

# PLAT RECORDING SHEET

**PLAT NAME:** Bellaire Boulevard Street Dedication Sec. 1

\_\_\_\_\_

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

**ACREAGE:** 7.038

**LEAGUE:** Benjamin Orsburn Survey

**ABSTRACT NUMBER:** 390

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

**OWNERS:** D. R. Horton-Texas, Ltd.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent acting by and through Chris Lindhorst, its Division President, owner hereinafter referred to as Owners of the 7.038 acre tract described in the above and foregoing map of Bellaire Boulevard Street Dedication Sec 1, 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 easements), 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 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, 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 dedicate to the public a strip of land twenty (20) 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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, D.R. Horton – Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these presents to be signed by Chris Lindhorst, its Division President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

D.R. Horton – Texas, Ltd.,  
a Texas limited partnership  
By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: \_\_\_\_\_  
Chris Lindhorst  
Division President

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division President, 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 \_\_\_\_\_, 2018.

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

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BELLAIRE BOULEVARD STREET DEDICATION SEC 1 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_ or \_\_\_\_\_  
Martha L. Stein M. Sonny Garza  
Title Chair Vice Chairman

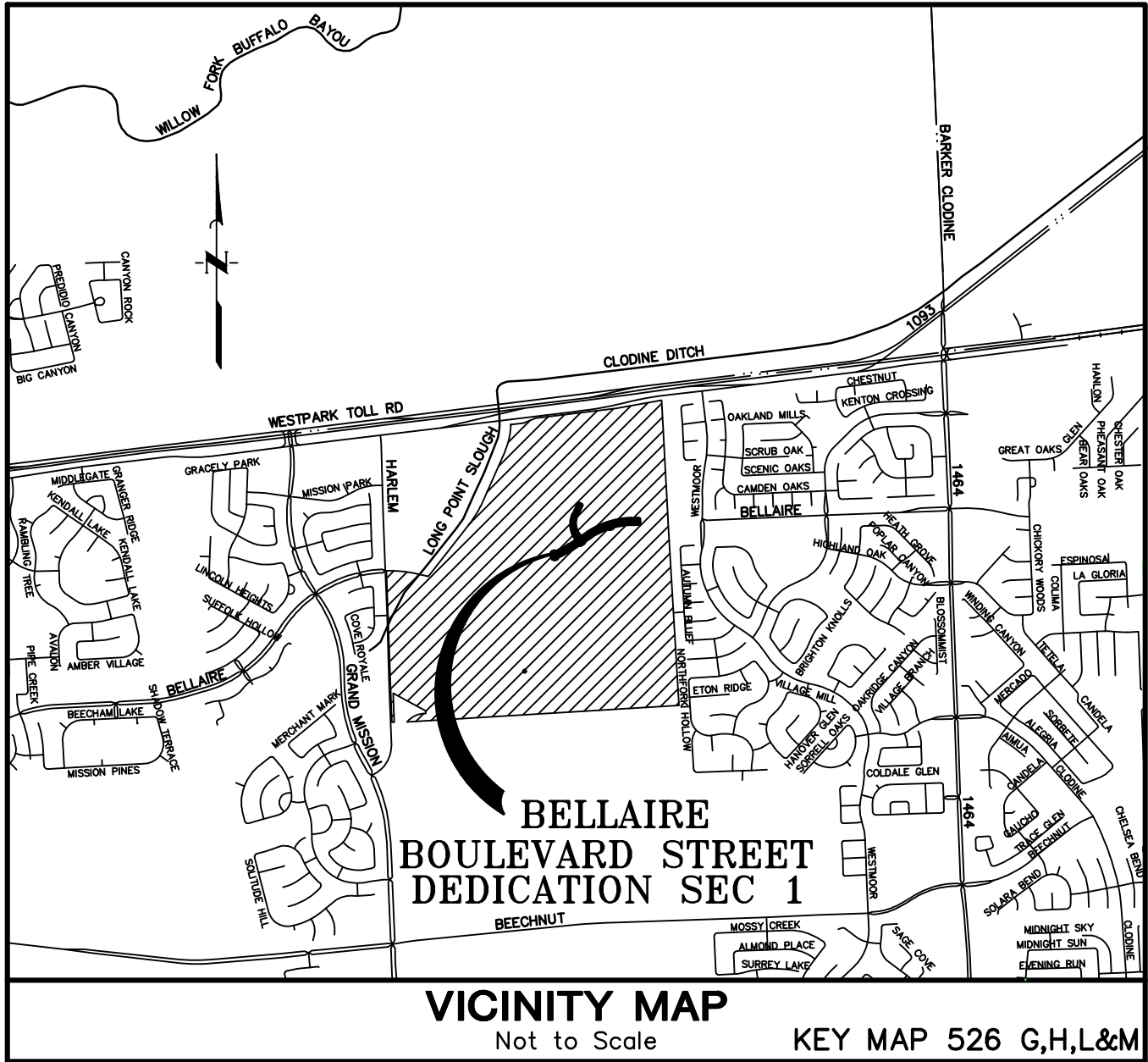
By: \_\_\_\_\_  
Patrick Walsh, P.E.  
Secretary

I, Jeremy Alvin Chandler, 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.

\_\_\_\_\_  
Jeremy Alvin Chandler  
Registered Professional Land Surveyor  
Texas Registration No. 5755

I, Janet M. Baccus, 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.

\_\_\_\_\_  
Janet M. Baccus, P.E.  
Professional Engineer No. 90073



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

\_\_\_\_\_  
Date

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

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

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 Number(s) \_\_\_\_\_ 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  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

# BELLAIRE BOULEVARD STREET DEDICATION SEC 1

A SUBDIVISION OF 7.038 ACRES OF LAND

OUT OF THE

BENJAMIN ORSBURN SURVEY, A-390

FORT BEND COUNTY, TEXAS

0 LOTS

0 RESERVES

1 BLOCK

MARCH 2018

OWNER:

D. R. HORTON–Texas, Ltd.,  
a Texas Limited Partnership  
14100 SOUTHWEST FREEWAY, STE 500  
SUGAR LAND, TEXAS 77478  
281–269–6832

PLANNER:

BGE  
BERRY R. GILBERT  
& ASSOCIATES

Land Planning Consultants  
25001 Cinco Ranch Blvd., Suite A-205  
Katy, Texas 77454  
Tel: 281-576-0340

ENGINEER/SURVEYOR:

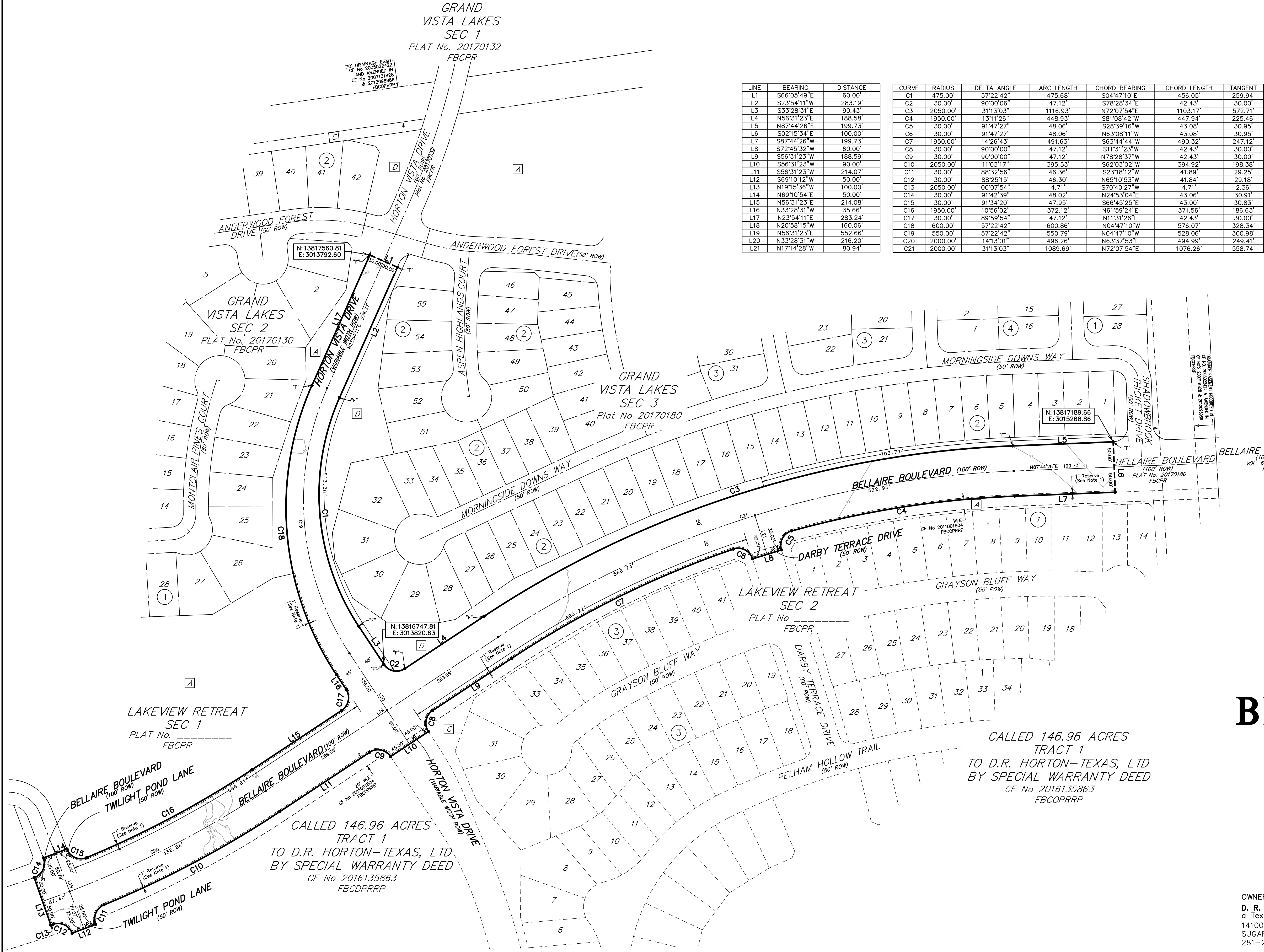
JIC  
JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 36504-060  
6339 West Loop South, Suite 350 • Dallas, TX 75240 • Tel: 972-737-3337

SHEET 2 OF 2

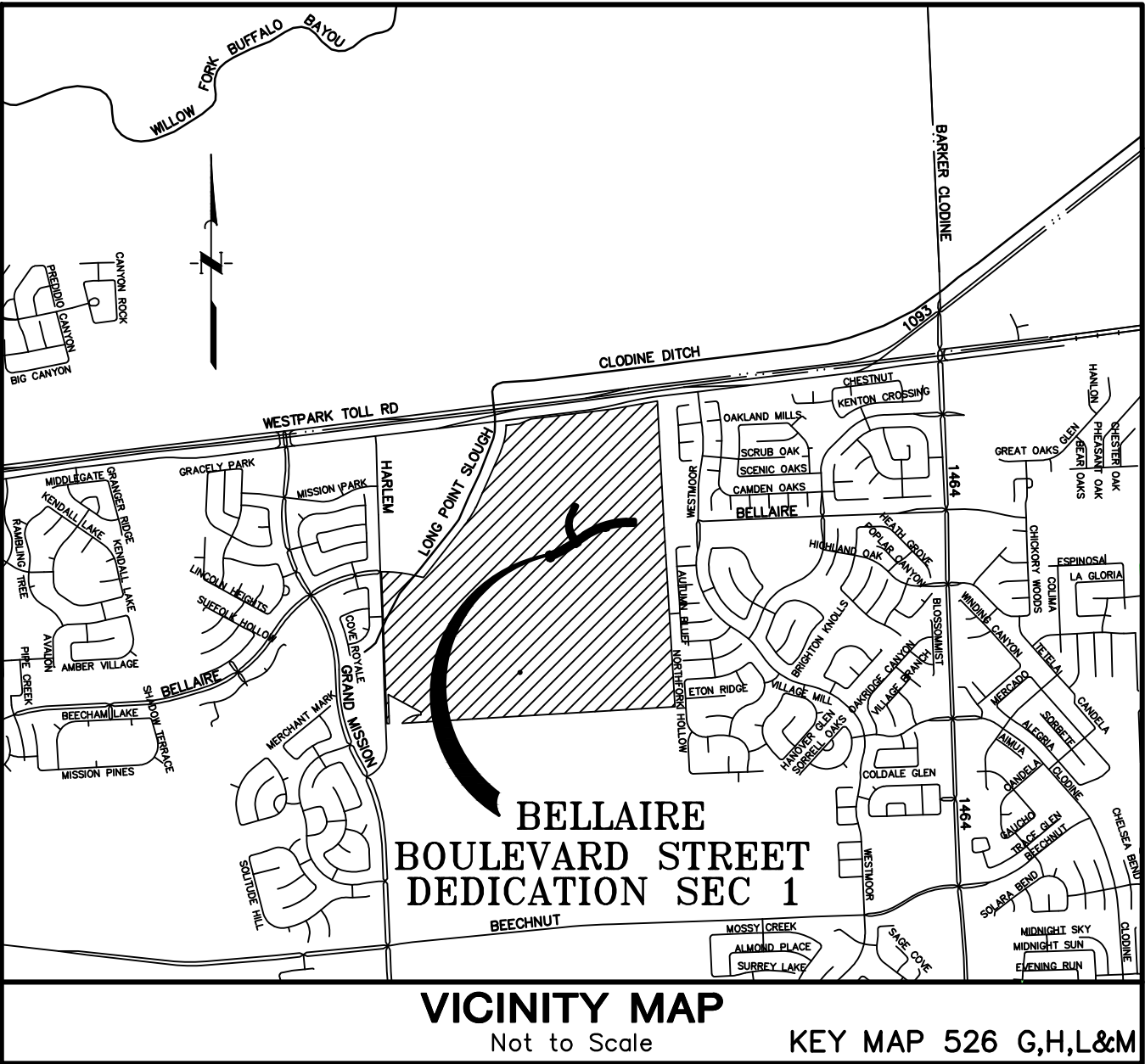
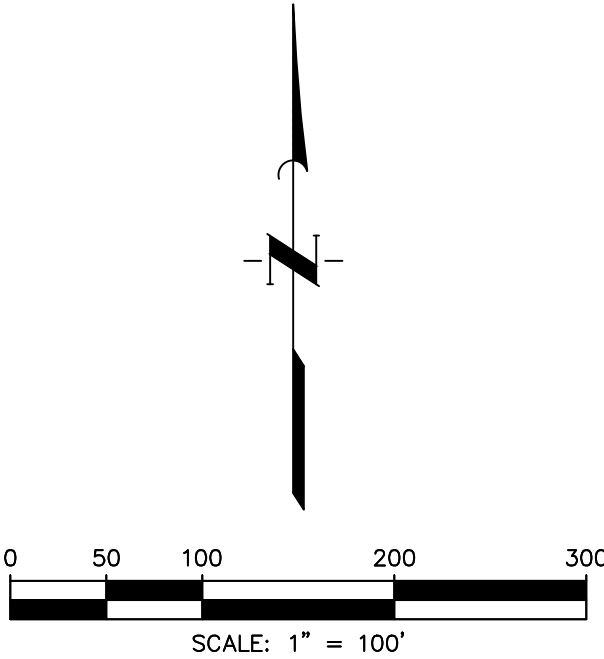


DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No. 190
LID	FBC LID No. 12
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
FIRE	FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



LINE	BEARING	DISTANCE
L1	S66°05'49\"E	60.00'
L2	S23°54'11\"W	283.19'
L3	S33°28'31\"E	90.43'
L4	N56°31'23\"E	188.58'
L5	N87°44'26\"E	199.73'
L6	S02°15'34\"E	100.00'
L7	S87°44'26\"W	199.73'
L8	S72°45'32\"W	60.00'
L9	S56°31'23\"W	188.59'
L10	S56°31'23\"W	90.00'
L11	S56°31'23\"W	214.07'
L12	S69°10'12\"W	50.00'
L13	N19°15'36\"W	100.00'
L14	N69°10'54\"E	50.00'
L15	N56°31'23\"E	214.08'
L16	N33°28'31\"W	35.66'
L17	N23°54'11\"E	283.24'
L18	N20°58'15\"W	160.06'
L19	N56°31'23\"E	552.66'
L20	N33°28'31\"W	216.20'
L21	N17°14'28\"W	80.94'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	475.00'	57°22'42\"	475.68'	S04°47'10\"E	456.05'	259.94'
C2	30.00'	90°00'06\"	47.12'	S78°28'34\"E	42.43'	30.00'
C3	2050.00'	311°3'03\"	1116.93'	N72°07'54\"E	1103.17'	572.71'
C4	1950.00'	131°1'26\"	448.93'	S81°08'42\"W	447.94'	225.46'
C5	30.00'	91°47'27\"	48.06'	S28°39'16\"W	43.08'	30.95'
C6	30.00'	91°47'27\"	48.06'	N63°08'11\"W	43.08'	30.95'
C7	1950.00'	142°6'43\"	491.63'	S63°44'44\"W	490.32'	247.12'
C8	30.00'	90°00'00\"	47.12'	S11°31'23\"W	42.43'	30.00'
C9	30.00'	90°00'00\"	47.12'	N78°28'57\"W	42.43'	30.00'
C10	2050.00'	11°03'17\"	395.53'	S62°03'02\"W	394.92'	198.38'
C11	30.00'	88°32'56\"	46.36'	S23°18'12\"W	41.89'	29.25'
C12	30.00'	88°25'15\"	46.30'	N65°10'53\"W	41.84'	29.18'
C13	2050.00'	00°07'54\"	4.71'	S70°40'27\"W	4.71'	2.36'
C14	30.00'	91°42'39\"	48.02'	N24°53'04\"E	43.06'	30.91'
C15	30.00'	91°34'20\"	47.95'	S66°45'25\"E	43.00'	30.83'
C16	1950.00'	10°56'02\"	372.12'	N61°59'24\"E	371.56'	186.63'
C17	30.00'	89°59'54\"	47.12'	N11°31'26\"E	42.43'	30.00'
C18	600.00'	57°22'42\"	600.86'	N04°47'10\"W	576.07'	328.34'
C19	550.00'	57°22'42\"	550.79'	N04°47'10\"W	528.06'	300.98'
C20	2000.00'	141°3'01\"	496.26'	N63°37'53\"E	494.99'	249.41'
C21	2000.00'	311°3'03\"	1089.69'	N72°07'54\"E	1076.26'	558.74'



- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
  - BL ..... "Building Line"  
CF ..... "Clerk's File"  
DE ..... "Drainage Easement"  
Esm ..... "Easement"  
Found 3/4-inch Iron Rod With Sap Stamped "Jones|Carter Property Corner" as Per Certification"  
FC ..... "Film Code"  
FBCF ..... "Fort Bend County Clerk's File"  
FBCPR ..... "Fort Bend County Plat Records"  
FBCDR ..... "Fort Bend County Deed Records"  
FBCOPRRP ..... "Fort Bend County Official Public Records of Real Property"  
GBL ..... "Garage Building Line" (See Note 20)  
No ..... "Number"  
ROW ..... "Right-of-Way"  
SSE ..... "Sanitary Sewer Easement"  
Sq Ft ..... "Square Feet"  
Strm SE ..... "Storm Sewer Easement"  
UE ..... "Utility Easement"  
WLE ..... "Waterline Easement"  
Found 3/4-inch Iron With Cap Stamped "Jones|Carter Property Corner" as Per Certification"
  - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
  - Unless otherwise indicated, the building lines (BL), 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.
  - There are no pipeline easements within the platted area.
  - Sidewalks shall be built or caused to be built not less than five 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.
  - Bellaire Boulevard Street Dedication Sec 1 lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
  - 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 factor: 0.9998814799.
  - 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.
  - All property to drain into the drainage easements only through an approved drainage structure.
  - All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
  - According to the Flood Insurance Rate Map (FIRM) No. 48157C0130L for Fort Bend County, Texas effective April 2, 2014 this section is located in Unshaded Zone "X". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
  - 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.
  - All elevations are based on 2005 Fort Bend County LIDAR Benchmark No. 25, being a PK Nail in asphalt located 2.5' West of the first median nose West of F.M. 359 on Highway 90-A, and having a published elevation of 84.09' NAVD88. Elevations were derived from GPS/RTK observations and utilized GEOID03.
  - 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 easement recorded in Clerk's File No. 2017020006 and reference on the City Planning letter dated January 4, 2018 is a Short Form Blanket Easement for Certain Utilities with no legal description or exhibit showing a route. The tract to be platted shown hereon is affected by this blanket easement.

# BELLAIRE BOULEVARD STREET DEDICATION SEC 1

A SUBDIVISION OF 7.038 ACRES OF LAND  
OUT OF THE  
BENJAMIN ORSBURN SURVEY, A-390  
FORT BEND COUNTY, TEXAS  
0 LOTS 0 RESERVES 1 BLOCK  
MARCH 2018

OWNER:  
D. R. HORTON-Texas, Ltd.,  
a Texas Limited Partnership  
14100 SOUTH FREETWAY, STE 500  
SUGAR LAND, TEXAS 77478  
281-269-6832

PLANNER:  
BGE KERRY R. GILBERT  
& ASSOCIATES  
Land Planning Consultants  
25001 Cinco Ranch Blvd., Suite A-200  
Katy, Texas 77450  
Tel: 281-576-0340

ENGINEER/SURVEYOR:  
JIC JONES | CARTER  
Texas Board of Professional Engineers Registration No. F-438  
Texas Board of Professional Land Surveyors Registration No. 16060-086  
6330 West Loop South, Suite 150 • Bellaire, TX 77605 • 713.777.3337  
Katy, Texas 77450  
Tel: 281-576-0340