATED IN THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS

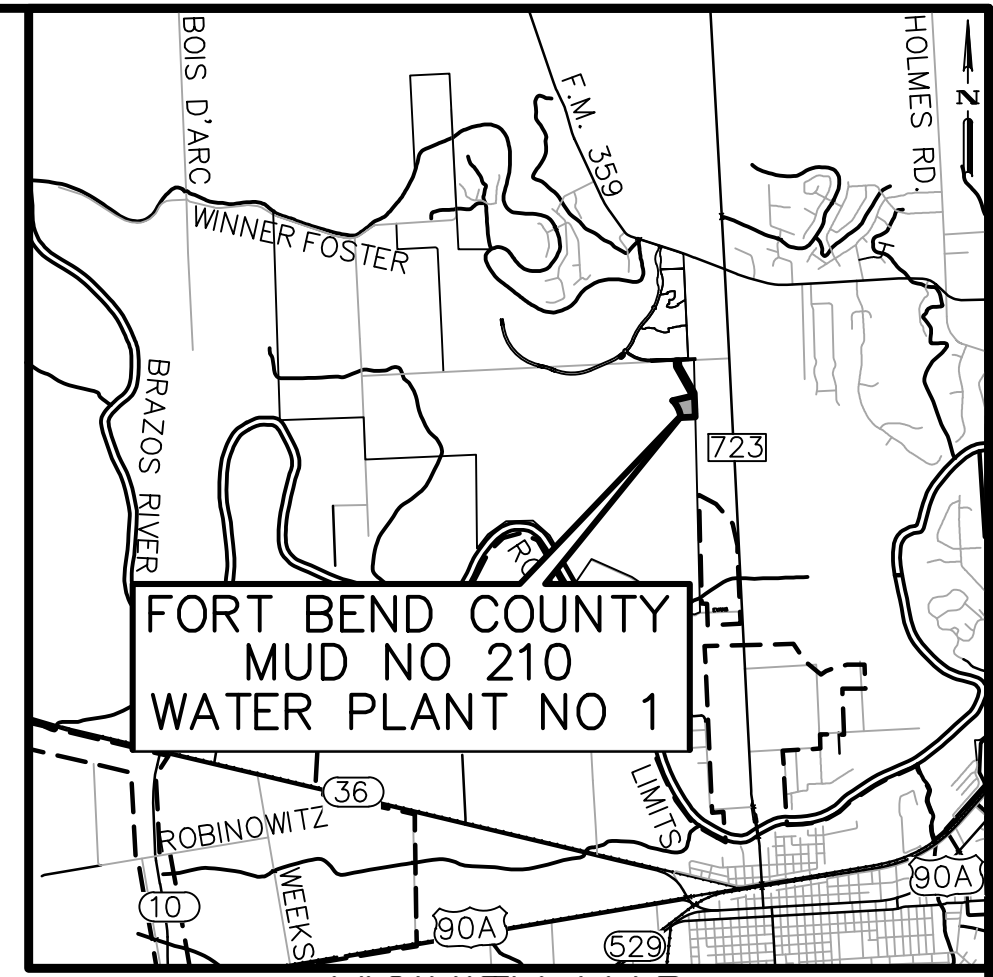
RESERVE: 1 BLOCK: 1
SCALE: 1"= 60' DATE: OCTOBER, 2025

OWNER:
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 210
a political subdivision of the State of Texas
(281)-775-8700

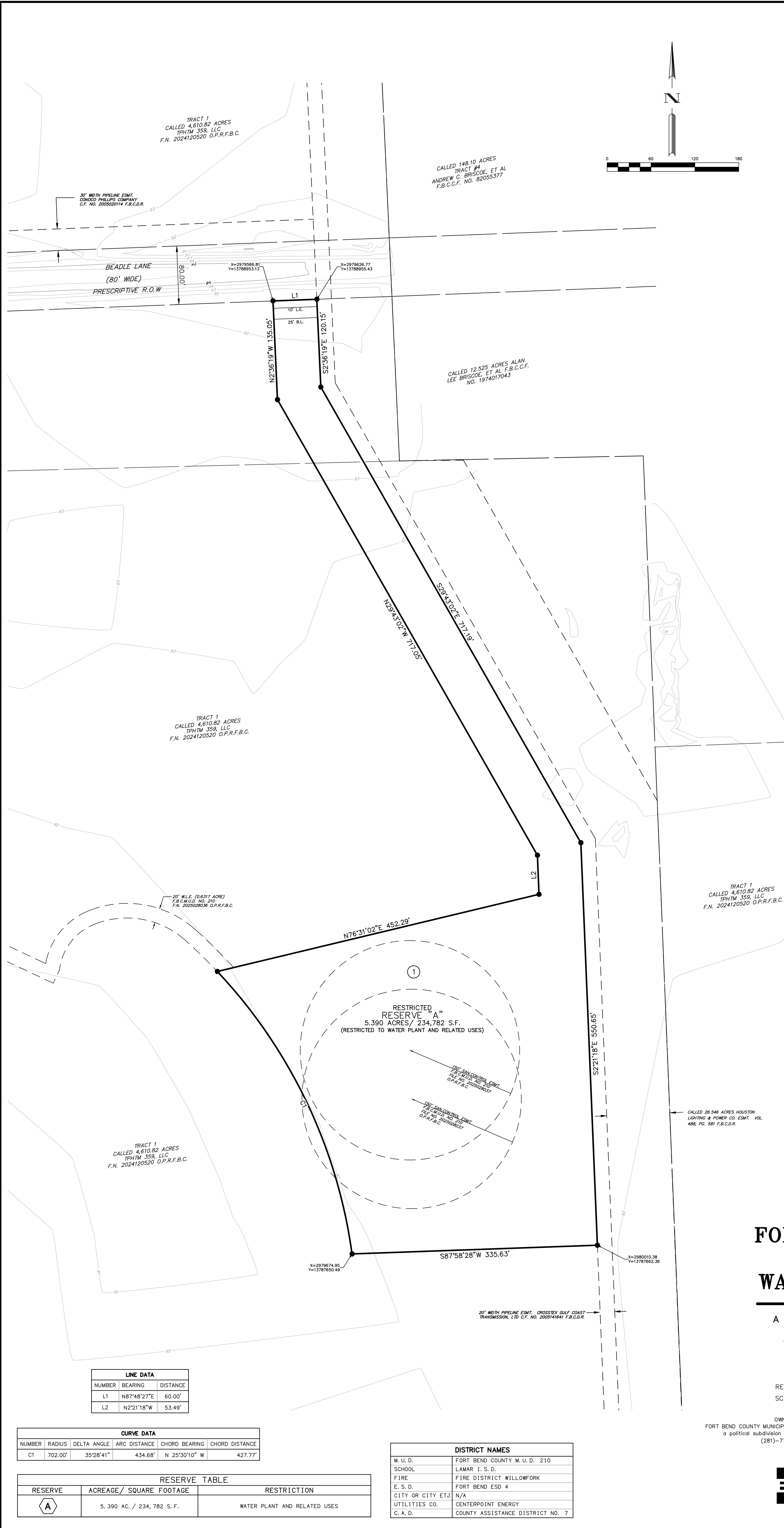
LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281-810-1422



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 564P/Q



FORT BEND COUNTY MUD NO 210 WATER PLANT NO 1

A SUBDIVISION OF 5.390 ACRES OF LAND
LOCATED IN THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS

RESERVE: 1 BLOCK: 1
SCALE: 1" = 60' DATE: OCTOBER, 2025

OWNER:
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 210
a political subdivision of the State of Texas
(281)-775-8700

LAND PLANNER:
META PLANNING + DESIGN
24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
281-810-1422



BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1048
TBPLS Licensed Surveying Firm No. 101065-00

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N87°48'27"E	60.00'
L2	N22°21'18"W	53.49'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	702.00'	35°28'41"	434.68'	N 25°30'10" W	427.77'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	5.390 AC. / 234,782 S.F.	WATER PLANT AND RELATED USES

DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 210
SCHOOL	LAMAR I. S. D.
FIRE	FIRE DISTRICT WILLOWFORK
E. S. D.	FORT BEND ESD 4
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT ENERGY
C. A. D.	COUNTY ASSISTANCE DISTRICT NO. 7