

# PLAT RECORDING SHEET

**PLAT NAME:** Harmony Tract

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

**ACREAGE:** 11.7309

**LEAGUE:** J.J. Williams Survey

**ABSTRACT NUMBER:** A-567

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Harmony Public Schools

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



J.J. WILLIAMS SURVEY  
A-567

HOUSTON LIGHTING & POWER  
COMPANY  
CALLED 0.569 ACRE (TRACT I)  
CALLED 0.416 ACRE (TRACT II)  
VOLUME 692, PAGE 386  
D.R.F.B.C.

HOUSTON LIGHTING & POWER  
COMPANY  
CALLED 0.537 ACRE (TRACT I)  
VOLUME 621, PAGE 403  
D.R.F.B.C.

HOUSTON LIGHTING & POWER  
COMPANY  
CALLED 0.540 ACRE (TRACT I)  
VOLUME 621, PAGE 410  
D.R.F.B.C.

HOUSTON LIGHTING & POWER  
COMPANY  
CALLED 0.287 ACRE (TRACT I)  
VOLUME 621, PAGE 407  
D.R.F.B.C.

Fnd. 5/8" I.R. w/ Cap  
"COBB FENDLEY &  
ASSOCIATES" (CM)

RENN ROAD MUNICIPAL  
UTILITY DISTRICT  
CALLED 0.070 ACRE  
VOLUME 837, PAGE 443  
D.R.F.B.C.

LINE TABLE		
LINE	BEARING & DISTANCE	
L1	S 88°40'16" E~18.00'	
L2	S 44°12'45" W~36.64'	

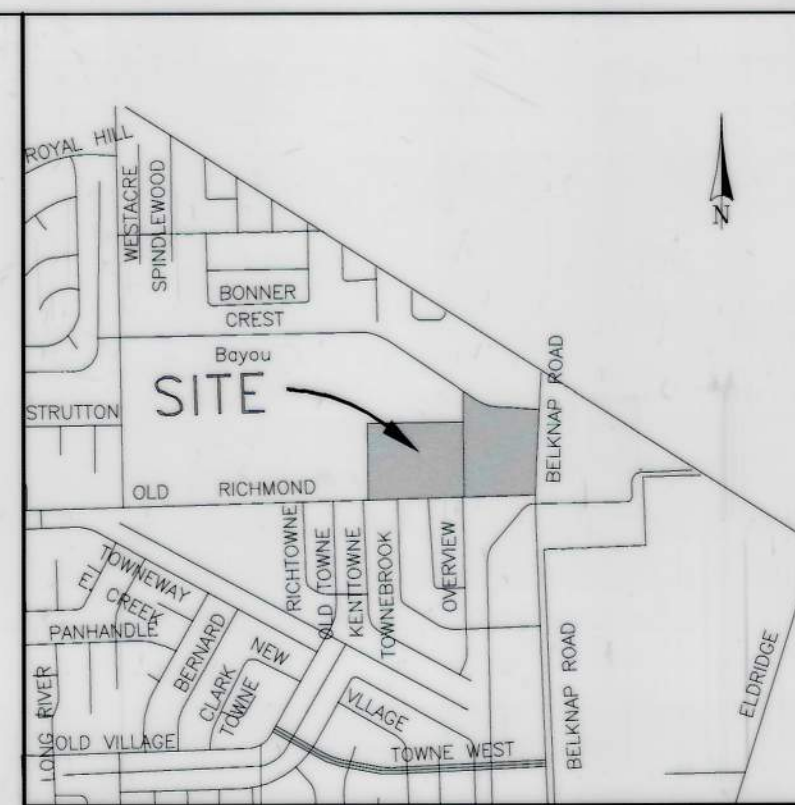
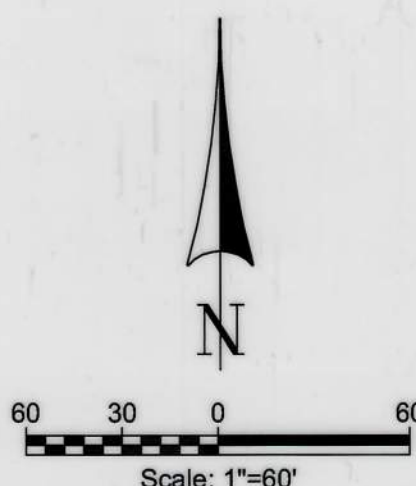
RENN ROAD MUNICIPAL  
UTILITY DISTRICT  
CALLED 26,748 SQUARE FEET  
(0.614 ACRE)  
VOLUME 836, PAGE 488  
D.R.F.B.C.

DRAINAGE EASEMENT  
0.9577 ACRE  
FILE NO. 202151782  
O.P.R.F.B.C.

P.O.B.  
Set 5/8" I.R. w/ Cap  
"COBB FENDLEY &  
ASSOCIATES"

#### Notes:

1. "1" Indicates Block Number.
2. "B.L." Indicates Building Line.
3. "W.L.E." Indicates Water Line Easement.
4. "D.R.F.B.C.." Indicates Deed Records Fort Bend County
5. "M.R.F.B.C.." Indicates Map Records Fort Bend County
6. "O.P.R.F.B.C." Indicates Official Public Records Fort Bend County
7. "M.R.H.C." Indicates Map Records Harris County
8. "O.D." Indicates Outside Diameter.
9. All bearings cited herein are grid bearings, referenced to the Texas Coordinate System of 1983. South Central Zone No.4204, NAD83 (2011). All coordinates shown hereon are surface and may be converted to grid by dividing a scale factor of 1.00013.
10. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of the closure of this plat or the position of corner monuments recovered or placed.
11. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinance, City of Houston. In effect at the time this plat was approved, which may be amended from time to time.
12. This property (either in total or portion) lies in Zone AE (The floodway is the channel of a stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in the flood heights) and Unshaded Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on the Federal Emergency Management Agency Flood Insurance Rate maps 48157C0145L (LOMR No. 17061036P), Effective August 21, 2017 and 48157C0165L (LOMR No. 17061036P), Effective August 21, 2017.
13. The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
14. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-way within said plat and on the continuous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A.
15. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
16. All property to drain into the drainage easement only through approved drainage structure.
17. This plat is within Lighting Zone LZ3.
18. The top of all floor slabs shall be a minimum of 88.42' above means see level (NAVD88 datum). In addition, no top of slab elevation shall be less than twenty four (24) inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of curb, the top of slab shall be no less than twenty four (24) inches above the highest natural ground along the perimeter of the building foundation and twelve (12) inches above any down gradient roadway or drainage restraint, which ever is higher.
19. 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 public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to the 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.
20. Surveyor did not observe any visible evidence of a pipeline or pipeline easements within the boundary of this proposed subdivision.
21. Set 5/8-inch Iron Rod (5/8" O.D.) w/ cap stamped "Cobb Fendley & Associates" at all plat boundary corners unless otherwise noted.
22. All drainage easements, detention facilities and stormwater pump system shall be maintained by the current property owner, Harmony Public Schools. These maintenance responsibilities shall be transferred to any future owners should the property be sold.
23. This tract is located within the extraterritorial of the City of Houston and Fort Bend County, and Fort Bend, ESO No. 5.
24. This plat is subject to restrictions recorded in Plat of Richmond recorded June 22, 1945, in Volume 228, Page 90 of D.R.F.B.C., in Convenient Store Restrictions dated November 30, 1973 recorded December 03, 1973, in County Clerk's File No. E032479 of the Official Public Records, Harris County, Texas, and in BrookHollowWest Industrial, Office and Apartment Protective Covenants dated October 16, 1980 recorded October 17, 1980, in County Clerk's File No. G720350, of the Official Public Records, Harris County, Texas.
25. 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.



#### VICINITY MAP

Fort Bend County  
Key Map No. 528-T

BLOCK 1  
SUGARFIELD  
SEC. 2  
PLAT NO. 20050131  
M.R.F.B.C.

Fnd. 5/8" I.R. w/ Cap  
"COBB FENDLEY &  
ASSOCIATES"

X: 3,040,520.27  
Y: 13,809,544.18

①  
UNRESTRICTED  
RESERVE "A"  
11.7309 ACRES  
(510,996 SQ. FT.)

X: 3,040,945.71  
Y: 13,809,296.74  
X: 3,040,963.71  
Y: 13,809,296.33

ELDRIDGE PARKWAY  
(WIDTH VARIES)  
VOLUME 228, PAGE 90, D.R.F.B.C.,  
VOLUME 21, PAGE 29, M.R.H.C.

X: 3,040,959.87  
Y: 13,809,130.94

Fnd. 1/2" I.R. w/ Cap "CBG"  
(N 20°02'24" W~20.87')

X: 3,040,934.32  
Y: 13,809,104.68

OLD RICHMOND ROAD  
(60 FEET WIDE)  
(VOLUME 228, PAGE 90, D.R.F.B.C.,  
VOLUME 21, PAGE 29, M.R.H.C.,  
VOLUME 16, PAGE 1, M.R.F.B.C.)

OLD RICHMOND ROAD  
(60 FEET WIDE)  
(VOLUME 228, PAGE 90, D.R.F.B.C.,  
VOLUME 21, PAGE 29, M.R.H.C.,  
VOLUME 16, PAGE 1, M.R.F.B.C.)

TOWNE BROOK  
LANE  
(60 FEET WIDE)

TOWNE TOWER  
LANE  
(60 FEET WIDE)

OVERVIEW DRIVE  
(60 FEET WIDE)

TOWNWEST SECTION 1, REPLAT  
(VOL. 16, PG. 1, P.R.F.B.C.)

## HARMONY TRACT

A SUBDIVISION OF 11.7309 ACRES  
OF LAND SITUATED IN THE  
J.J. WILLIAMS SURVEY, A-567  
IN FORT BEND COUNTY, TEXAS  
ALSO BEING A PARTIAL REPLAT OF LOTS 51, 52, 53,  
54, AND 55 OF RICHMOND ROAD FARMS  
RECORDED IN VOL. 228 P.90A OF D.R.F.B.C.  
1 BLOCK - 1 RESERVE

OWNERS  
HARMONY PUBLIC SCHOOLS  
9321W. SAM HOUSTON PKWY S.  
HOUSTON, TEXAS 77099  
PHONE NO. 713-343-3333  
ENGINEER / SURVEYOR

 **CobbFendley**

TBPE Firm Registration No. 274  
TBPELS Firm Registration No. 100467  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262 | www.cobb fendley.com  
SCALE: 1"=60' DATE: APRIL 2021



COUNTY OF FORT BEND

FURTHER, Owners have dedicated and these presents do dedicate to the use of the public for public utility purposes 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 designed with aerial easements (U.E. and A.E.) as indicated and depicted, herein, whereby the aerial easement totals twenty-one feet, six inches (21'-6") in width.

FURTHER, Owners to 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat 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, planting 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, Owners hereby certify that this plat does not attempt to alter, amend or remove any covenant or restrictions; we further certify that no portions of the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

this 26 day of April, 2021.

By: Nihan Byahan  
Deputy Superintendent

COUNTY OF FORT BEND

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day of APRIL, 2021.

Ammie L. Hight  
Notary Public in and for Harris County, Texas (Sign Name)

12/02/2024  
My Commission Expires



Kyle Sunday  
Registered Professional Land Surveyor  
Texas Registration No. 5924



Michael F. A. Mazzola, P.E.  
Texas License No. 117109  
CobbFendley Texas Registration No. 274

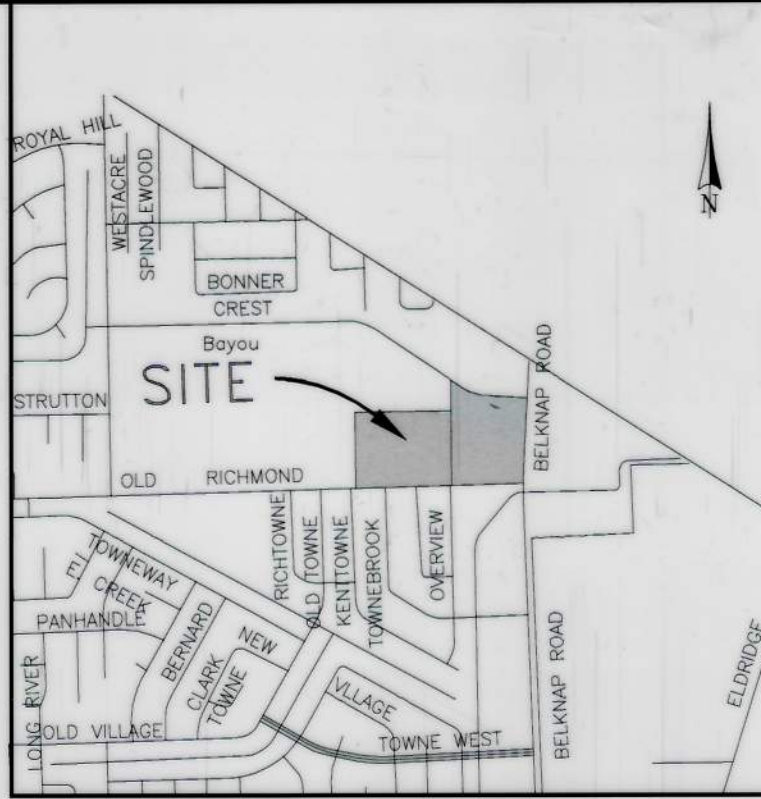


This 9 day of JUNE, 2021

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



By: H. Rodriguez  
Margaret Wallace Brown, ACIP, CNU-A  
Secretary



NTS

Fort Bend County  
Key Map No. 528-T

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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Grady Prestage  
Precinct 2, County Commissioner

KP George  
County Judge

Ken R. DeMerchant  
Precinct, 4, County Commissioner

Witness my had and seal of office at Richmond, Texas. The day and date last written above.

Laura Richard  
County Clerk  
Fort Bend County, Texas

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

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**HOUSTON, TEXAS 77099**  
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