

PLAT RECORDING SHEET

PLAT NAME: Swift Development On West Belfort

PLAT NO: _____

ACREAGE: 2.5285

LEAGUE: D.A. Conner Survey

ABSTRACT NUMBER: 158

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: West Belfort Investments, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, WEST BELLFORT INVESTMENTS, L.L.C., ACTING BY AND THROUGH NICHOLAS KALITSAS AND CHARLEN KALITSAS OWNERS HERINAFTER REFERRED TO AS OWNERS OF THE 2.5285 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SWIFT DEVELOPMENT ON WEST BELLFORT, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING MAP IS A TRUE AND CORRECT REPRESENTATION OF THE TRACT ACCORDING TO ALL LINES, DEVIATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLATS 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, WHERESOEVER LOCATED ON SAID MAPS OR PLATS, AND HEREBY WAIVE ALL RIGHTS OF THE OWNERS OF SAID MAPS OR PLATS IN CONNECTION WITH THE 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 PURPOSES FOREVER UNRESTRICTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8') OF 1984 FOUR FEET (4') OF BACK-TO-BACK GROUND EASEMENTS, OR FIVE FEET (5') ABOVE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJACENT SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (L.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30') 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 WATERWAY OR WATERWAY ACCESS DESIGN, ROAD OR ALLEY, GRAY AND DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20') WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GRAVITY, CREEKS, CULLETS, RAINFALL, SPANS, 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 FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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 WATERWAY OR WATERWAY ACCESS DESIGN, ROAD OR ALLEY, GRAY AND DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

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THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THE PLANS AND SPECIFICATIONS FOR THE SUBDIVISION OF THE CITY OF HOUSTON AS SHOWN HEREON, AND AUTHORIZED the recording of this plat this _____ day of _____ 20____.

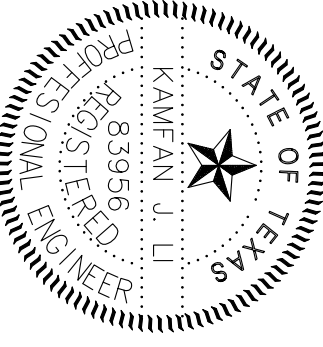
MARTHA L. STEIN (CR) M. SONNY GARZA
TITLE CLERK OR VICE CHAIRMAN
SECRETARY

HENRY M. SANTOS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING. HIS CERTIFICATE OF REGISTRATION IS VALID IN THE COUNTY OF FORT BEND, TEXAS. HIS CERTIFICATE WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. THAT EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGEL POINTS, POINTS OF CURVATURE AND OTHER POINTS OF INTEREST HAVE BEEN MEASURED AND NOTED ON THIS PLAN. OTHER DEVICES OF CURVATURE AND OTHER POINTS OF INTEREST HAVE BEEN MEASURED AND NOTED ON THIS PLAN. THE DISTANCE OF 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.

HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450

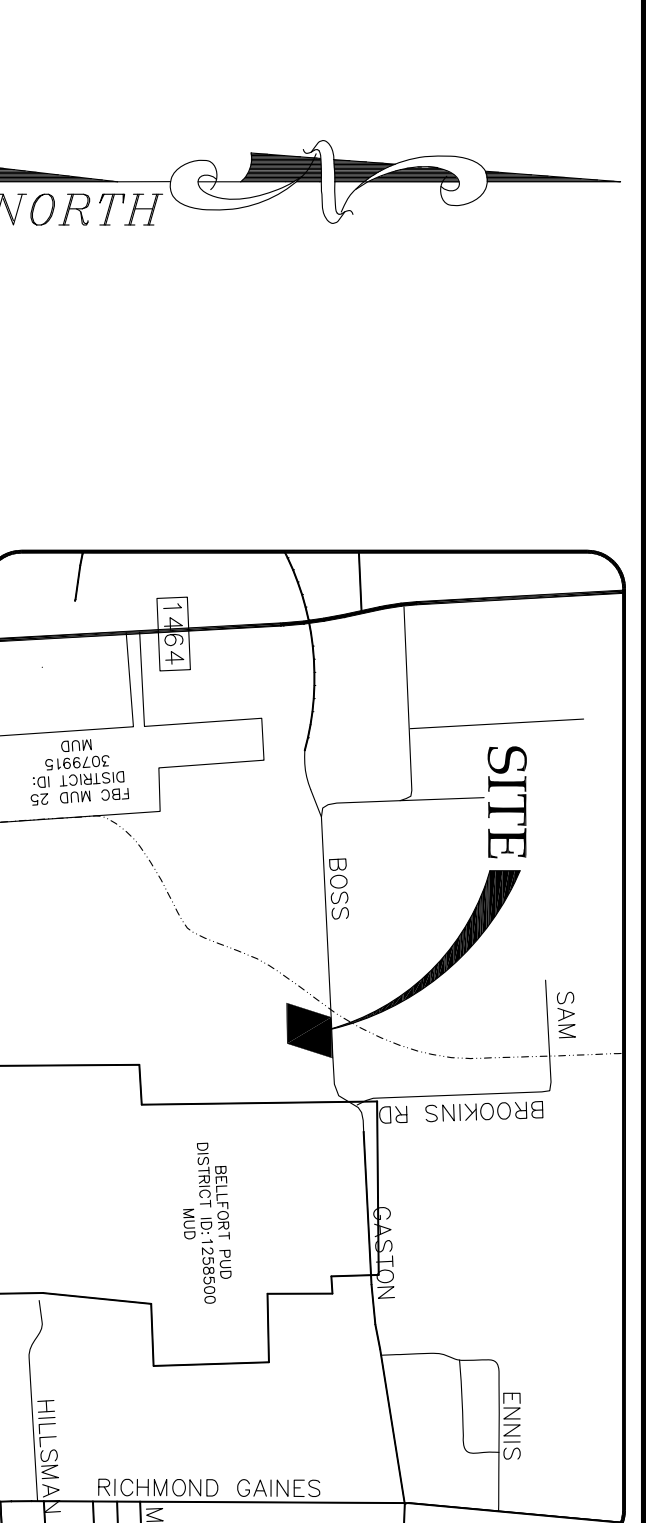


KAMFANI J. LI, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 83956
TK & ASSOCIATES
11707 CHAMPELLE COURT
HOUSTON, TEXAS 77077
TEL (281) 650-9385



ENGINEER'S PLAT AFFIDAVIT

I, KAMFANI J. LI, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT I AM A LICENSED REGISTERED PROFESSIONAL ENGINEER OF FORT BEND COUNTY AND CITY OF HOUSTON TO THE BEST OF MY KNOWLEDGE.



VICINITY MAP SCALE: 1"=1500'

I, STACY SWANUSKI, P.E., INTERIM FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO WHETHER SAID PLAT IS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT OR SUBDIVISION WITHIN THE WATERSEED.

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____ 20____.

BY: _____ BY: _____ BY: _____
W.A. ANDY MYERS COMMISSIONER, PRECINCT 1
BY: _____ BY: _____ BY: _____
W. GEORGE _____ COUNTY JUDGE
BY: _____ BY: _____ BY: _____
KIM R. DUMERCHANT COMMISSIONER, PRECINCT 4

STATE OF TEXAS
COUNTY OF FORT BEND
I, LAURA RICHARD, CLERK OF THE COMMISSIONER'S COURT OF FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ AT _____ O'CLOCK _____ AND IN SIDE NO. _____ OF THE MAP RECORDS OF FORT BEND COUNTY FOR SAID COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD DEPUTY
CLERK OF THE COMMISSIONER'S COURT
FORT BEND COUNTY, TEXAS

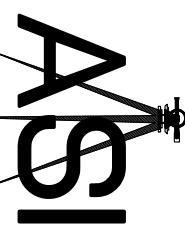


LEGEND:

BL - BUILDING	CHORD BEARING	CHORD DISTANCE
BL - BUILDING LINE	CI	2050.00'
ESMT - EASEMENT	LENGTH	77.78'
F.B.C.C.R. - FORT BEND COUNTY DEED RECORDS	DELTA	210.26'
F.B.C.C.R. - FORT BEND COUNTY MAP RECORDS	CHORD BEARING	186°03'46"E
IR - IRON ROD	CHORD DISTANCE	77.77'
LY - LYON ROD		
LY - LYON ROD		
R.O.W. - RIGHT-OF-WAY		
SQ. FT. - SQUARE FEET		

- 1) BEGINS AND CONTAINS SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE HOUSTON COGS SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING SCALE FACTOR OF 0.99987555788
- 2) THE SURVEYOR HAS NOT ASPIRATED THIS PROPERTY. DEED INFORMATION SHOWN WAS RESEARCH AND PROVIDED BY OTHERS.
- 3) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS; COMMUNITY PANEL NO. 48157C 0100, EFFECTIVELY DATED APRIL 02, 2014, THIS PROPERTY LIES IN UNSHADED ZONE "X" AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
- 4) SIDEWAYS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5) FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS AREAS WITHIN SAID PLAT AND ON THE CONTIGUOUS AREAS WITHIN SAID PLAT, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- 5) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 33.95 FEET ABOVE MEAN SEA LEVEL.
- 6) THE TOP OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 33.95 FEET ABOVE MEAN SEA LEVEL.
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- 8) THE TOP OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 33.95 FEET ABOVE MEAN SEA LEVEL.
- 9) THE TOP OF ALL FOUNDATIONS SHALL BE A MINIMUM OF 33.95 FEET ABOVE MEAN SEA LEVEL.
- 10) TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO EXISTING PERMITS OR PERMITS EASEMENTS WITHIN THE SUBDIVISION.
- 11) SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. REDEVELOPMENT PERMITS AND ALL OTHER PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 12) LIGHTING AND ZONING: THIS PLAT LIES ENTIRELY WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 12A.
- 13) UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EXISTING COMPAKES WITH THE APPLICABLE PROVISIONS OF THE FORT BEND COUNTY ZONING ORDINANCES, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 14) SUBJECT TO ANY OTHER LIGHTING PERMITS, PERMITS, AND UNRESTRICTED AERIAL EASEMENT 20' ABOVE THE GROUND UPWARD CENTERED ON THE GROUND EASEMENT AS NOW LOCATED AND STAKED OUT ON THE GROUND, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM SAID RIGHT-OF-WAY FOR THE PURPOSES OF CONSTRUCTION, INSPECTION, REPAIRS, MAINTENANCE, AND REMOVAL SAID LINES (UNRESTRICTED EASEMENT).
- 15) ALL PROPERTY SHALL DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 16) 0.9284 ACRE DRAINAGE EASEMENT TO BE MAINTAINED BY OWNER AS PER FORT BEND COUNTY CLERK'S FILE NUMBER 2019-48993.

PREPARED BY:



ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 508-5489 FAX: 281 508-5444 EMAIL: advance_survey@asi53.com
www.advance-surveying.com
REG. NO. 10098200

SWIFT DEVELOPMENT ON WEST BELLFORT

A SUBDIVISION OF 2.5285 ACRES OR 110,143 SQUARE FEET OF LAND SITUATED IN THE D.A. CONNER SURVEY, ABSTRACT NO. 158, FORT BEND COUNTY, TEXAS.

(0) LOTS (1) RESERVE (1) BLOCK

SCALE: 1"= 50' DATE: FEBRUARY, 2020

OWNER:

WEST BELLFORT INVESTMENTS, L.L.C.
1614 TIMBER SQUARE COURT
RICHMOND, TEXAS 77407
TEL NO. 713-459-9014