

PLAT RECORDING SHEET

PLAT NAME: Fort Bend County Municipal Utility District No 58 Water Plant No 2 and Extension

PLAT NO: _____

ACREAGE: 1.308

LEAGUE: Alexander Phillips Survey

ABSTRACT NUMBER: 300

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Fort Bend County Municipal Utility District No. 58.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 58, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, ACTING BY AND THROUGH CHRIS COLIHAN, ITS PRESIDENT, HERINAFTER REFERRED TO AS OWNER OF THE 1.308 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 58 WATER PLANT NO 2 AND EXTENSION, 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 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 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, OWNER DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET 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 SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE 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, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 58 AS OWNER, HAS CAUSED BY THESE PRESENTS TO BE SIGNED BY CHRIS COLIHAN, ITS PRESIDENT, THEREUNTO AUTHORIZED.

THIS ___ DAY OF _____, 2024.

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT NO. 58
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS

BY: _____
CHRIS COLIHAN, ITS PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS COLIHAN, ITS PRESIDENT, OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 58, 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 _____, 2024.

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

I, DEVIN R. ROYAL, 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 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.

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

I, RAPHAEL SALDANA, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

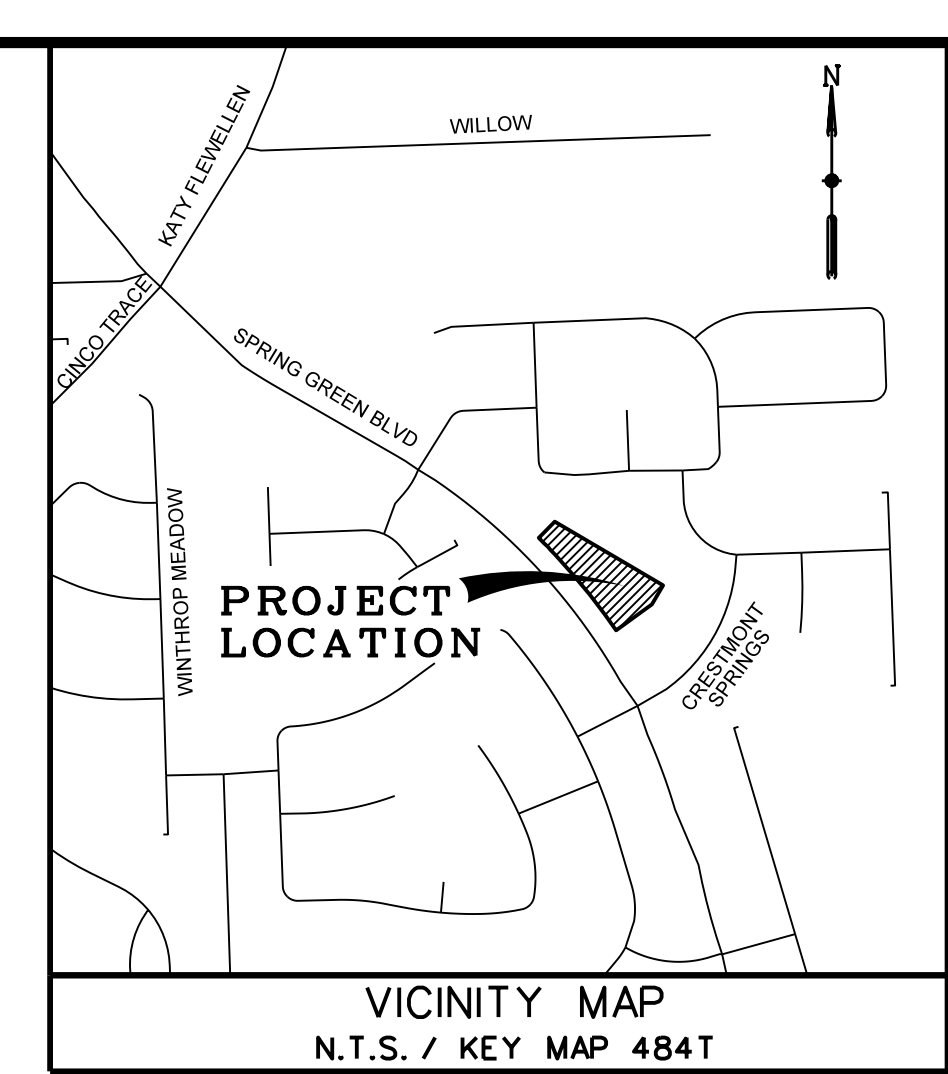
RAPHAEL SALDANA
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 84805

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 58 WATER PLANT NO 2 AND EXTENSION, 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 THIS.

THIS ___ DAY OF _____, 2024.

BY: _____
LISA M. CLARK, TITLE CHAIR
OR
M. SONNY GARZA, VICE CHAIR

BY: _____
VONN TRAN, SECRETARY



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 _____, 2024.

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 _____, 2024, A.D., AT _____ O'CLOCK (A.M. OR P.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.

BY: _____
LAURA RICHARD, CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 58 WATER PLANT NO 2 AND EXTENSION

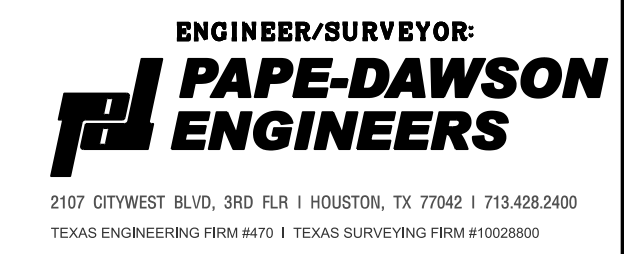
A SUBDIVISION OF
1.308 ACRES LOCATED IN
ALEXANDER PHILLIPS SURVEY, A-300
FORT BEND COUNTY, TEXAS

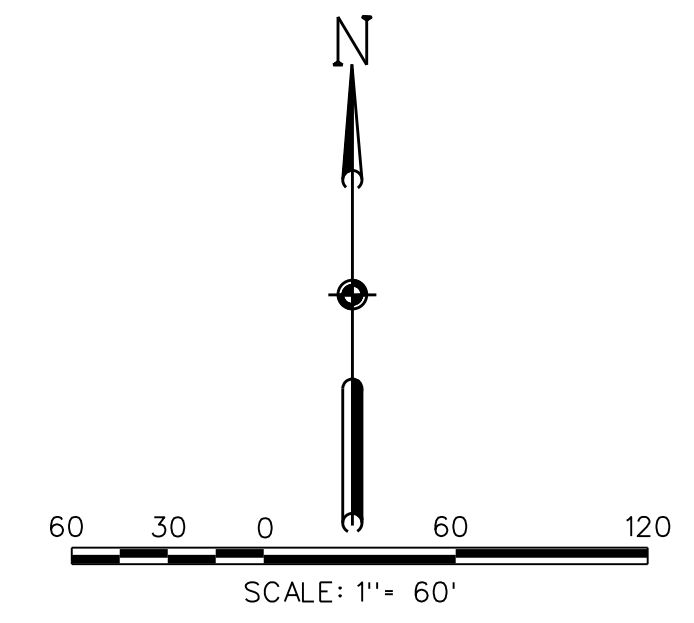
ALSO BEING ALL OF RESERVE "A"
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT
NO 58 WATER PLANT NO 2 AS RECORDED BY PLAT NO. 2015122152,
PLAT RECORDS OF FORT BEND COUNTY, TEXAS
ALSO BEING PART OF RESERVE "D" OF SILVER RANCH SEC 14,
RECORDED IN PLAT NO. 20160234 OF THE PLAT
RECORDS OF FORT BEND COUNTY, TEXAS

REASON FOR REPLAT IS TO
CREATE A WATER PLANT SITE RESERVE

1 RESERVE 1 BLOCK
NOVEMBER, 2024

OWNERS:
FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 58,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
3200 SOUTHWEST FREEWAY, STE 2600
HOUSTON, TX 77027
TELEPHONE: (713) 860-6400



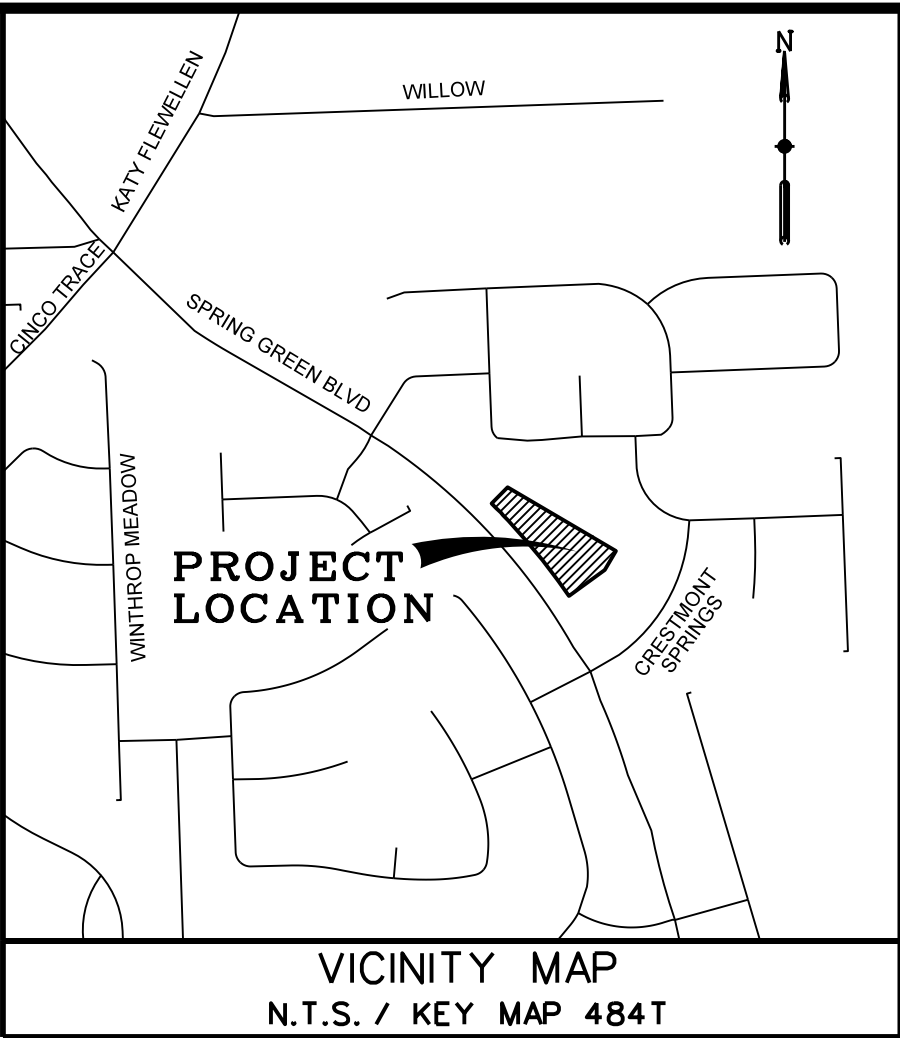


LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD UNLESS OTHERWISE NOTED
- ① INDICATES BLOCK NUMBER
- Ⓐ INDICATES RESERVE
- ✂ INDICATES STREET NAME BREAK

CURVE DATA TABLE					
NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	396.68	2060.00	11° 1' 59"	N39° 54' 29" W	396.06

RESERVE TABLE		
RESERVE "A"	WATER PLANT USE	1.308 ACRES / 56,992 SQ. FT.
TOTAL:		1.308 ACRES / 56,992 SQ. FT.



SILVER RANCH SEC 17
PLAT NO. 20180060
F.B.C.P.R.

SILVER RANCH SEC 15
PLAT NO. 20170044
F.B.C.P.R.

SILVER RANCH SEC 14
PLAT NO. 20160234
F.B.C.P.R.

SILVER RANCH SEC 16
PLAT NO. 20180126
F.B.C.P.R.

SILVER RANCH SEC 11
PLAT NO. 20150116
F.B.C.P.R.

SILVER RANCH SEC 14
PLAT NO. 20160234
F.B.C.P.R.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 58
LIFT STATION NO. 2
PLAT NO. 20150292
F.B.C.P.R.

SILVER RANCH SEC 12
PLAT NO. 20150114
F.B.C.P.R.

SILVER RANCH SEC 12
PLAT NO. 20150114
F.B.C.P.R.

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO 58 WATER PLANT NO 2 AND EXTENSION

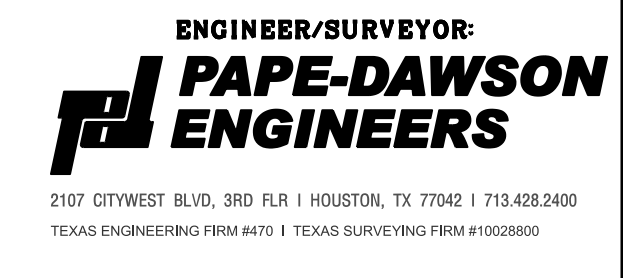
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REASON FOR REPLAT IS TO
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1 RESERVE 1 BLOCK
NOVEMBER, 2024

OWNERS:
FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 58,
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
3200 SOUTHWEST FREEMAN, STE 2600
HOUSTON, TX 77027
TELEPHONE: (713) 860-6400



- GENERAL NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.000149568.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA.
 - THIS PROPERTY LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0105 L DATED APRIL 2, 2014.
 - THIS PROPERTY LIES WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 58, FORT BEND COUNTY, KATY INDEPENDENT SCHOOL DISTRICT, CAD 2, AND THE CITY OF HOUSTON ETJ.
 - CONTROL BENCHMARK: PUBLISHED HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 210450, BEING A BRASS DISC STAMPED "210450" LOCATED ON THE WEST R.O.W. LINE OF HARLEM ROAD APPROXIMATELY 0.5 MILES SOUTH FROM ITS INTERSECTION WITH F.M. 1093, ELEVATION 88.41 (NAVD83, 2001 ADJUSTMENT).
TEMPORARY BENCHMARK: ELEVATION _____ BEING A RAILROAD SPIKE SET ON A POWER POLE LOCATED ON THE INTERSECTION OF THE SOUTHWEST R.O.W. LINE OF MEADOW RANCH PARKWAY AND THE SOUTHEAST R.O.W. LINE OF BERKELEY KNOLL CIRCLE.
 - THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINED (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 AMENDED FROM TIME TO TIME.
 - 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.
 - THIS PLAT LIES WITHIN ZONE "L23" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY 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 PERIMETER AND BACK-YARD GASEMENTS AND ALONGSIDE REAR LOTS LINES AND 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, GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 133.00 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. THE DETERMINED MINIMUM SLAB WILL ONLY APPLY TO HABITABLE STRUCTURES WITHIN THE PLAT BOUNDARY.
 - THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, ORDER NO. 2024-0280, DATED MAY 3, 2024 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
 - ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12 INCHES ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE.
 - THE PLANNING COMMISSION GRANTED A VARIANCE TO ALLOW A PORTION OF A RECREATIONAL RESERVE INTO A WATER PLANT RESERVE TO FACILITATE THE DEVELOPMENT AND EXPANSION OF AN EXISTING WATER PLANT SITE SUBJECT TO THE CONDITIONS ON 100324. THE VARIANCE APPROVAL WAS CONTINGENT ON THE PROPOSED LAND USE. ANY CHANGE OF LAND USE WOULD MAKE THE VARIANCE APPROVAL INVALID AND MAY REQUIRE A REPLAT.
 - THIS PROPERTY LIES WITHIN FORT BEND GENERAL, FORT BEND DRAINAGE, CAD 10, FBC MUD 58, KATY ISD, CITY OF HOUSTON ETJ, AND WILLOWFORK FIRE DISTRICT.