

PLAT RECORDING SHEET

PLAT NAME: Brandt Road Street Dedication Sec 1

PLAT NO: _____

ACREAGE: 3.28

LEAGUE: James Knight & W.C. White

ABSTRACT NUMBER: A-46

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Ventana Development McCrary LTD.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Ventana Development McCrory Ltd., acting by and through Jim Grover, its Vice President, owner hereinafter referred to as Owners of the 3.28 acre tract described in the above and foregoing map of BRANDT ROAD 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.

I, Blair M. Bozarth, 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.

Blair M. Bozarth, PE
Professional Engineer No. 115515

IN TESTIMONY WHEREOF, the Ventana Development McCrory, Ltd. has caused these presents to be signed by Jim Grover, its Vice President, thereunto authorized, this _____ day of _____, 2019.

Ventana Development McCrory, Ltd.

By: _____
Jim Grover
Vice President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Grover, Vice President of Ventana Development McCrory, Ltd., 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.

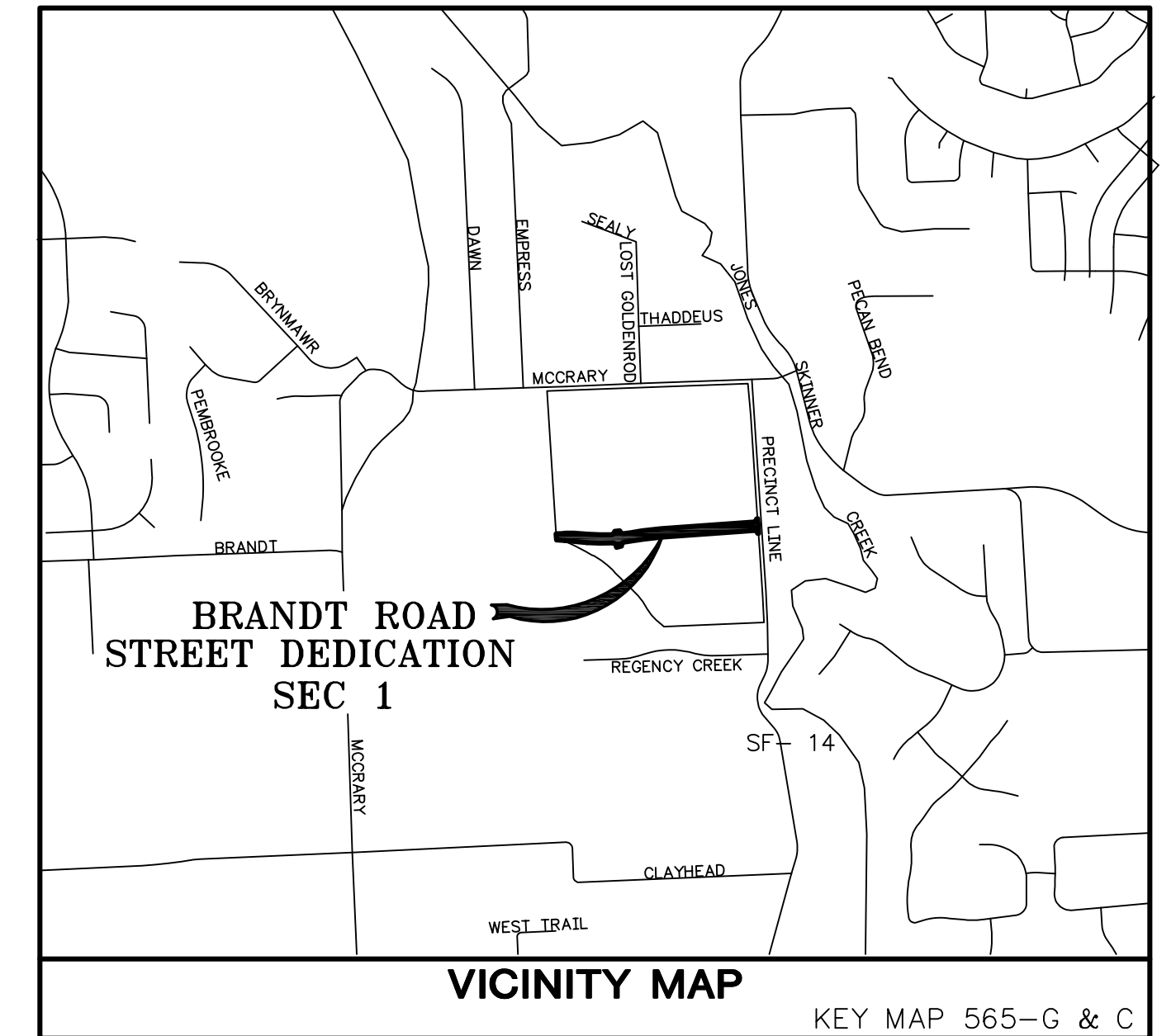
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

Chris D. Kalkomey
Texas Registration No. 5869



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
Interim 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 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 _____ 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

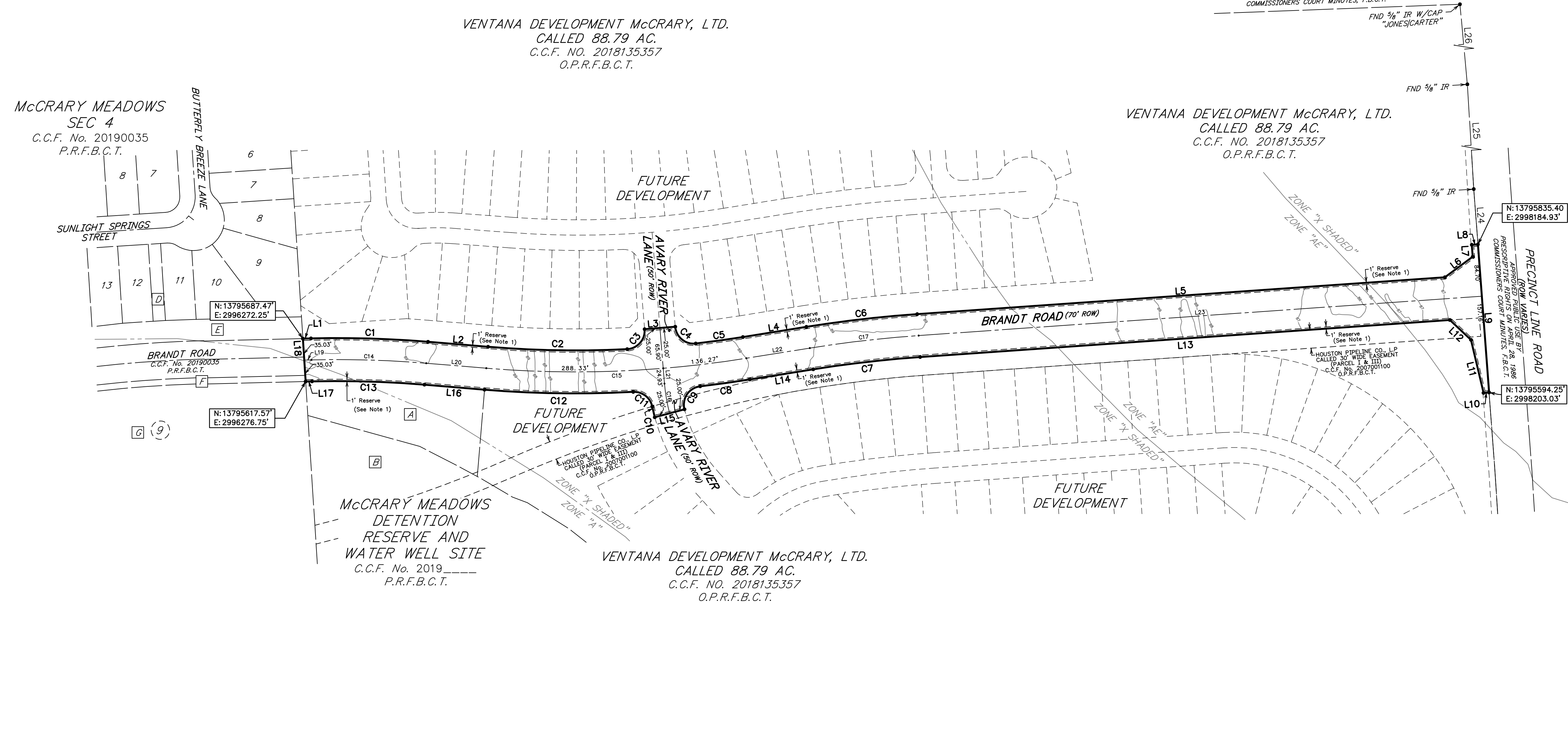
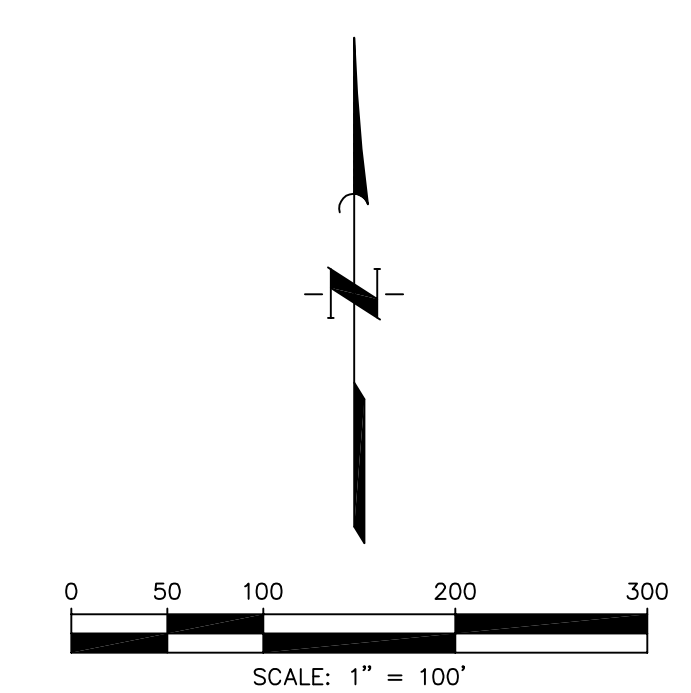
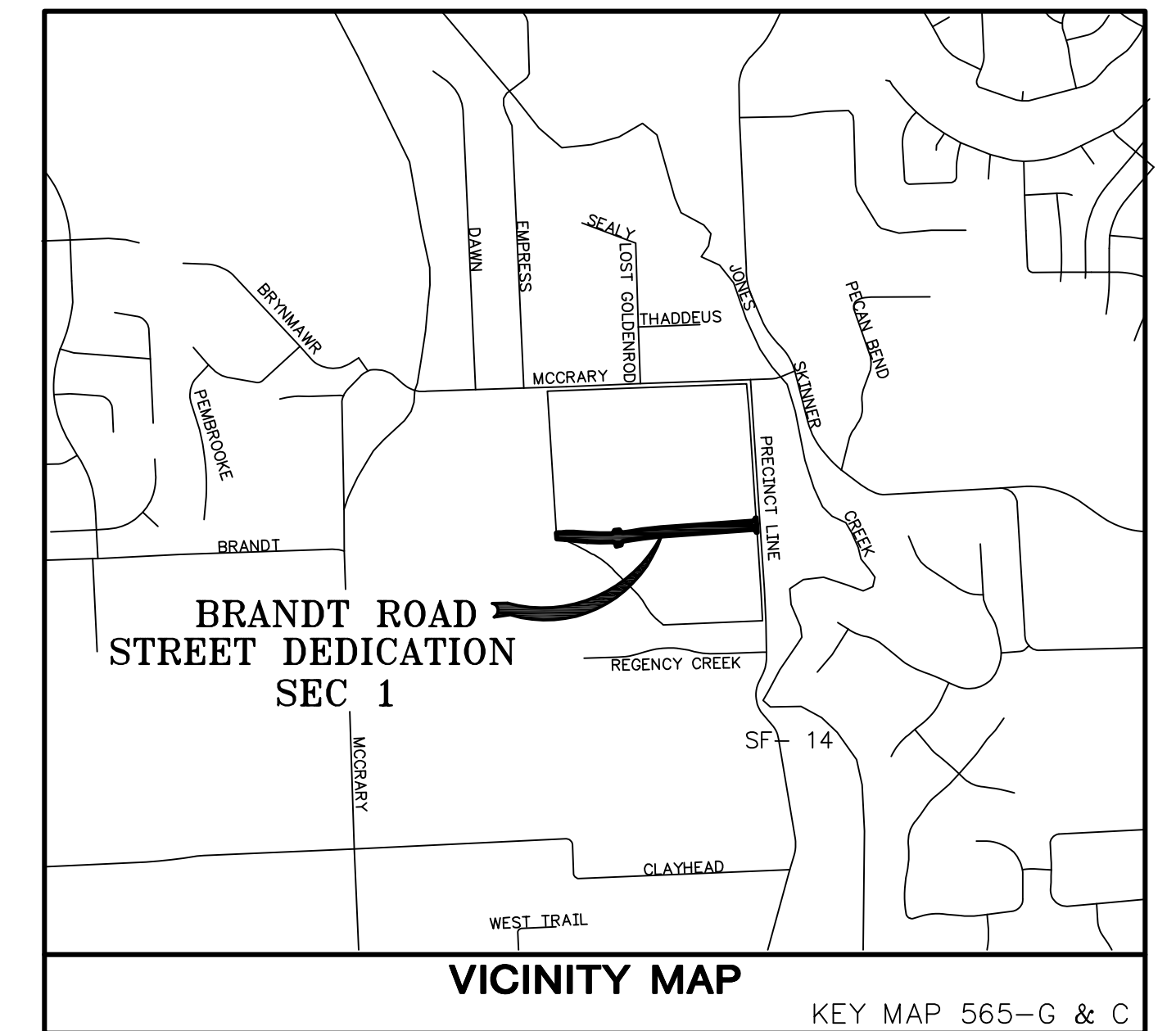
BRANDT ROAD STREET DEDICATION SEC 1

A SUBDIVISION OF 3.28 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W.C. WHITE LEAGUE, A-46
FORT BEND COUNTY, TEXAS
0 LOTS 0 RESERVES 0 BLOCKS
JULY 2019

OWNER:
VENTANA DEVELOPMENT MCCRORY LTD.
410 BROOKS STREET
SUGAR LAND, TEXAS 77498
713-781-5553

PLANNER/SURVEYOR/ENGINEER:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 120483-04
6300 West Loop South, Suite 150 - Bellaire, TX 77401-713.777.5337

DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT 11
WCID	N/A
MND/MUD	FBC MUD 143
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.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



- General Notes
- AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - F.B.C.T. "Fort Bend County Texas"
 - GBL "Garage Building Line"
 - No. "Number"
 - O.P.R.F.B.C.T. "Official Public Records Fort Bend County Texas"
 - P.R.F.B.C.T. "Public Records Fort Bend County Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - UE "Utility Easement"
 - Vol. - Pg. "Volume and Page"
 - WLE "Waterline Easement"
 - "Set 3/4-inch Iron With Cap Stamped 'Jones|Carter Property Corner' as Per Certification"
- 1) 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.
 - 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 3) The coordinates shown hereon are Texas State Plane, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001218281.
 - 4) 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.
 - 5) This property lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
 - 6) 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.
 - 7) 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.
 - 8) All property to drain into the drainage easements only through an approved drainage structure.
 - 9) All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
 - 10) Per the Flood Insurance Rate Map (FIRM) No. 48157C0120L for Fort Bend County, Texas as revised April 2, 2014, Brandt Road Street Dedication Sec 1 is located within Shaded Zone "X", Zone "AE", and Zone "A". Shaded Zone "X" is defined as areas determined to be within the 0.2% annual chance Floodplain. Zone "AE" is defined as areas with base flood elevation determined. Zone "A" is defined as areas without base flood elevation determined.
 - 11) 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 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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 12) Elevations shown hereon are based on GPS observations processed using the NGS online OPUS program using solutions from CORS base stations Wharton TXWH CORS, Houston WAAS 1 CORS, and Rosenberg TXRS CORS (NAVD83 - Geoid 128). All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
 - 13) All easements are centered on lot lines unless shown otherwise.
 - 14) Contours shown hereon are NAVD83 datum.
 - 15) The City of Houston Planning Commission granted a variance to exceed 1400' intersection spacing by not providing a N/S public street between Golden Honey Lane and Precinct Line Road along Southeastern plat boundary.

LINE	BEARING	DISTANCE
L1	N88°36'12"E	13.19'
L2	S85°15'34"E	98.09'
L3	N85°19'39"E	50.00'
L4	N80°52'43"E	104.66'
L5	N86°00'04"E	861.03'
L6	N5°35'53"E	56.23'
L7	N04°17'25"W	19.49'
L8	N85°42'35"E	9.99'
L9	S04°17'33"E	241.86'
L10	S85°42'35"W	9.00'
L11	N13°20'44"W	88.77'
L12	N46°45'07"W	47.14'
L13	S86°00'04"W	864.26'
L14	S80°52'43"W	104.66'
L15	S75°04'59"W	50.00'
L16	N85°13'34"W	98.09'
L17	S88°36'12"W	10.40'
L18	N03°40'41"W	70.06'
L19	N88°36'12"E	11.80'
L20	N85°15'34"W	98.09'
L21	N04°40'21"W	90.83'
L22	N80°52'43"W	104.66'
L23	N86°00'04"E	918.87'
L24	S 04°17'33"E	90.24'
L25	S 03°30'57"E	824.91'
L26	S 05°15'48"E	306.66'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1780.00'	06°08'14"	190.66'	S88°19'41"E	190.57'	95.42'
C2	1720.00'	07°32'53"	226.59'	S89°02'01"E	226.43'	113.46'
C3	30.00'	91°51'54"	48.10'	N41°15'36"E	43.11'	30.99'
C4	30.00'	91°51'54"	48.10'	S50°36'18"E	43.11'	30.99'
C5	1720.00'	02°35'01"	77.56'	N82°10'14"E	77.56'	38.79'
C6	2030.00'	05°07'21"	181.49'	N83°26'24"E	181.43'	90.81'
C7	1960.00'	05°07'21"	175.23'	S83°26'24"W	175.17'	87.67'
C8	1790.00'	02°36'24"	81.43'	S82°10'55"W	81.42'	40.72'
C9	30.00'	98°24'07"	51.52'	S34°17'03"W	45.42'	34.76'
C10	300.00'	03°24'14"	17.82'	N13°12'54"W	17.82'	8.91'
C11	30.00'	81°30'06"	42.67'	N52°15'50"W	39.17'	25.85'
C12	1790.00'	07°45'19"	242.29'	N89°08'14"W	242.11'	121.33'
C13	1710.00'	06°08'14"	183.17'	N88°19'41"W	183.08'	91.67'
C14	1745.00'	06°08'14"	186.92'	N88°19'41"W	186.83'	93.55'
C15	1785.00'	13°51'43"	424.60'	N87°48'35"E	423.56'	213.34'
C16	275.00'	10°14'39"	49.17'	N09°47'41"W	49.10'	24.65'
C17	1995.00'	05°07'21"	178.36'	N83°26'24"E	178.30'	89.24'

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6380 West Loop South, Suite 150 - Bellaire, TX 77401 - 713.772.1337

SHEET 1 OF 2