

PLAT RECORDING SHEET

PLAT NAME: Haven at Bellaire

PLAT NO: _____

ACREAGE: 11.30

LEAGUE: John Frederick

ABSTRACT NUMBER: A-171

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

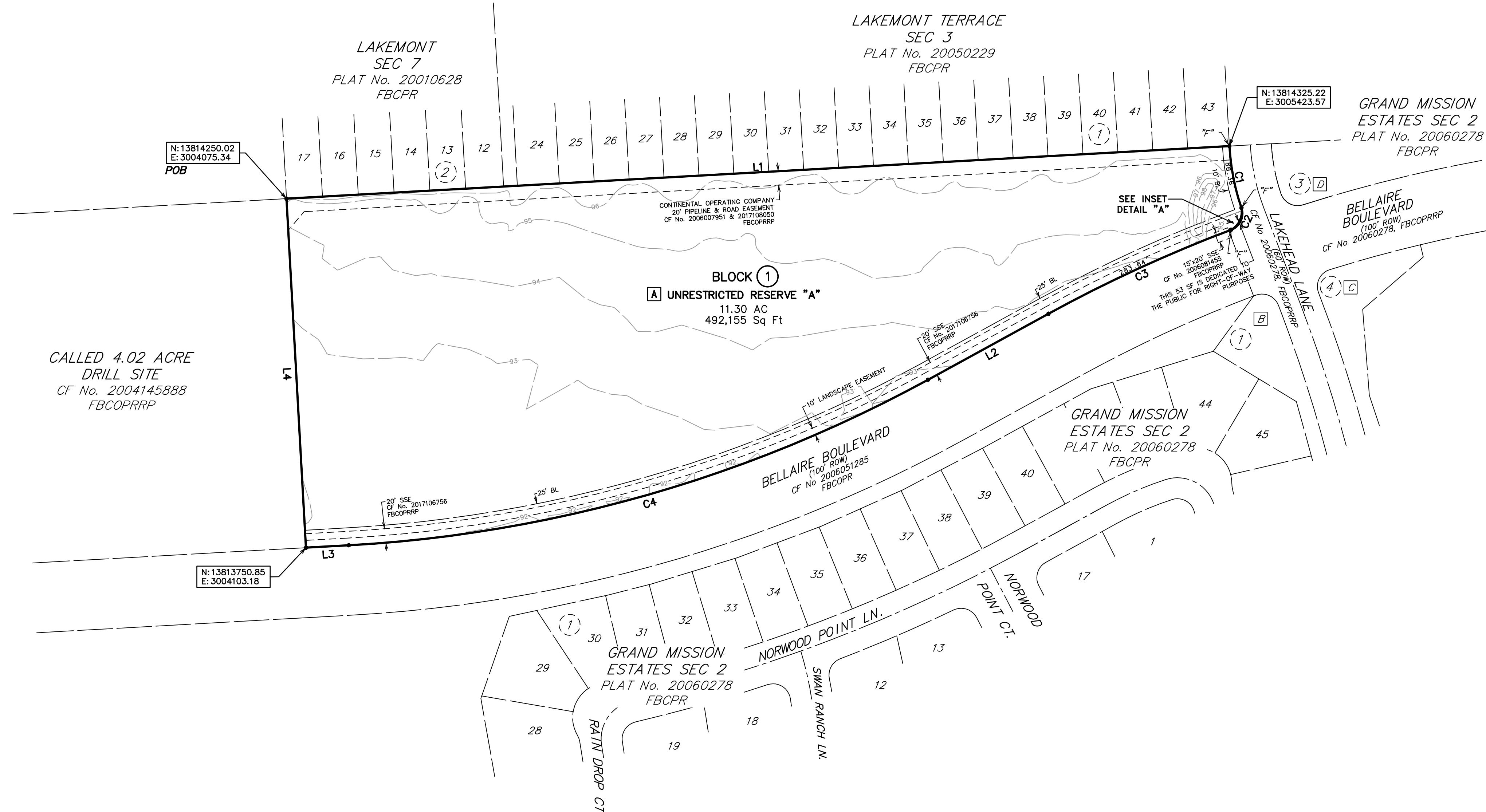
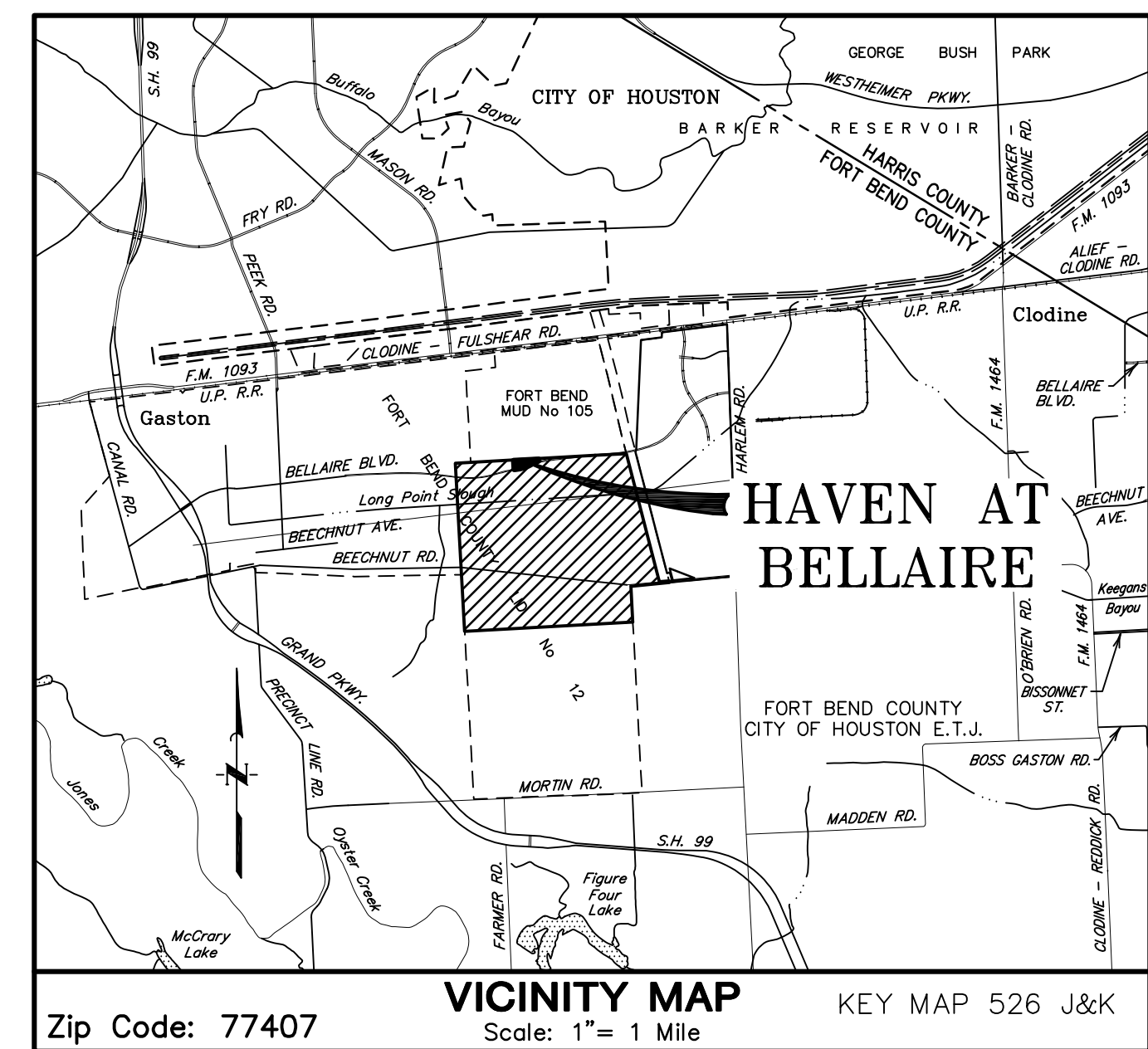
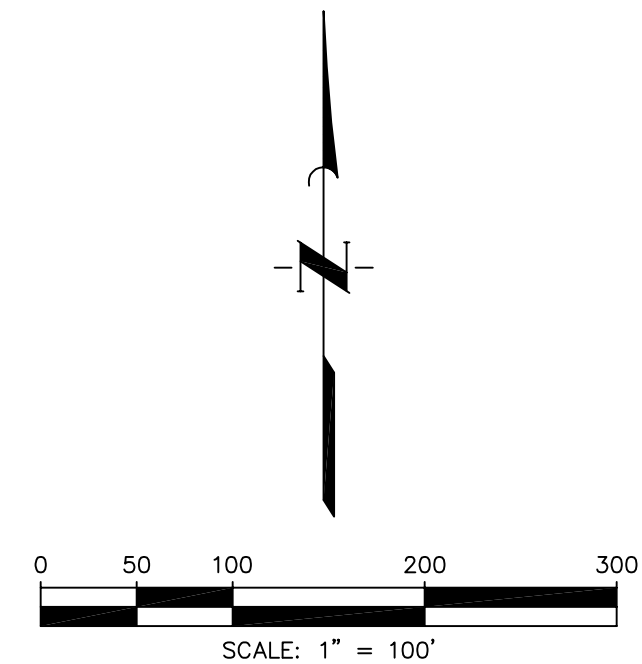
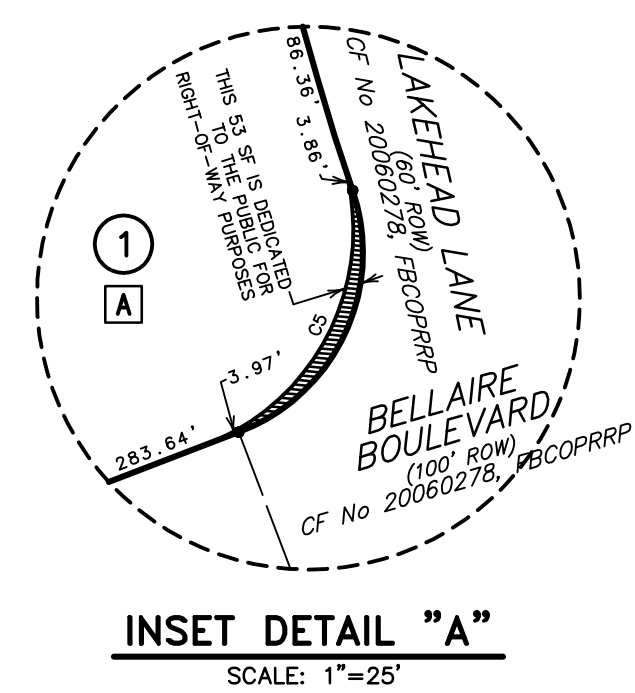
OWNERS: Haven at Bellaire, LLC

(DEPUTY CLERK)

DISTRICT NAMES	
COUNTY ASSISTANCE	FBC ASSISTANCE DISTRICT No. 9
WCID	N/A
MMD/MUD	GRAND MISSION MUD 2
LID	FORT BEND LID 12
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND ISD
FIRE	HARRIS-FB ESD 100/ COMMUNITY FIRE
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°48'27"E	1350.48'
L2	S81°17'10"W	196.61'
L3	S86°48'27"W	61.22'
L4	N03°11'33"W	500.00'

CURVE TABLE									
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT			
C1	330.00'	15°39'49"	90.22'	S11°01'03"E	89.94'	45.39'			
C2	25.00'	88°10'26"	38.47'	S25°14'16"W	34.79'	24.22'			
C3	2050.00'	8°02'18"	287.61'	S65°18'19"W	287.37'	144.04'			
C4	1950.00'	25°31'16"	868.59'	S74°02'48"W	861.42'	441.62'			
C5	30.00'	85°42'59"	44.36'	N25°22'13"E	40.43'	27.35'			



- General Notes
- BL "Building Line"
 - CF "Clerk's File"
 - ESMT "Easement"
 - FBCDR "Fort Bend County Deed Records"
 - FBCOPRRP "Fort Bend County Official Public Records"
 - FBCPR "Fort Bend County Plat Records"
 - No. "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol. & Pg. "Volume and Page"
 - WLE "Waterline Easement"
 - WME "Water Meter Easement"
 - ① "Block Number"
 - "Set 3/4-inch Iron With Cap Stamped 'Jones/Carter Property Corner' as Per Certification"
 - * "Found 3/4-inch Iron Rod with cap stamped 'Cotton Surveying'."
1. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 2. All easements are centered on lot lines unless shown otherwise.
 3. All building lines along street rights-of-way are as shown on the plat.
 4. All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 5. According to the Flood Insurance Rate Map (FIRM) No. 48157C0130L for Fort Bend County, Texas effective April 2, 2014, this section is located partially within Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain, Shaded Zone "X", defined as areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 6. The minimum slab elevation for this section shall be 96.4 feet (NAVD 88, 2001 Adjustment). The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 7. Elevations shown hereon are based on National Geodetic Survey Monument Designation HGCS 66, PID No. AWS411 having published information as follows:
Latitude 29° 43' 58.13317" North
Longitude 95° 50' 45.96836" West
NAD 83
Elevation 136.6 feet NAVD 88
 8. All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
 9. 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 said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 10. This plat is located in lighting zone LZ3.
 11. The Texas State Plane Coordinates, North American Datum 83 (grid) shown hereon are based on National Geodetic Survey Monument Designation - HGCS 66, PID - AWS411. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.9998814799.
 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 pipeline easements within the platted area are shown hereon.
 14. All setback building lines to be 5' unless otherwise noted.
 15. 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.

HAVEN AT BELLAIRE

A SUBDIVISION OF 11.30 ACRES OF LAND
OUT OF THE
JOHN FREDERICK SURVEY, A-171
FORT BEND COUNTY, TEXAS
0 LOTS 1 RESERVE 1 BLOCK
MAY 2019

OWNER:
HAVEN AT BELLAIRE, LLC
a Delaware limited liability company
3800 SOUTHWEST FREEWAY, STE 302
HOUSTON, TEXAS 77478
713-350-2745

PLANNER/ENGINEER/SURVEYOR:
 JONES CARTER
Texas Board of Professional Engineers Registration No. 1-438
Texas Board of Professional Land Surveying Registration No. 20884-02
215 Lovell Road, Suite 400, Fort Worth, TX 76102-203, 817-351-1000

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Haven at Bellaire LLC, a Delaware limited liability company, acting by and through David Kulkarni, its Manager, owner hereinafter referred to as Owners of the 11.30 acre tract described in the above and foregoing map of HAVEN AT BELLAIRE, 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, the Haven at Bellaire LLC, a Delaware limited liability company, has caused these presents to be signed by David Kulkarni, its Manager, thereunto authorized, this 14 day of May, 2019.

Haven at Bellaire LLC,
a Delaware limited liability company
By: David Kulkarni
Manager

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared David Kulkarni, Manager, 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 14 day of May, 2019.

Brandi Stout
Notary Public in and for the State of Texas
Brandi Stout
Print Name



My commission expires: 9/11/2019

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HAVEN AT BELLAIRE 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 22nd day of May, 2019.

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

By: Margaret Wallace Brown
Secretary

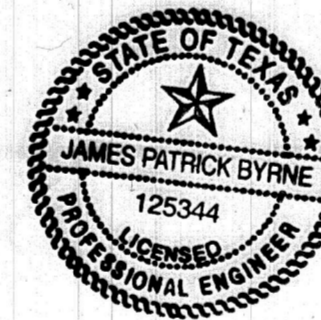


I, Jeremy Alvin Chandler, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all 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 of 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.

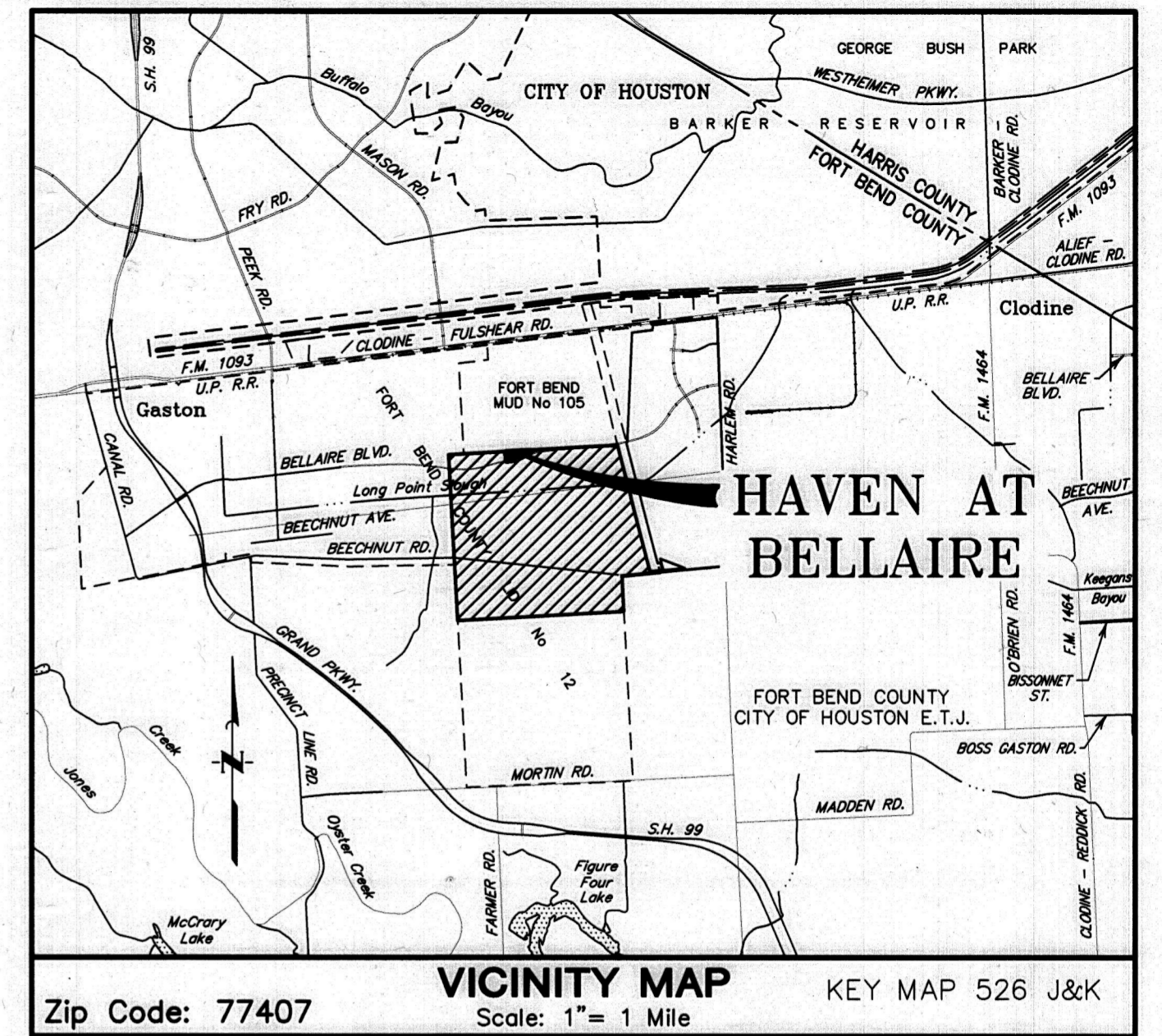


Jeremy Alvin Chandler
Registered Professional Land Surveyor
Texas Registration No. 5755

I, James Patrick Byrne, 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.



James Patrick Byrne, P.E.
Professional Engineer No. 125344



I, J. Stacy Slawinski, 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.

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2019.

Vincent M. Morales, Jr. Commissioner, Precinct 1
Grady Prestage Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers Commissioner, Precinct 3
Ken R. DeMerchant Commissioner, Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____ 2019 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

HAVEN AT BELLAIRE

A SUBDIVISION OF 11.30 ACRES OF LAND
OUT OF THE
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FORT BEND COUNTY, TEXAS
0 LOTS 1 RESERVE 1 BLOCK
MAY 2019

OWNER:
HAVEN AT BELLAIRE, LLC
a Delaware limited liability company
3800 SOUTHWEST FREEWAY, STE 302
HOUSTON, TEXAS 77478
713-350-2745

PLANNER/ENGINEER/SURVEYOR:
 JONES CARTER
Texas Board of Professional Engineers Registration No. 5428
Texas Board of Professional Land Surveyors Registration No. 52042-02
1375 Sankar Road, Suite 400 - The Woodlands, TX 77380 - 281.363.6099