

PLAT RECORDING SHEET

PLAT NAME: Harmony Bellaire

PLAT NO: _____

ACREAGE: 7.000

LEAGUE: Brooks & Burleson Survey

ABSTRACT NUMBER: A-145

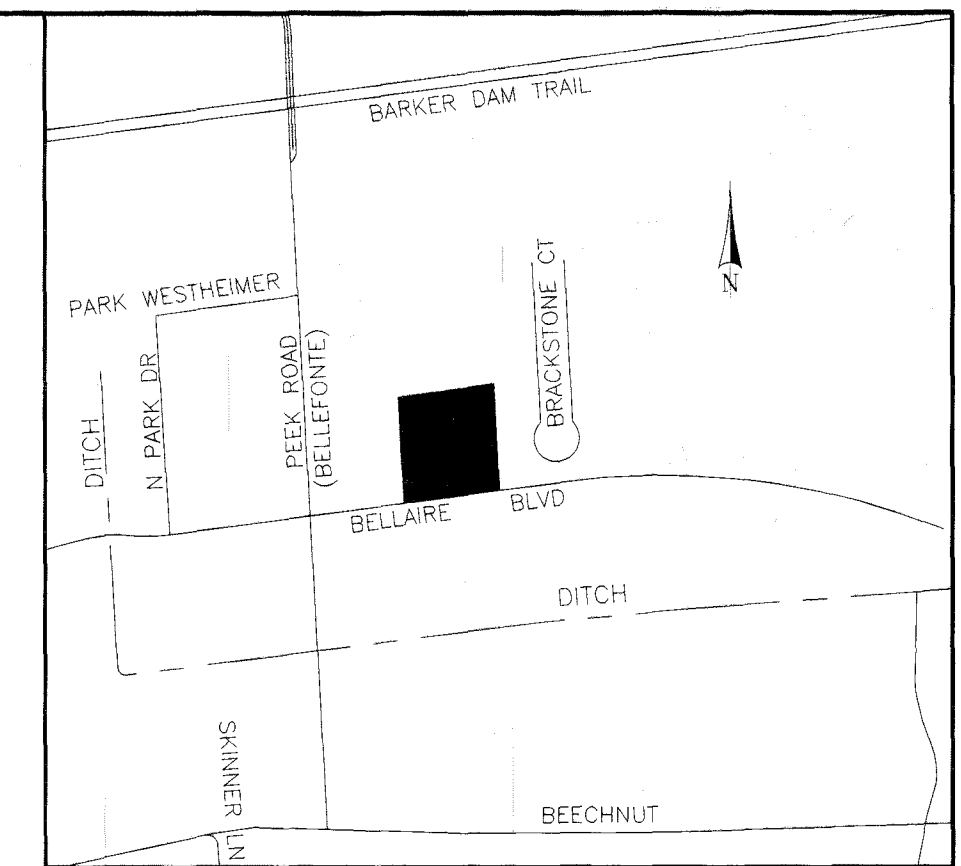
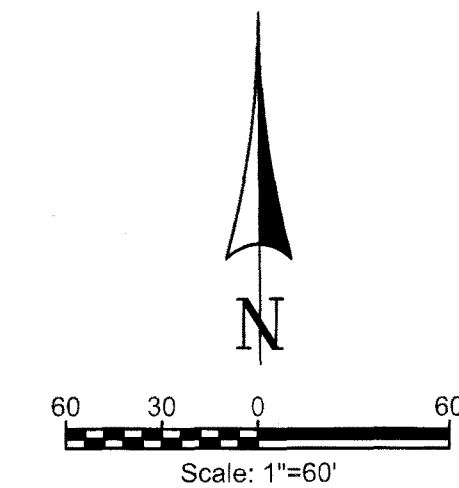
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Harmony Public Schools

(DEPUTY CLERK)



VICINITY MAP

Fort Bend County
Key Map No. 525 M

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. "P.R.F.B.C." Indicates Plat Records Fort Bend County
6. "O.P.R.F.B.C." Indicates Official Public Records Fort Bend County
7. "O.D." Indicates Outside Diameter.
8. All bearing and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone No. 4204, State Plane Grid Coordinates, NAD83 (2001) and may be brought to surface by dividing by a combined scale factor of 0.9998831.
9. 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.
10. 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.
11. This property (either in total or portion) lies in Unshaded Zone X (Areas determined to be outside of the 0.2% annular chance floodplain) as delineated on the Federal Emergency Management Agency Flood Insurance Rate maps 48157C0101L, Revised April 2, 2014.
12. 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.
13. 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.
14. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
15. All property to drain into the drainage easement only through approved drainage structure.
16. This plat is within Lighting Zone LZ3.
17. The top of all floor slabs shall be a minimum of 98.60' 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 restraints, which ever is higher.
18. 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.
19. Surveyor did not observe any visible evidence of a pipeline or pipeline easements within the boundary of this proposed subdivision.
20. Set 5/8-inch Iron Pipe (5/8" O.D.) of not less than 3'-0" in length w/ cap stamped "Cobb Fendley & Associates" at all plat boundary corners unless otherwise noted.
21. 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.
22. This tract is located within the extraterritorial of the City of Houston, Fort Bend County, Fort Bend County MUD No.50, Fort Bend County, LID No. 12.
23. This plat is subject to Amended and Restated Declaration of Covenants, Conditions and Restrictions for Park Westheimer recorded under Fort Bend County Clerk's File No. 2002023308; Supplemental Declaration to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Park Westheimer recorded under Fort Bend County Clerk's File No. 2003113035 and refilled under 2003121554; and Restated and Amended Declaration of Covenants, Conditions and Restrictions for Park Westheimer Commercial Property recorded under Fort Bend County Clerk's File No. 2009004397; Partial Transfer and Assignment of Declarant Functions for Park Westheimer Commercial Property recorded under Fort Bend County Clerk's File No. 2012093606; Property ARC Establishment and Appointment of Commercial Architectural Review Committee recorded under Fort Bend County Clerk's File No. 2012093605; and First Amendment of Restated and Amended Declaration of Covenants, Conditions and Restrictions recorded under Fort Bend County Clerk's File No. 2014041896
24. 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 form Fort Bend County prior to beginning construction.
25. All property to drain into the drainage easement only through an approved drainage structure.

HARMONY BELLAIRE

A SUBDIVISION OF 7.000 ACRES
OF LAND SITUATED IN THE BROOKS &
BURLESON SURVEY, A-145
IN FORT BEND COUNTY, TEXAS
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.cobbfendley.com

SCALE: 1"=60' DATE: AUGUST 2021

THE STATE OF TEXAS

COUNTY OF FORT BEND

We, HARMONY PUBLIC SCHOOLS, acting by and through Nihat Bayhan, its Deputy Superintendent, hereinafter referred to as Owners of the 7.0000 acre tract described in the above and foregoing map of HARMONY BELLAIRE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat, and hereby dedicated to the use of 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 designs 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 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, 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 designed 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 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 dedicate to the public a strip of land twenty feet (20'-0") wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 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, We do hereby acknowledge the receipt of the "Orders for Regulations 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 HARMONY PUBLIC SCHOOLS, a Texas Non-Profit Organization, has caused these presents to be signed by Nihat Bayhan, its Deputy Superintendent.

this 5 day of August, 2021.

HARMONY PUBLIC SCHOOLS

By: Nihat Bayhan
Nihat Bayhan
Deputy Superintendent

THE STATE OF TEXAS

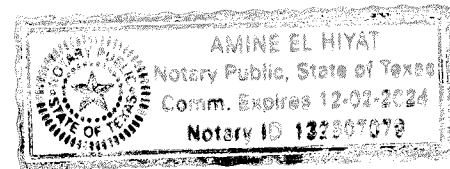
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Nihat Bayhan, Deputy Superintendent, Harmony Public Schools, 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 in the capacity therein and herein stated, and as the act and deed of said non-profit organization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5 day of AUGUST, 2021.

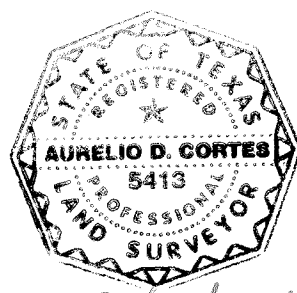
Aurine El Hyat
Notary Public in and for Harris County, Texas (Sign Name)

12-01-2024
My Commission Expires



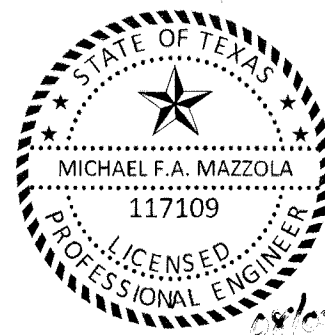
I, Aurelio D. Cortes, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all set boundary corners, angle points, points of curvature and other points of reference have been marked with iron(or other object of a permanent nature) pipes or rods having an outside diameter of not less than five-eighths (5/8") inch and a length not less than three (3'-0") feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone No. 4204, NAD83 (2011).

Aurelio D. Cortes
Aurelio D. Cortes
Registered Professional Land Surveyor
Texas Registration No. 5431



I, Michael F.A. Mazzola, a Professional Engineer licensed in the State of Texas hereby certify that the plat meets all requirement of Fort Bend County, to the best of my knowledge.

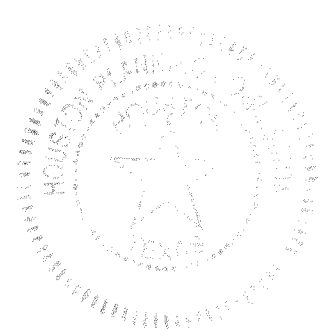
Michael F. A. Mazzola, P.E.
Michael F. A. Mazzola, P.E.
Texas License No. 117109
CobbFendley Texas Registration No. 274



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HARMONY BELLAIRE in conformance with the laws of the State of Texas and ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat.

This 28 day of SEPTEMBER, 2021

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



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

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 or parent stream or on any other area of the subdivision within the watershed.

J. Stacy Slawinski, P.E.
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.
Vincent M. Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Grady Prestage
Precinct 2, County Commissioner

KP George
KP George
County Judge

W.A. "Andy" Meyers
W.A. "Andy" Meyers
Precinct 3, County Commissioner

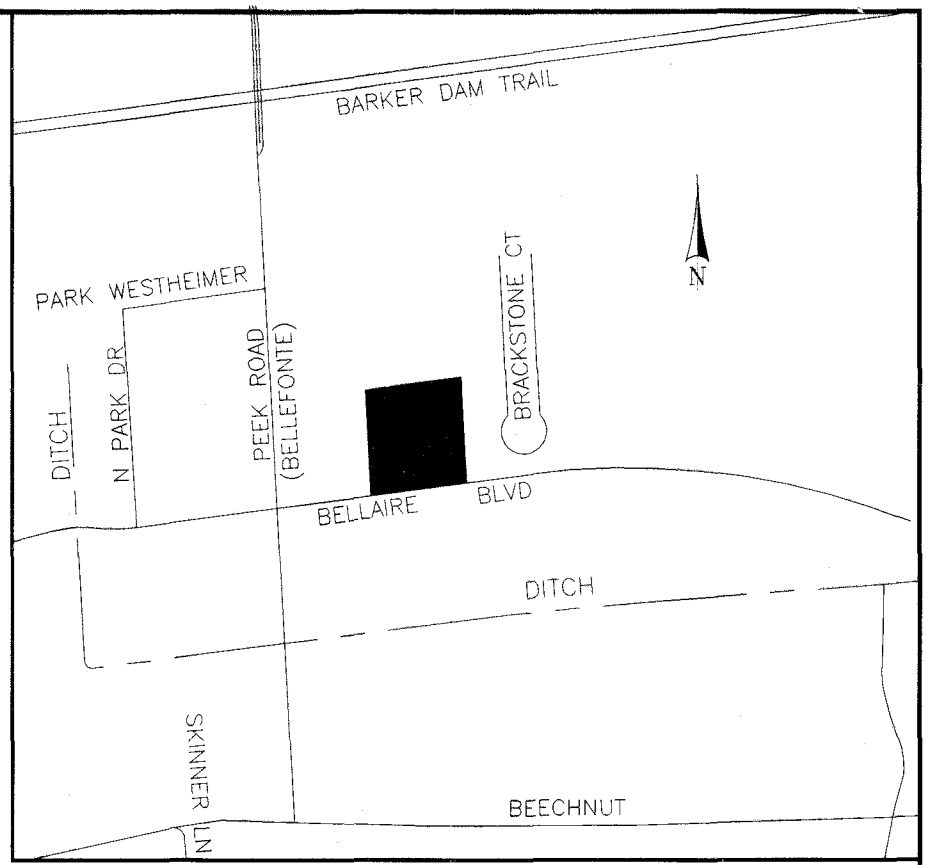
Ken R. DeMerchant
Ken R. DeMerchant
Precinct 4, County Commissioner

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

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

Laura Richard
Laura Richard
County Clerk
Fort Bend County, Texas

By: _____
Deputy



VICINITY MAP

Fort Bend County
Key Map No. 525 M

HARMONY BELLAIRE

A SUBDIVISION OF 7.000 ACRES
OF LAND SITUATED IN THE BROOKS &
BURLESON SURVEY, A-145
IN FORT BEND COUNTY, TEXAS
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: AUGUST 2021