

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County MUD No 210 Lift Station No 1

PLAT NO: _____

ACREAGE: 0.1922

LEAGUE: John Foster Survey, Sec 21

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

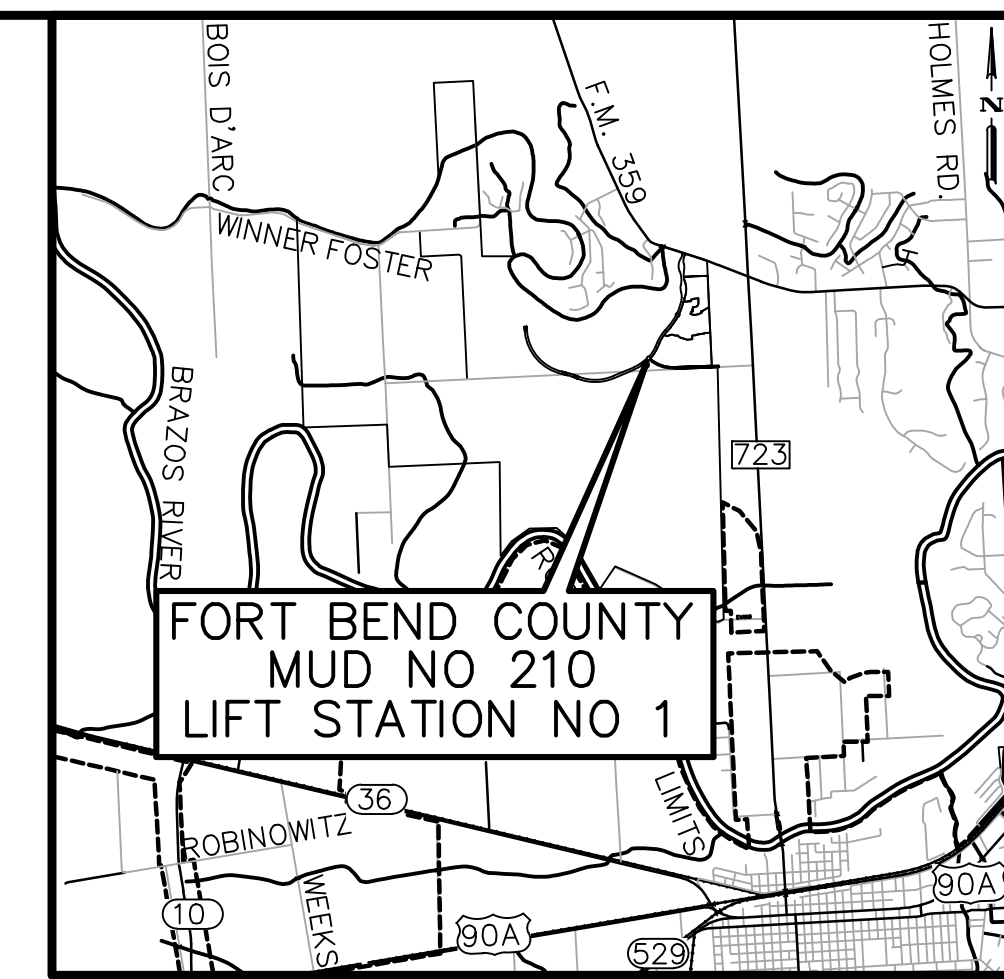
NUMBER OF RESERVES: 1

OWNERS: TPHTM 359, LLC.

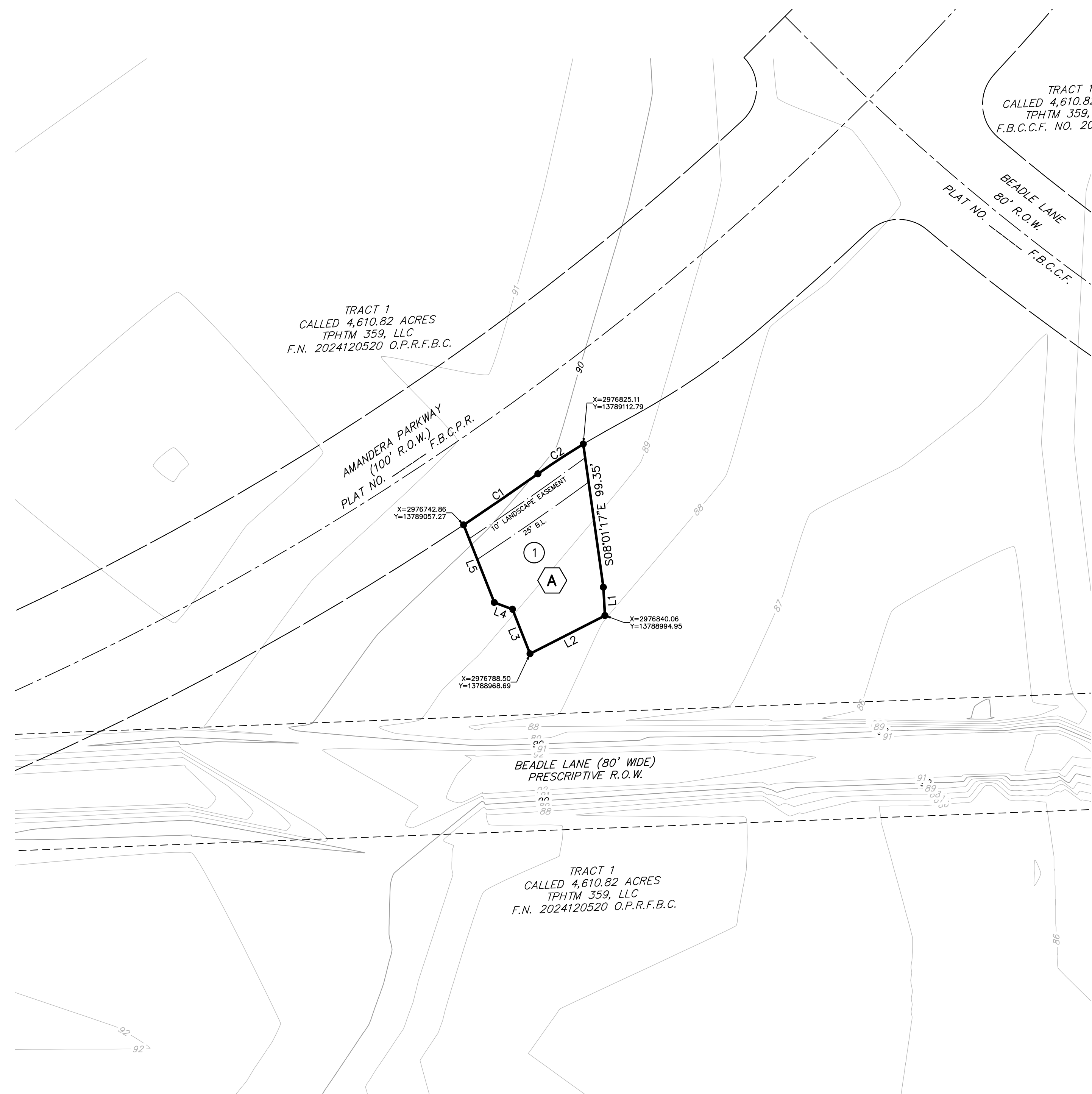
(DEPUTY CLERK)

GENERAL NOTES

- "1" indicates Block number.
- "B.L." indicates Building Line.
- "R.O.W." indicates Right-of-Way.
- "F.B.C.C.F." indicates Fort Bend County Clerk's File Number.
- "F.B.C.P.R." indicates Fort Bend County Plat Records.
- "O.P.R.F.B.C." indicates Official Public Records of Fort Bend County.
- "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 West line of said 4,160.82 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 dividing 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 plot is within Lighting Zone LZ3.
- This tract is located within Fort Bend County.
- The top of all floor slabs shall be a minimum of 98.00' 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 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 no pipeline easement within the plat area shown hereon.
- 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.
- 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 Unincorporated Areas, Map Number 48157C0230L, Revised April 2, 2014.



VICINITY MAP
N.T.S.
KEY MAP PAGE NO. 564L



CURVE DATA				
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING
C1	2050.00'	1'44"02"	62.04'	N 55'30"18" E
C2	500.00'	4'15"54"	37.22'	N 56'46"14" E

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S31°1'34"E	19.49'
L2	S63°00'40"W	57.87'
L3	N21°32'06"W	32.85'
L4	N69°38'44"W	13.35'
L5	N21°32'06"W	57.38'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.1922 AC. / 8,373 S.F.	LIFT STATION PURPOSES AND RELATED USES

DISTRICT NAMES	
M. U. D.	FORT BEND COUNTY M. U. D. 210
SCHOOL	LAMAR C. I. S. D.
FIRE	FIRE DISTRICT FULSHEAR
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 LIFT STATION NO 1

A SUBDIVISION OF 0.1922 ACRES OF LAND
LOCATED IN THE
JOHN FOSTER SURVEY, SEC 21
ABSTRACT 26
FORT BEND COUNTY, TEXAS

RESERVES: 1
SCALE: 1"=50'

BLOCKS: 1
DATE: NOVEMBER, 2025

DEVELOPER:
TPHTM 359, LLC.
a Delaware limited liability company
3250 BRIARPARK DRIVE, SUITE 300
HOUSTON, TX 77042
281-558-8700

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

