

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SOUTHWEST 545, L.P., BY ITS GENERAL PARTNER, WILSHIRE RESIDENTIAL, L.L.C., ACTING BY AND THROUGH MARK A. KILKENNY, VICE PRESIDENT, BEING AN OFFICER OF WILSHIRE RESIDENTIAL, L.L.C., OWNER, HEREAFTER REFERRED TO AS OWNERS OF THE 12.973 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF RIVERPARK WEST SECTION THREE AND HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DESIGNATIONS, RESTRICTIONS AND NOTATIONS THEREON, FOR THE PURPOSES OF THE PLAT ACT, CHAPTER 208, ACTS OF THE PUBLIC, FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITHIN THE AERIAL EASEMENTS (U.L.C. & A.E.C.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS 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, UNOBTSTRUCTED AERIAL EASEMENTS THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") TEN FEET (10'-0") PERIMETER GROUND EASEMENTS SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS ON FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITHIN AERIAL EASEMENTS (U.L.C. & A.E.C.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DRAINAGE COURSE, OR OTHER NATURAL DRAINAGE COURSE LOCATED IN SAID PLAT, AS EASEMENTS, DRAINAGE COURSE, OR OTHER NATURAL DRAINAGE COURSE, 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.

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FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF RIVERPARK WEST SECTION THREE.

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 ACRES.

IN TESTIMONY WHEREOF, SOUTHWEST 545, L.P., HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILSHIRE RESIDENTIAL, L.L.C., ITS GENERAL PARTNER, BY MARK A. KILKENNY, VICE PRESIDENT OF WILSHIRE RESIDENTIAL, L.L.C., THIS 9 DAY OF July, 2001.

SOUTHWEST 545, L.P.
BY Mark A. Kilkenney
MARK A. KILKENNY, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK A. KILKENNY, VICE PRESIDENT OF WILSHIRE RESIDENTIAL, L.L.C., 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 SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9 DAY OF July, 2001.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: 12-22-01

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COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK A. KILKENNY, VICE PRESIDENT OF WILSHIRE RESIDENTIAL, L.L.C., 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 SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

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25th day of September, 2001.

TOM STAVINHOJA,
COMMISSIONER, PRECINCT 1

W.R. Meyer
N. M. (ANDY) MEYER,
COMMISSIONER, PRECINCT 3

JAMES C. ADOLPHUS, COUNTY JUDGE

T. DIANNE WILSON, 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 September 25th, 2001, AT 1:15 O'CLOCK P.M., IN SLIDE NO. 226 B OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Dianne Wilson
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: Debra B. Chacon
DEBRA B. CHACON
DEPUTY

RESIDUE OF CALLED
205.5148 ACRES (DRAINAGE TRACT)
FILE NO. 2000082894 F.B.C.O.P.R.

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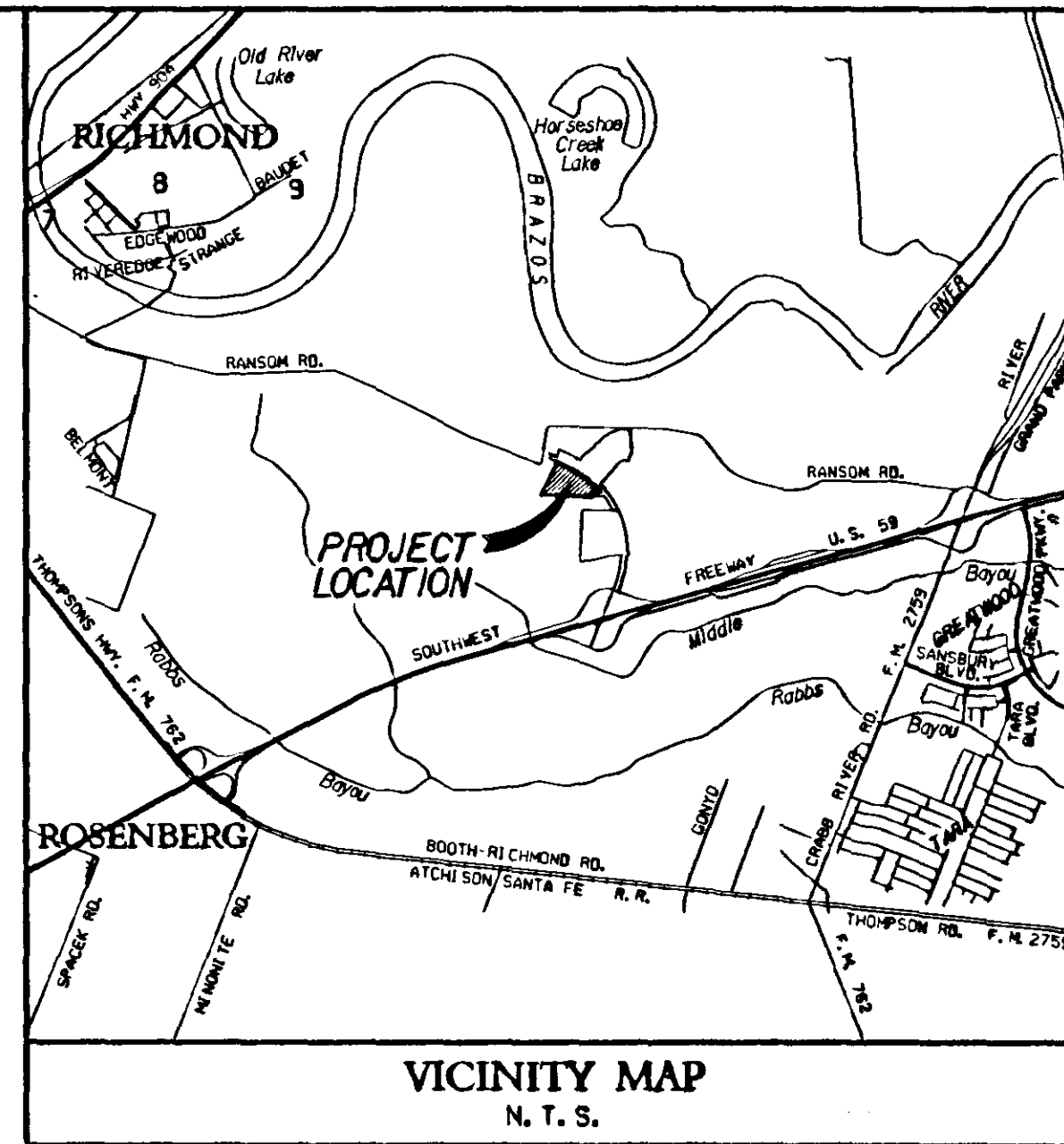
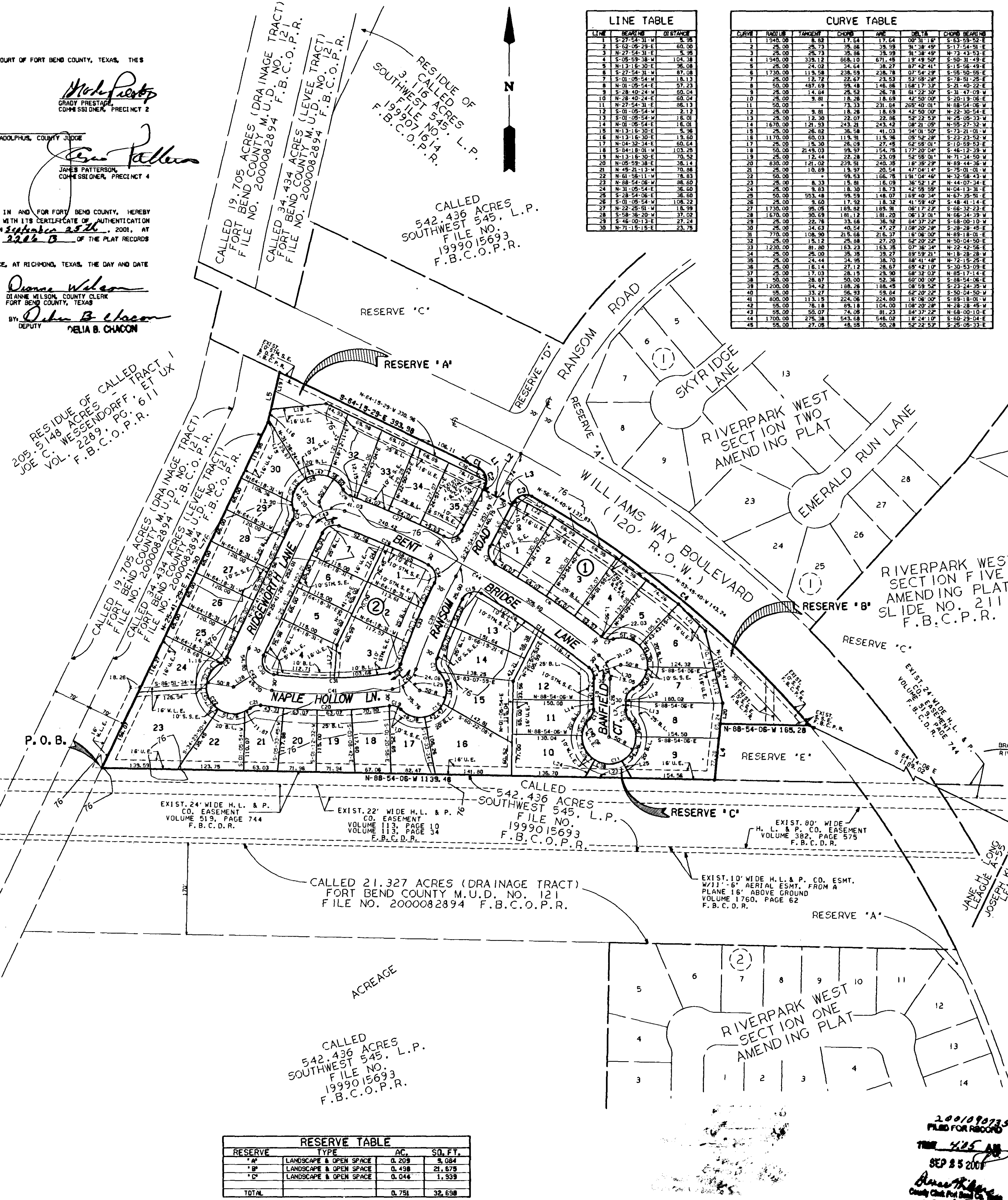
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VICINITY MAP
N. T. S.

GENERAL NOTES

1. ALL INDICATES BUILDING LINES, U.L.C. INDICATES UTILITY EASEMENTS, S.M. INDICATES STORM SEWER EASEMENTS, M.L.C. INDICATES WATER LINE EASEMENTS, S.W.C. INDICATES SANITARY SEWER EASEMENTS, H.L.C. INDICATES HOUSTON LIGHTING AND POWER CO. EASEMENTS, D.E. INDICATES DRAINAGE EASEMENTS, P.L. INDICATES PROPERTY LINE.
2. BENCHMARK: 3/4" IRON ROD SET IN CONCRETE IN THE CENTERLINE OF AN H.L. & P. TRANSMISSION LINE EASEMENT WHICH BEARS S 72° 40' 20" W 136.73 FEET FROM SOUTHWEST CORNER OF PROPOSED RIVERPARK WEST, SECTION THREE, LOT NO. APPROX. 100 FEET WEST OF H.L. & P. TOWER #0308. ELEV. 75.81, 1973 ADJUSTMENT.
3. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE 542.438 ACRES TRACT.
4. THIS PLAT WAS PREPARED TO MEET THE CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS STATE TITLE, L.P. NO. 10-477, DATED 10/27/2000. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 121 AND THE CITY OF RICHMOND, TEXAS.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C020407 REVISED JANUARY 3, 1997, AND MAP NUMBER 48157C020407 REVISED JANUARY 3, 1997, THE ABOVE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
8. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING APPROVAL, IF NOT RECORDED IN THE PLAT RECORDS OF THE COUNTY OF FORT BEND.
9. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS PLAT.
10. FIVE-EIGHTH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP STAMPED "LVA EMP" ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
11. ALL LOTS SHALL HAVE A MINIMUM 5' SIDE YARD.
12. 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.
13. ALL BUILDING LINE TRANSITIONS ARE AT 45 DEGREES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
14. ELEVATIONS USED FOR DELINEATIONS CONTOUR LINES ARE BASED UPON U.S.C. & G.S. 1925 M.L. DATUM 1973 ADJUSTMENT.
15. THE MINIMUM SLAB ELEVATION SHALL BE 77.50 FEET. IN NO CASE SHALL THE SLAB BE LESS THAN 18 INCHES ABOVE NATURAL GROUND.

COMMON NORTH CORNER OF
JANE H. LONG LEAGUE A-55 &
JOSEPH KUTKENDALL LEAGUE
A-49

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