## PLAT RECORDING SHEET

PLAT NAME:	Terravista Lakes Reserves
DV 1	
PLAT NO:	
<b>ACREAGE:</b>	1.4995
LEAGUE:	Leonard Burknapp Survey
ABSTRACT NU	JMBER: 108
722027470774	
NUMBER OF E	BLOCKS: 1
NUMBER OF I	LOTS: 0
NUMBER OF F	
OWNERS: BE	BG Capital, LLC.
(DEPUTY CLERK)	

STATE OF TEXAS COUNTY OF FORT BEND

We, BBG CAPITAL, LLC., acting by and through Shiraz Ghauri, Managing Member, being an officer of BBG CAPITAL, LLC., owner (or owners) herinafter referred to as Owners (whether one or more) of the 1.4995 acre tract described in the above and foregoing map of TERRAVISTA LAKES RESERVES, 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 easement), 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 purpose 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 purpose 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 said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement

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, Owners do hereby dedicate to the public a strip of land twenty feet (20'-0") wide on each side of the center line of any and all bayous, creeks, gullies. ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 plat 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, planting 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 achnowledge the receipt of the "Orders for Regulations of Outdoor Lighting in the Unicorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the BBG CAPITAL, LLC., has caused these presents to be signed by Shiraz Ghauri, its Managing Member, thereunto authorized,

this \_\_\_\_\_, 20\_\_\_.

BY: BBG CAPITAL, LLC.

Shiraz Ghauri Managing Member

STATE OF TEXAS COUNTY OF \_

BEFORE ME, the undersigned authority on this day personally appeared Shiraz Ghauri, Managing Memeber of BBG CAPTIAL 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 they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.

Notary Public in and for the

My Commission Expires:

State of Texas

I, Robert Kness, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



Registered Professional Land Surveyor exas Registration No. 6486

This is to certify that the Planning Commission of the City of Houston, Texas has approved this plat and subdivision of TERRAVISTA LAKES RESERVES in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat

Martha L. Stein or M. Sonny Garza Margaret Wallace Brown, AICP, CNU-A Secretary

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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, parent stream, or any other area or subdivision within the watershed.

> J. Stacy Slawinski, P.E. Fort Bend County Engineer

I, Mario Ipina, am registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

> Texas Registration No. 94721 Bovay Engineers, Inc. 11757 Katy Fwy., Suite 1000 Houston, TX, 77079 Texas Firm Registration No. F-2130

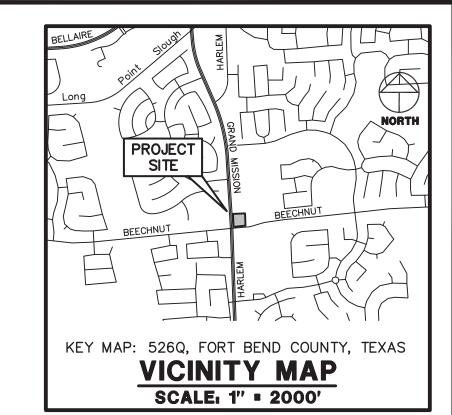
**GENERAL NOTES** 

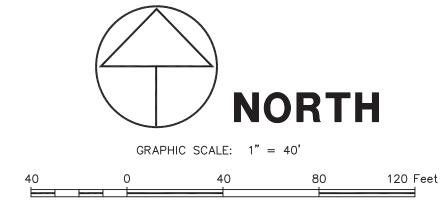
- 12. THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" ACCORDING TO FEMA FIRM MAP NO. 48157C0140L, EFFECTIVE DATE APRIL 2, 2014. 1. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999881630.
- 3. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE
- 4. THE SUBJECT TRACT LIES WITHIN THE CITY OF HOUSTON'S ETJ AND THIS PLAT WAS PREPARED TO MEET CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS. 5. PRIMARY BENCHMARK IS BRASS DISK FOR NATIONAL GEODETIC SURVEY (NGS) MONUMENT NUMBER E1280, ELEVATION = 125.06 FEET, NAVD 1988, 2001 ADJUSTED.
- TEMPORARY BENCHMARK IS A SET CUT BOX ON INLET NEAR THE NORTHEAST CORNER OF BEECHNUT ROAD AND GRAND MISSION BLVD. LOCATED ON FIRST INLET NORTH OF BEECHNUT ROAD ON THE EAST SIDE OF GRAND MISSION BLVD. ELEVATION = 91.42 FEET, NAVD 1988, 2001 ADJUSTED.
- 6. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 94.79 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LES THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH I'LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHTEST NATURAL GROUND ALONG THE PERIMETER OF THI BUILDIING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAIANAGE RESTRAINT, WHICHEVER IS HIGHER.
- 7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 8. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 9. ALL PROPERTY TO DRAIN INTO A DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 10. PIPELINE EASEMENTS, IF ANY, WITHIN THE PLATTED AREA SHOWN HEREON.
- 11. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE LZ3.

- - 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.
  - 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 OF DBSTRUCTIONS 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.
  - 15. SUBJECT TO SECTION 7 (GREENSPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATIONS OF SUBDIVISIONS.
  - 16 SUBJECT TO DEVELOPMENT AND ACCESS AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2012132800 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (BLANKET, NOT PLOTTABLE)
  - 17. SUBJECT TO STORM WATER DRAINAGE EASEMENT AGREEMENT RECORDED UNDER CLERK'S FILE NO. 2012132801 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. (BLANKET, NOT PLOTTABLE)
- 18. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT EXECUTED BY AND BETWEEN TERRAVISTA LAKES, LLC, AND SASHA LANDMARK LLC, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2016026283. (BLANKET, NOT PLOTTABLE)
- 19. SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN ENCROACHMENT AGREEMENT EXECUTED BY AND BETWEEN KINDER MORGAN TEJAS PIPELINE LLC AND TAYLOR MORRISON, PROJECT MANAGER FOR GRAND VISTA SECTION 20, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2017026294. (NOT PLOTTABLE)
- 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 OBTAINERD FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 21. SUBJECT TO ENCROACHMENT AGREEMENT BY AND BETWEEN KINDER MORGAN TEJAS LLC AND BB CAPITAL LLC, AS RECORDED UNDER FOR BEND COUNTY CLERK'S FILE NO. 2021071930.
- 22. SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF FORT BEND COUNTY MUD NO. 30, FILED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2013112500.
- 23. SUBJECT TO WAIVER OF SPECIAL APPRAISAL FOR THE BENEFIT OF FORT BEND COUNTY MUNUCIPAL UTILITY DISTRICT NO. 30, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2017030839.

## **DISTRICT NAMES**

WCID	NONE						
MUD	FBC MUD 30						
LID	FBC LID 12						
DID	FBC DRAINAGE						
SCHOOL	FORT BEND I.S.D.						
FIRE	COMMUNITY						
IMPACT FEE AREA	NONE						
CITY OR CITY ETJ	CITY OF HOUSTON ETJ						
UTILITIES CO.	CENTERPOINT ENERGY						
EMERGENCY SERVICE	ESD NO. 100						
COUNTY COMMISSIONER	PRECINCT NO. 4						
C.A.D.	NO. 9						





APPROVED by the	e Commissioners' (	Court of	Fort	Bend	County,	Texas,	this	
e day of	,	20						

Vincent M. Morales, Jr. Commissioner, Precinct

Grady Prestage Commissioner, Precinct 2

KP George County Judge

W. A. "Andy" Meyers Dexter L. McCoy Commissioner, Precinct 3 Commissioner, Precinct 4 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 \_\_\_\_\_, 20\_\_\_, at \_\_\_\_\_ o'clock\_\_\_m. , and duly recorded on

Bend County, for said county. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

\_, 20\_\_\_, in Plat No. \_\_\_\_\_\_ of the Map Records of Fort

Laura Richard Clerk of the County Court of Fort Bend County, Texas

## TERRAVISTA LAKES RESERVES

A SUBDIVISION OF 1.4995 AC. / 65,317 SQ. FT. SITUATED IN THE LEONARD BURKNAPP SURVEY, ABSTRACT NO. 108 FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

JANUARY 2023

Owner BBG CAPITAL, LLC.

> 21835 Blossom Brook Lane Katy, TX 77450 Phone: (832) 278-7255

Surveyor





LAND SURVEYING I PLATTING 5353 W. SAM HOUSTON PKWY, N., SUITE 150 I HOUSTON, TX 77041 I 713.458,2281 FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

