

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County MUD No 210 Wastewater Treatment Plant No 1

PLAT NO: _____

ACREAGE: 5.051

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)

STATE OF TEXAS
COUNTY OF FORT BEND

We, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 210, a political subdivision of the State of Texas, acting by and through WASTEWATER TREATMENT PLANT 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 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 plot 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 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 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 and 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 _____ thereunto authorized, this _____ day of _____, 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: _____
Name: _____
Title: _____

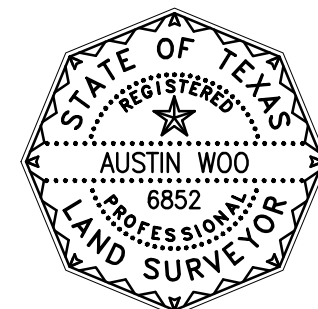
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 _____ day of _____, 2025.

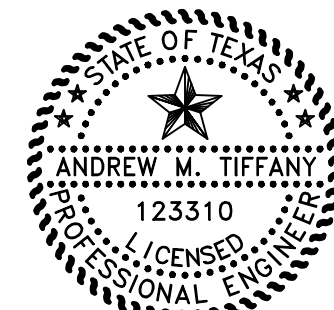
NAME: _____
Notary Public in and for the State of Texas
Commission Expires: _____

I, Austin Woo, am 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 correct; was prepared from an actual survey of the property made under my supervision and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the nearest survey corner.



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 plot meets all requirements of Fort Bend County to the best of my knowledge.



Andrew M. Tiffany, P.E.
Texas Registration No. 123310

BGE, Inc.
TBPE Registration No. F-1046

GENERAL NOTES

- 1. "1" indicates Block Number.
- 2. "B.L." indicates Building Line.
- 3. "R.O.W." indicates Right-of-Way.
- 4. "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
- 5. "F.N." indicates File Number.
- 6. "VOL." indicates Volume.
- 7. "PG." indicates Page.
- 8. Bearing orientation is based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204, and referenced to monuments found along the southwest right-of-way line of Katy-Gaston Road as shown hereon.
- 9. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by dividing the following combined scale 1.00013.
- 10. 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 plot or the position of corner monuments recovered or placed.
- 11. 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 12. Any new development within the subdivision plot shall obtain a Storm Water Quality Permit before the issuance of any development permits.
- 13. This plot is within Lighting Zone LZ3.
- 14. This tract is located within the extraterritorial jurisdiction of the City of Houston and Fort Bend County.
- 15. 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.
- 16. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 17. All property to drain into the drainage easement only through an approved drainage structure.
- 18. 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.
- 19. 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
- 20. All drainage easements and detention facilities shall be maintained by Fort Bend County Municipal Utility District No. 210.
- 21. The property lies in the Zone "AE" (areas determined to be within 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.
- 22. 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.

DESCRIPTION OF A 5.051 ACRE TRACT OF LAND SITUATED IN THE J. FOSTER SURVEY, ABSTRACT NO. 26 FORT BEND COUNTY, TEXAS

BEING a 5.051 acre (220,000 square foot) tract of land situated in the J. Foster Survey, Abstract No. 26 of Fort Bend County, Texas and being all of a called 5.051 acre tract described in an instrument to Fort Bend County Municipal Utility District No. 210 recorded under File Number (F.N.) 2023107631 of the Official Public Records of Fort Bend County (O.P.R.F.B.C.), said 5.051 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 perimeter of said 5.051 acre tract as cited herein:

BEGINNING at a 3/4-inch iron rod with cap stamped "BGE INC" found for the Northeast corner of the herein described tract and said 5.051 acre tract, lying on the South right-of-way line of Beadle Lane (80' width as occupied, no dedication found);

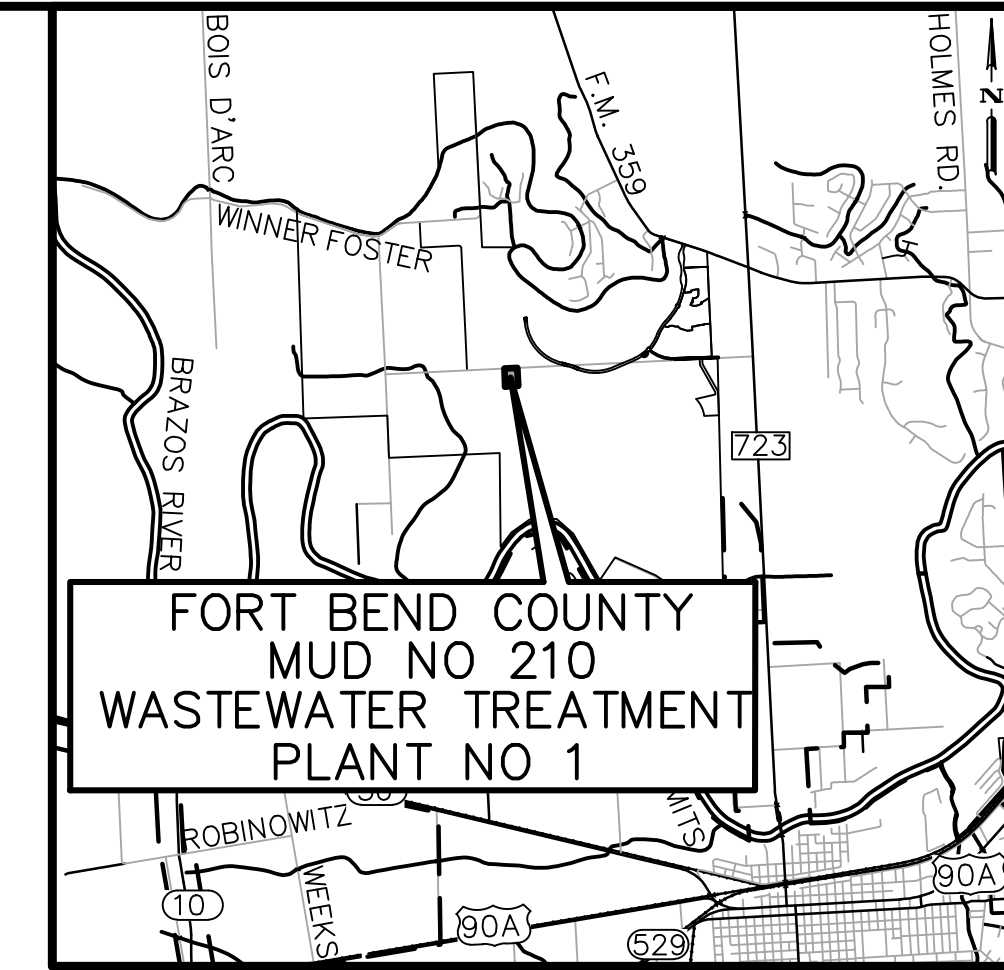
THENCE, S 02°11'33" E, a distance of 550.00 feet along and with the East line of said 5.051 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" found for the Southeast corner of the herein described tract and said 5.051 acre tract;

THENCE, S 87°48'27" W, a distance of 400.00 feet along and with the South line of said 5.051 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" found for the Southwest corner of the herein described tract and said 5.051 acre tract;

THENCE, N 02°11'33" W, along and with the West line of said 5.051 acre tract, passing the Southeast corner of a 0.1148 acre tract described as Directors Lot 5- in an instrument to Helen Dewees recorded under F.N. 2024025487 of the O.P.R.F.B.C. at a distance of 300.00 feet, continuing along and with the West line of said 5.051 acre tract and the East line of said Directors Lot 5, passing the Northeast corner of said Directors Lot 5 and the Southeast corner of a 0.1148 acre tract described as Directors Lot 4; in an instrument to Zachary Alvarado recorded under F.N. 2024025485 of the O.P.R.F.B.C. at a distance of

350.00 feet, continuing along and with the West line of said 5.051 acre tract and the East line of said Directors Lot 4, passing the Northeast corner of said Directors Lot 4 and the Southeast corner of a 0.1148 acre tract described as Directors Lot 3; in an instrument to Blair Wilder recorded under F.N. 2024025483 of the O.P.R.F.B.C. at a distance of 400.00 feet, continuing along and with the West line of said 5.051 acre tract and the East line of said Directors Lot 3, passing the Northeast corner of said Directors Lot 3 and the Southeast corner of a 0.1148 acre tract described as "Directors Lot 2" in an instrument to Ginger Abbott recorded under F.N. 2024025481 of the O.P.R.F.B.C. at a distance of 450.00 feet, continuing along and with the West line of said 5.051 acre tract and the East line of said Directors Lot 2, passing the Northeast corner of said Directors Lot 2 and the Southeast corner of a 0.1148 acre tract described as Directors Lot 1; in an instrument to Steve Herrera recorded under F.N. 2024025479 of the O.P.R.F.B.C. at a distance of 500.00 feet, continuing along and with the West line of said 5.051 acre tract and the East line of said Directors Lot 1 for a total distance of 550.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" found for the Northwest corner of the herein described tract and the Northeast corner of said Directors Lot 1, lying on the South line of said Beadle Lane;

THENCE, N 87°48'27" E, a distance of 400.00 feet along and with the North line of said 5.051 acre tract and the South line of said Beadle Lane to the POINT OF BEGINNING and containing 5.051 acres (220,000 square feet) of land.



FORT BEND COUNTY
MUD NO 210
WASTEWATER TREATMENT
PLANT NO 1
VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 563R, 563M, 564J, 564N

I, J. Stacy Slawinski, 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 Slawinski, 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 Plat 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 WASTEWATER TREATMENT PLANT NO 1

A SUBDIVISION OF 5.051 ACRES OF LAND
LOCATED IN THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS

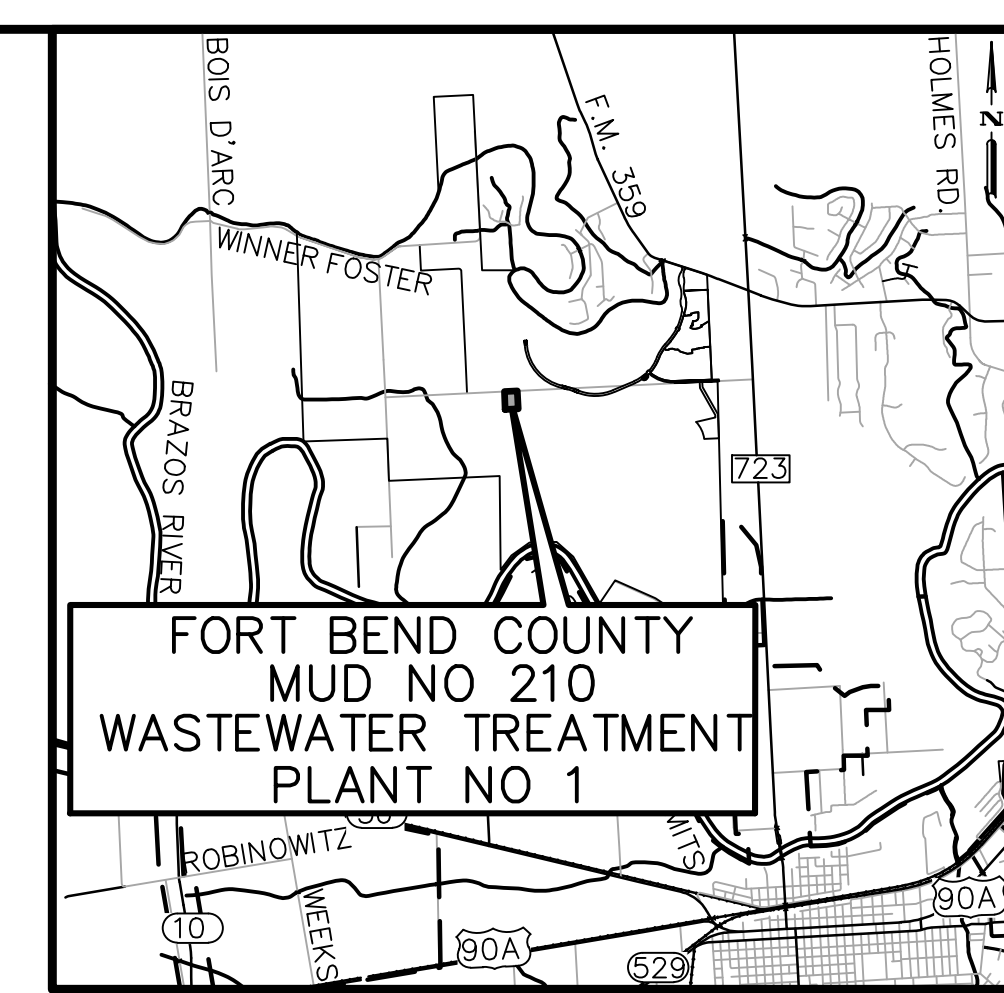
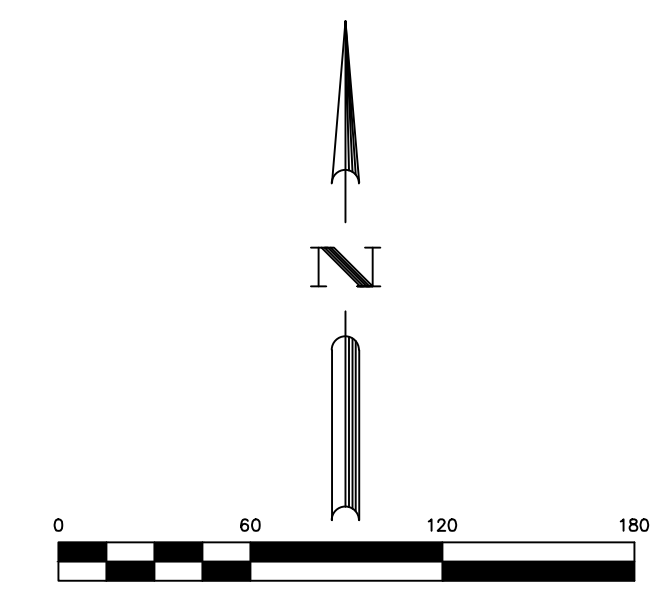
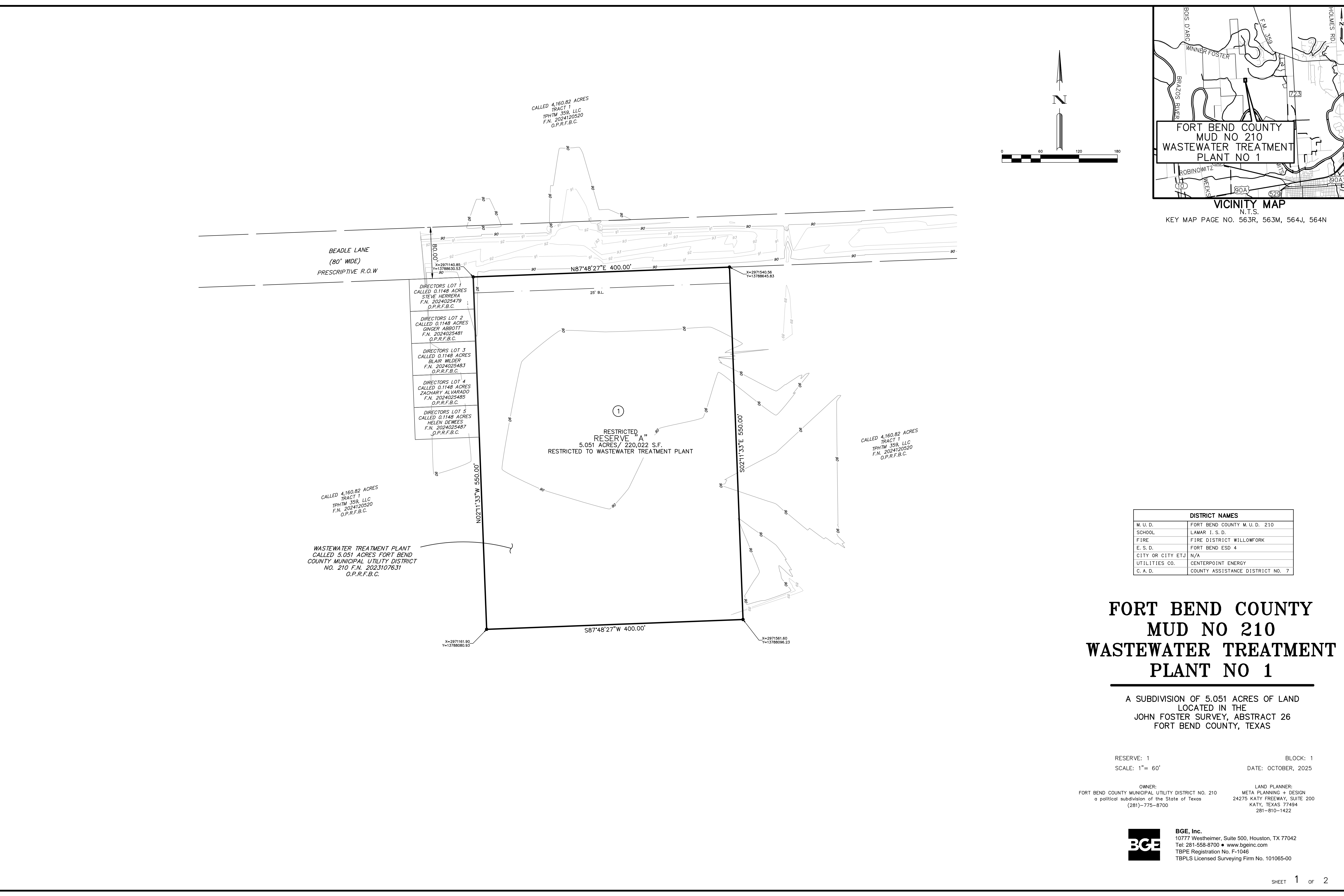
RESERVE: 1 BLOCK: 1
SCALE: 1" = 60' DATE: OCTOBER, 2025

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. 563R, 563M, 564J, 564N

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

FORT BEND COUNTY MUD NO 210 WASTEWATER TREATMENT PLANT NO 1

A SUBDIVISION OF 5.051 ACRES OF LAND
LOCATED IN THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS

RESERVE: 1
SCALE: 1" = 60'

BLOCK: 1
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
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

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