

# PLAT RECORDING SHEET

**PLAT NAME:** Harris Fort Bend County ESD 100 Bellaire Training Field

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 2.88

**LEAGUE:** T.T. R.R. Company Survey, Section 4 (Harris County), and  
T.T. R.R. Company Survey, Section 4 (Fort Bend County)

**ABSTRACT NUMBER:** 1160 (Harris County), 617 (Fort Bend County)

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Harris-Fort Bend Emergency Services District No. 100

\_\_\_\_\_  
(DEPUTY CLERK)

STATE OF TEXAS §  
COUNTY OF FORT BEND §

I, Dale Terry, President of Harris-Fort Bend County Emergency Service District No. 100, being an officer of Harris-Fort Bend County Emergency Service District No. 100, hereinafter referred to as Owner of the 2.88 acre tract described in the above and foregoing map of Harris Fort Bend County ESD 100 Bellaire Training Field, do hereby make and establish said subdivision and development plat 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), 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20'0") 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 easements 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, Owner 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 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 each aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owner 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 each aerial easement totals thirty feet (30' 0") in width.

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.

IN TESTIMONY WHEREOF, Dale Terry, President, being an officer of Harris-Fort Bend County Emergency Service District No. 100, in the capacity above stated, thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Harris-Fort Bend County Emergency Service District No. 100

By: \_\_\_\_\_  
Dale Terry  
President

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Dale Terry, President, being an officer of Harris-Fort Bend County Emergency Service District No. 100, 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 consideration therein expressed, on behalf of each said entity.

GIVEN UNDER MY HAND and seal of this office, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission expires:

This is to certify that the Planning Commission for the City of Houston, Texas has approved this plat and subdivision of Harris Fort Bend County ESD 100 Bellaire Training Field in conformance with laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorize the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

By: \_\_\_\_\_  
Martha L. Stein, Chair

By: \_\_\_\_\_  
M. Sonny Garza, Vice Chairman

By: \_\_\_\_\_  
Patrick Walsh, P.E., Secretary

I, Chris D. Kalkomey, 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.

\_\_\_\_\_  
Chris D. Kalkomey  
Texas Registration No. 5869

I, Jeremiah D. Kamerer, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County to the best of my knowledge.

\_\_\_\_\_  
Jeremiah D. Kamerer, P.E.  
Professional Engineer No.  
118107

I, Richard W. Stolleis, P.E., 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 any other area or subdivision within the watershed.

\_\_\_\_\_  
Richard W. Stolleis, P.E.  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Vincent M. Morales, Jr.  
Commissioner, Precinct 1

\_\_\_\_\_  
Grady Prestage  
Commissioner, Precinct 2

\_\_\_\_\_  
Robert E. Hebert  
County Judge

\_\_\_\_\_  
W.A. "Andy" Meyers  
Commissioner, Precinct 3

\_\_\_\_\_  
James Patterson  
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 registration in my office on \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ in Plat No. \_\_\_\_\_ of the Plat Records of said County. 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


# HARRIS FORT BEND COUNTY ESD 100 BELLAIRE TRAINING FIELD

BEING 2.88 ACRES OF LAND OUT OF  
T. T. R.R. CO SURVEY, SECTION 4,  
ABSTRACT 1160, HARRIS COUNTY, TEXAS AND  
T. T. R.R. CO SURVEY, SECTION 4, ABSTRACT  
617, FORT BEND COUNTY, TEXAS

MAY 2017

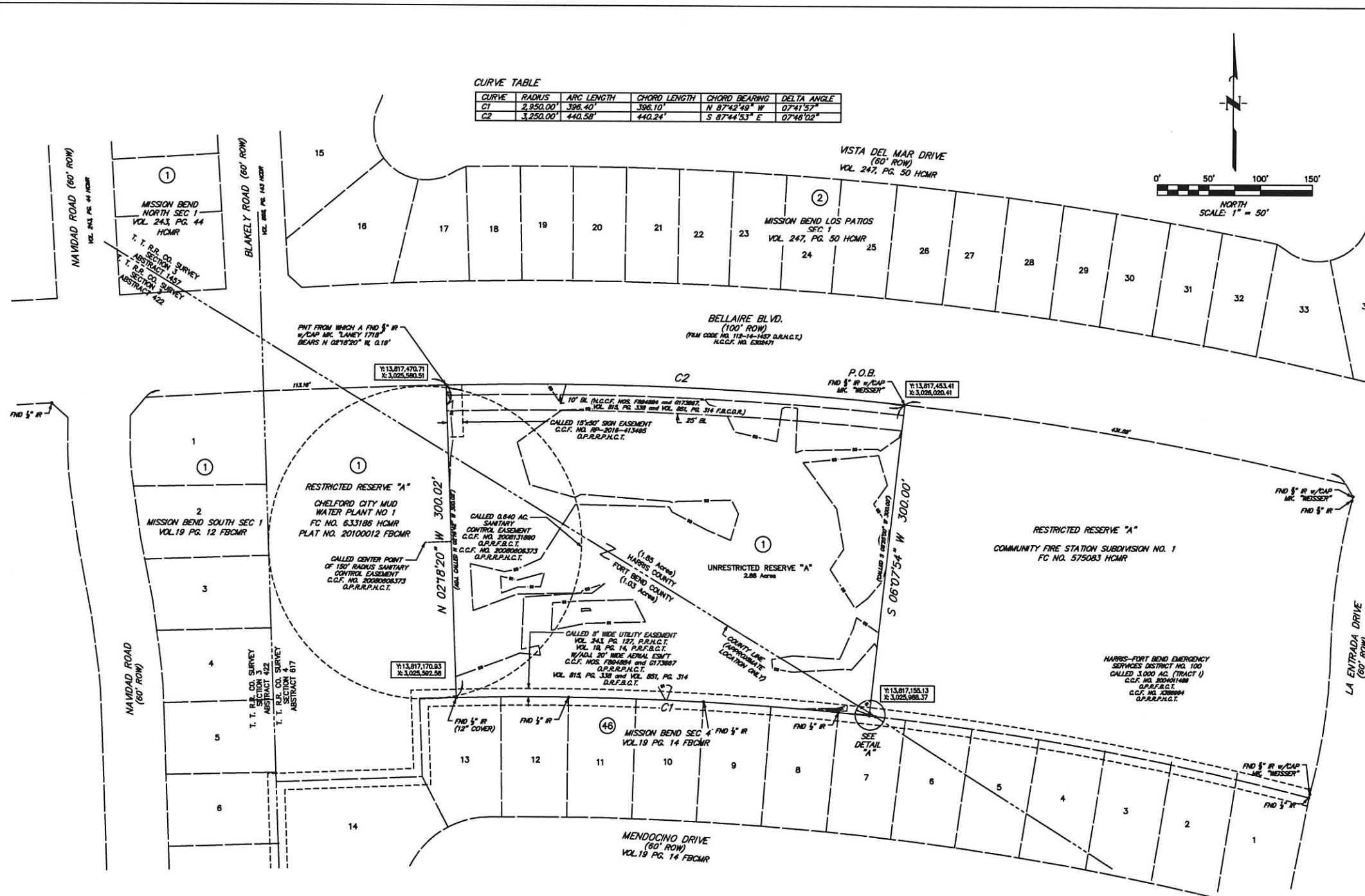
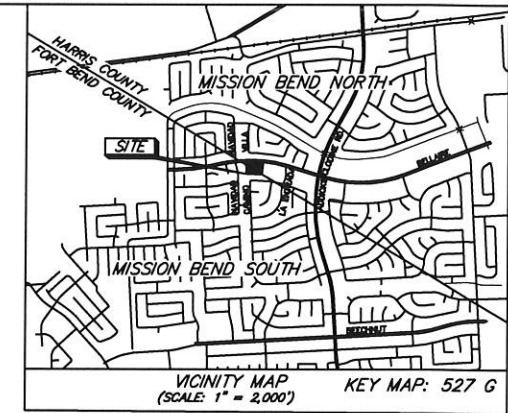
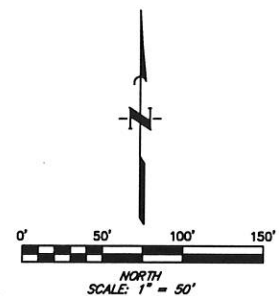
1 RESERVE 1 BLOCK

DEVELOPER/OWNER:  
HARRIS-FORT BEND EMERGENCY  
SERVICES DISTRICT NO. 100  
18003 BELLAIRE BLVD.  
HOUSTON, TX 77083  
281-832-4116

SURVEYOR/PLANNER:  
 JONES CARTER  
CHARLIE KALKOMEY SURVEYING DIVISION  
Texas Board of Professional Land Surveying Registration No. 10946104  
6415 Reading Road - Rosenberg, Texas 77471 - 281.341.2933

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2,950.00'	396.40'	396.10'	N 87°42'49" W	07°41'57"
C2	3,250.00'	440.58'	440.24'	S 87°44'53" E	07°46'02"

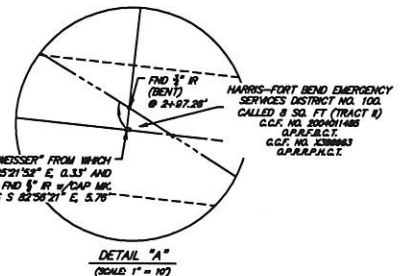


- GENERAL NOTES:**
- 1) BL ..... "Building Line"
  - 2) C.C.F. .... "County Clerk's File"
  - 3) DE ..... "Drainage Easement"
  - 4) D.R.F.B.C.T. .... "Deed Records, Fort Bend County, Texas"
  - 5) Easmt ..... "Easement"
  - 6) F.B.C.M. .... "Fort Bend County Map Record"
  - 7) F.B.C.M.D. .... "Fort Bend County Municipal Utility District"
  - 8) F.C. .... "Farm Code"
  - 9) F.N.D. .... "Found 3/4-inch Iron Rod with Cap Stamped 'Cotton Surveying'"
  - 10) H.C.C.F. .... "Harris County Clerk's File"
  - 11) H.C.M.R. .... "Harris County Map Record"
  - 12) H.C. .... "Harris County Clerk's File"
  - 13) O.P.R.F.B.C.T. .... "Official Public Records, Fort Bend County, Texas"
  - 14) O.P.R.P.H.C.T. .... "Official Public Records Real Property Harris County, Texas"
  - 15) P.R.F.B.C.T. .... "Public Records, Fort Bend County, Texas"
  - 16) R.O.W. .... "Right-of-Way"
  - 17) S.F. .... "Square Feet"
  - 18) Temp ..... "Temporary"
  - 19) Val. .... "Volume and Page"
  - 20) "Set 3/4" Iron Rod with cap 'Cotton Surveying'"
- 21) All easements are centered on lot lines unless shown otherwise.
  - 22) All building lines along street right-of-way as shown on the plot.
  - 23) Unless otherwise indicated the building lines (BL) whether one or more, shown on this subdivision plot 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 plot was approved, which may be amended from time to time.
  - 24) This tract is located within the extrajurisdictional jurisdiction of the City of Houston, Fort Bend County, Texas, Fort Bend Independent School District, Fort Bend County Drainage District, and Chelford City Municipal Utility District.
  - 25) Per the Flood Insurance Map (FIM) Community No. 480296, Map Number 4815700326, Panel 0135, Buffer "L" dated April 2, 2014 for Fort Bend County, Texas and incorporated areas and Flood Insurance Rate Map, Community No. 480287, Map Number 4820100810, Panel 08010, Buffer "L" dated June 18, 2007 for Harris County, Texas and incorporated areas. Zone "L" is defined as areas determined to be outside the 0.2% annual chance floodplain.
  - 26) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
  - 27) The top of all floor slabs shall be a minimum of 01.00 feet NAVD83. The top of slab elevation at any point of the perimeter of the site shall not be less than eighteen (18) inches above natural ground.
  - 28) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within add plot and on the contiguous right-of-way of all perimeter roads surrounding add plot, in accordance with the A.D.A.
  - 29) Elevation shown hereon are based HCFRM 040805, from the intersection of Bellaire Blvd. and Addicks Causeway Rd., travel north on Addicks Causeway Rd. 0.2 mile to the northbound bridge, located on the east sidewalk with a published elevation of 85.89' (NAVD83), 2001 adjustment.
  - 30) Coordinates shown hereon are Texas State Plane, South Central Zone, NAD83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates a combined scale factor of 0.9999980815 is used.
  - 31) This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting."
  - 32) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
  - 33) All property to drain into the drainage easement only through an approved drainage structure.
  - 34) Any future drainage easements established by the property owner will be maintained by the property owner.
  - 35) Temporary Benches/Tables "T" being a box set on the top of an inlet box located along the south line of Bellaire Road as shown hereon. Elevation = 86.50' 2001 adjustment.
  - 36) There are no pipelines or pipeline easements within the limits of this plot.
  - 37) 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 of the property owner's easement. Utility wooden posts and painted wooden fences along the perimeter and back to back easements and alongside rear lot 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 steel wooden posts and painted wooden fences back up, but generally will not replace with new fencing.
  - 38) 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.

**DISTRICT NAMES**

WCD	N/A
MUD	CHELFORD CITY MUD
LD	N/A
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
FIRE	HARRIS-FORT BEND ESD No. 100
IMPACT-FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CD	CENTERPOINT ENERGY

AREA WITHIN HOUSTON ETJ (HARRIS COUNTY) - 1.03 ACRES  
 AREA WITHIN HOUSTON ETJ (FORT BEND COUNTY) - 1.03 ACRES



**HARRIS FORT BEND COUNTY  
 ESD 100 BELLAIRE TRAINING FIELD**

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 T. T. R.R. CO SURVEY, SECTION 4, ABSTRACT  
 617, FORT BEND COUNTY, TEXAS  
 MAY 2017

1 RESERVE 1 BLOCK

DEVELOPER/OWNER:  
 HARRIS-FORT BEND EMERGENCY  
 SERVICES DISTRICT NO. 100  
 16003 BELLAIRE BLVD.  
 HOUSTON, TX 77083  
 281-832-4116

SURVEYOR/PLANNER:  
**J|C JONES | CARTER**

CHARLIE KALKOMEY SURVEYING DIVISION  
 Texas Board of Professional Land Surveying Registration No. 33042008  
 6415 Reading Road - Rosenberg, Texas 77471 - 281.342.2033