

PLAT RECORDING SHEET

PLAT NAME: Kiddie Academy Bellaire at Peek Sec 2

PLAT NO: _____

ACREAGE: 1.0506

LEAGUE: William Stanley Survey

ABSTRACT NUMBER: 599

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Downtown Investors, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Downtown Investors, LLC, a Texas limited liability company acting by and through Riyaz Maknoja, Manager, being an officer of Downtown Investors, LLC, a Texas limited liability company, Owners, hereinafter referred to as Owners of the 1.0506 acre tract described in the above and foregoing map of KIDDIE ACADEMY BELLAIRE AT PEEK SEC 2, 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 each 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 each 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, Owners do hereby dedicate to the public a strip of land fifteen (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 and all times 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 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 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 Downtown Investors, LLC, a Texas limited liability company has caused these presents to be signed by Riyaz Maknoja, its Manager., therunto authorized, this ____ day of _____, 2021.

Downtown Investors, LLC, a Texas limited liability company

By: _____
Riyaz Maknoja, Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Riyaz Maknoja, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021

Notary Public in and for the State of Texas

My Commission expires:

We, Independent Bank, owner and holder of a lien against the property described in the plat known as KIDDIE ACADEMY BELLAIRE AT PEEK SEC 2, said lien being evidenced by instrument of record in the Clerk's File Nos. 2021075121, 2021075122 & 2021075123 of the O.P.R.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and We hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Print Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared, _____, Independent Bank, 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 _____, 2021

Notary Public in and for the State of Texas

My Commission expires:

I, Harry H. Hovis IV, 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.

Harry H. Hovis IV
Texas Registration No. 4827

I, Rana Mahmood, 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.

Rana Mahmood
Texas Registration No. 101163

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of KIDDIE ACADEMY BELLAIRE AT PEEK SEC 2 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 _____, 2021.

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

By: Margaret Wallace Brown, AICP, CNU-A
Secretary

RESIDUE OF
43.1706 ACRES
F.B.C.C.F. NO. 2012093604

RESTRICTED RESERVE "A"
ACE MANOR BUSINESS PARK
PLAT NO. 20160188
P.R.F.B.C.

25' BUILDING LINE
PLAT NO. 20160188
P.R.F.B.C.
10' LANDSCAPE EASEMENT
PLAT NO. 20160188
P.R.F.B.C.

BELLAIRE BOULEVARD (120' R.O.W.)
PLAT NO. 20070063, P.R.F.B.C.

REMAINING PORTION OF
CALLED 10.0098 ACRES
F.B.C.C.F. NO. 2020110930

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 50
LID	FORT BEND COUNTY LID 12
DID	FORT BEND COUNTY DRAINAGE DIST.
SCHOOL	LAMAR C.I.S.D.
FIRE	HARRIS-FORT BEND ESD100
IMPACT FEE AREA	N/A
CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT

NOTES

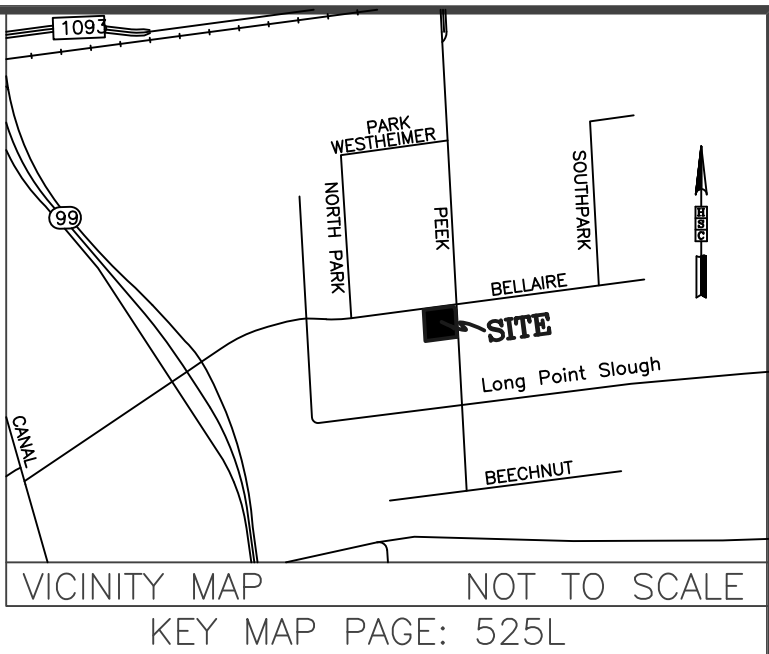
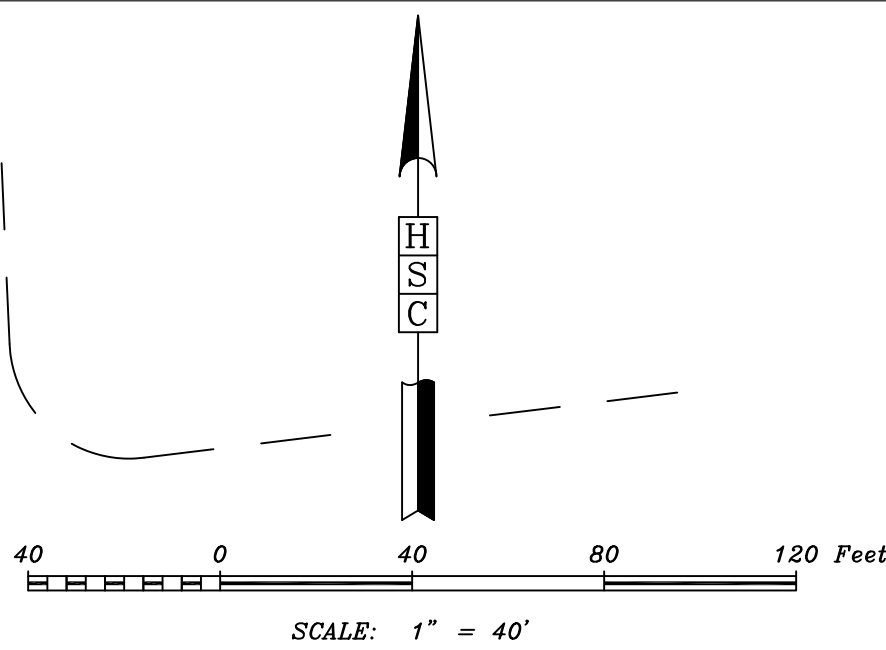
- Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99988266.
- 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 Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- Subject to Restrictive Covenants as set out under F.B.C.C.F. Nos. 2002023308, 2003113035 and refilled under 2003121554, 2009004397, 2012093605, 2012093606, 2021075124 & 2021075125.
- There are no pipelines or pipeline easements within the platted area shown hereon.
- This property lies within Zone "X" as per Flood Insurance Rate Maps, Map Number 48157C0110L dated April 2, 2014.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
- The top of all floor slabs shall be a minimum of 99.85 feet above mean sea level (NAVD 88 datum). In addition, no top of slab shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- Control Benchmark: Floodplain Reference Mark 210450, a brass disk Stamped 210450 from the intersection of Harlem Road and FM 1093, South on Harlem Road approximately 0.5 miles to culvert. Monument is located in the center of headwall on West side of Harlem Road in KeyMap 526L in the Buffalo Bayou Watershed near stream W190-00-00. Elevation = 88.41 (NAVD 1988, 2001 Adj)

NOTES CONTINUED

- Sidewalks shall be built or caused to be built not less than 5' in width on both sides of all dedicated right-of-ways with said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A.
- All Drainage Easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- This plat lies within Zone "L23" of the Fort Bend County Lighting Ordinance Zone, Dated June 2004.
- 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.
- This property lies within Fort Bend County, Fort Bend County MUD No. 50, Fort Bend County LID 12, Fort Bend County Drainage District, Lamar C.I.S.D., Harris-Fort Bend ESD 100 and the City of Houston ETJ.
- Site plans shall be submitted to Fort Bend County and may other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to the beginning of construction.
- Subject to the terms, conditions and stipulations contained in that certain Shared Driveway Access, Maintenance and Reciprocal Easement Agreement recorded under F.B.C.C.F. No. 2021074098.
- Subject to the terms, conditions and provisions in that certain Restrictive Covenant Agreement recorded under F.B.C.C.F. No. 2021075124.
- Subject to the terms, conditions and provisions in that certain Restrictive Covenant Agreement recorded under F.B.C.C.F. No. 2021075125.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°45'15" E	36.69'

CURVE TABLE							
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH	BEARING
C1	25.00'	94°25'00"	41.20'	N 49°45'15" W	36.69'		
C2	30.00'	94°25'00"	49.44'	N 49°45'15" W	44.03'		



I, J. Stacy Slawinski, P.E., 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 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 on any other area or subdivision within the watershed.

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

Approved by the Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 2021.

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

KP George
County Judge

W.A. (Andy) Meyers Ken R. DeMerchant
Precinct 3, County Commissioner Precinct 4, County Commissioner

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 recordation in my office on _____, 2021, at ____ o'clock ____ m. in Plat Number _____ of the Plat Records of Fort Bend County, Texas.

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

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

KIDDIE ACADEMY BELLAIRE AT PEEK SEC 2

A SUBDIVISION OF 1.0506 ACRES OF
LAND SITUATED IN THE
WILLIAM STANLEY SURVEY,
ABSTRACT NUMBER 599,
FORT BEND COUNTY, TEXAS

1 RESERVE, 0 LOTS, 1 BLOCK

OWNERS:
DOWNTOWN INVESTORS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
5719 PATERSON CROSSING LANE
SUGAR LAND, TEXAS 77479
(832) 518-9293

PREPARED BY:

H HOVIS
S SURVEYING
C COMPANY

Land Surveys - Computer Mapping
5000 Cabbage - Spring, Texas 77379
(281) 320-9591
Acree - Residential - Industrial - Commercial
Texas Firm Registration No. 10030400

DATE: MAY 25, 2021 SCALE: 1" = 40' JOB NO. 20-125-00