

PLAT RECORDING SHEET

PLAT NAME: Harlem Road Park

PLAT NO: _____

ACREAGE: 12.816

LEAGUE: William Morton 1-1/2 League

ABSTRACT NUMBER: A-62

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Fort Bend County

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Fort Bend County, a body corporate and politic, acting by and through KP George, its County Judge, and attested by its County Clerk, Laura Richard Being Officers of said Fort Bend County, a body corporate and politic, hereinafter referred to as Owners (whether one or more) of the 12.816-acre tract described in the above and foregoing map of HARLEM ROAD PARK do hereby make and establish said subdivision and development plot 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), 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 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-unobstructed aerial easements. The aerial easements shall extend horizontally on 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 purposes 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 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 twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gulches, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, 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 is hereby 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, Owners 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, Fort Bend County, has caused these presents to be signed by KP George, its County Judge, thereunto authorized, attested by its County Clerk, Laura Richard, this _____ day of _____, 2022.

Fort Bend County, a body corporate and politic

By: _____
KP George, Fort Bend County Judge

Attest: _____
Laura Richard, County Clerk

STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared KP George and Laura Richard, 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 and in the capacity therein and herein stated, and as the act and deed of said professional limited liability company.
Given under my hand and seal of office, this _____ day of _____, 2022.

Notary Public in and for the State of Texas
County of Fort Bend
My commission expires: _____

STATE OF TEXAS §
COUNTY OF FORT BEND §

This Plat of HARLEM ROAD PARK is approved by the City Manager of the City of Richmond, Texas, this 15 day of December, 2021.

Terri Vela
City Manager

STATE OF TEXAS §
COUNTY OF FORT BEND §

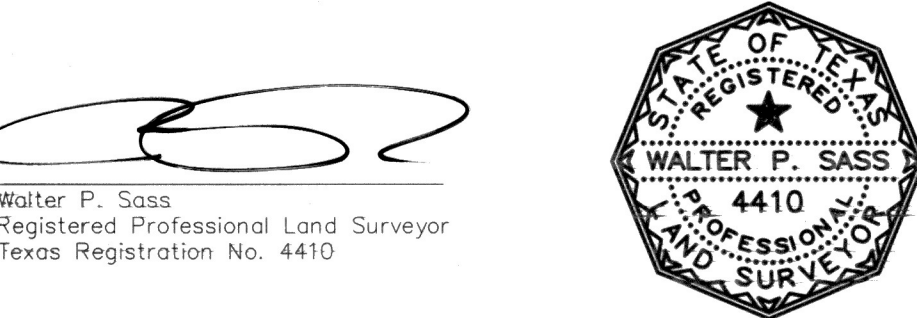
This plat of HARLEM ROAD PARK Subdivision approved on December 15, 2021 by the City of Richmond City Commission, and signed this the 15 day of December, 2021, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

Signed Rebecca R. Baas Mayor
Signed _____ City Secretary

I, James C. Peyton, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all of the requirements of Fort Bend County to the best of my knowledge.



I, Walter P. Sass, am authorized (or 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.



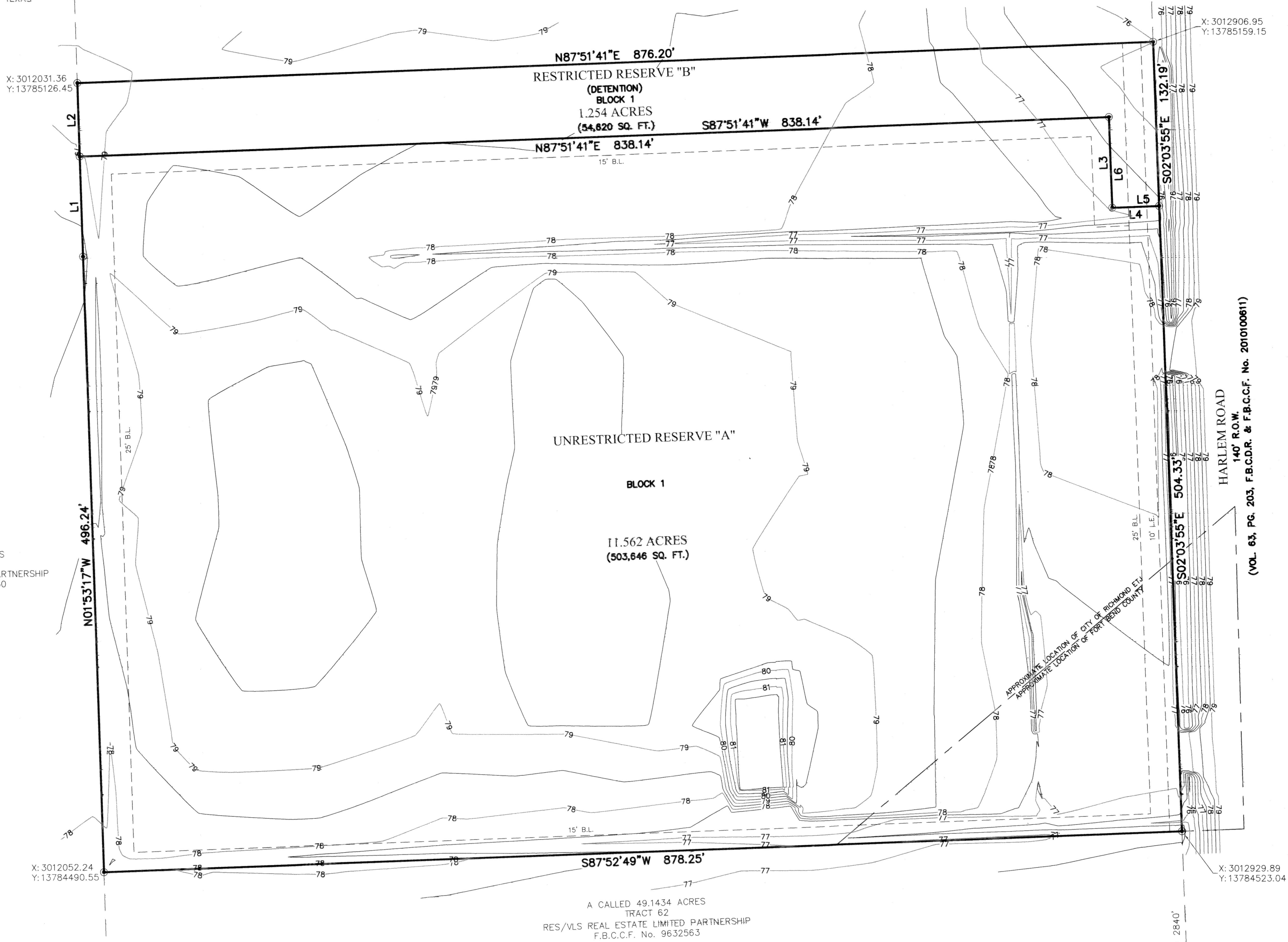
LEGEND

- A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
C.I.R. - CAPPED IRON ROD
D.E. - DRAINAGE EASEMENT
F.C. NO. - FILM CODE NUMBER
F.B.C.C.F. NO. - FORT BEND COUNTY CLERKS FILE NUMBER
F.B.C.D.R. - FORT BEND COUNTY DEED RECORD
F.B.C.D.C.M. - FORT BEND COUNTY DRAINAGE CRITERIA MANUAL
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
I.R. - IRON ROD
L.E. - LANDSCAPE EASEMENT
PG. - PAGE
O.P.R.R.P.F.B.C. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS
R.O.W. - RIGHT-OF-WAY
STM. S.E. - STORM SEWER EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
SQ.FT. - SQUARE FEET
VOL. - VOLUME
U.E. - UTILITY EASEMENT
W.L.E. - WATERLINE EASEMENT

RESERVE TABLE		
"A"	11.562 ACRES	(503,646 SQ. FT.)
"B"	1.254 ACRES	(54,620 SQ. FT.)
Detention		

PUBLIC FACILITIES	DISTRICT NAMES
FBCDD	DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
CITY OR CITY ETJ	RICHMOND E.T.J.
TELEPHONE	AT&T
CABLE	COMCAST
TELEPHONE	WINDSTREAM

REMAINDER OF A CALLED 19.4224 ACRES
RES/VLS REAL ESTATE LIMITED PARTNERSHIP
F.B.C.C.F. No. 2002071030

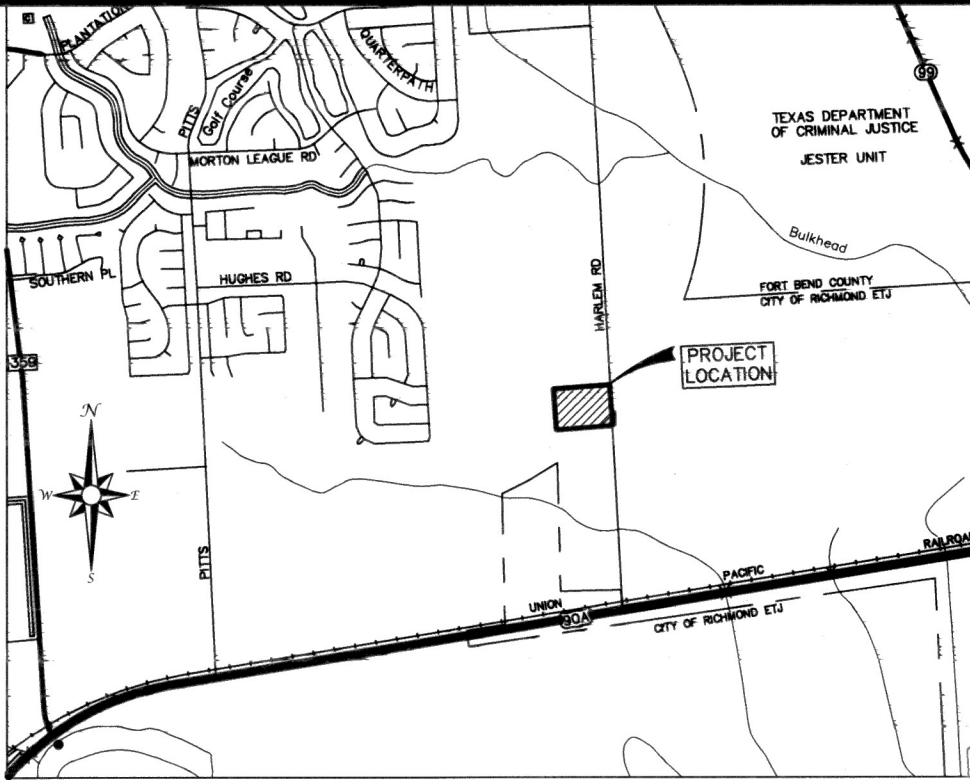
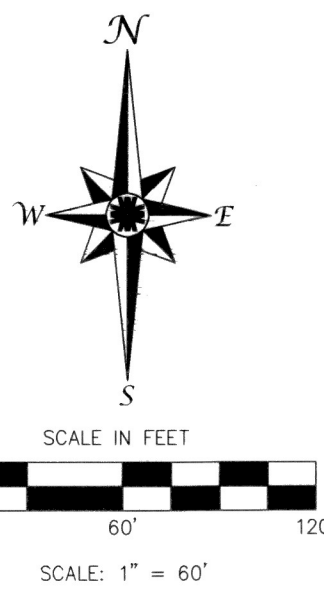


NOTES:

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to Grid Coordinates by applying the following combined scale: 0.999875081.
- All elevations are referenced to the N.G.S. Vertical Datum of NAVD88, 2001 Adjustment.
- All known pipelines or pipeline easements within the plat boundaries are shown hereon.
- With respect to instruments of record within this plat, surveyor relied on City Planning Letter issued by Charter Title Company Dated October 18, 2021.
- The property is located within the City of Richmond's Extra Territorial Jurisdiction.
- All drainage systems for this subdivision shall be designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events.
- All future development should verify that the minimum slab elevation is at least 24" above any on-site detention 100Yr. water surface elevation.
- All future development should verify that the minimum slab elevation is at least 12" above the maximum extreme event ponding elevation within the site.
- Future development shall require on-site detention in accordance with the FBCDCM within a dedicated drainage easement/reserve.
- This tract is shown to be within Flood Zone AE on Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0255L, revised April 02, 2014. Zone AE is defined as areas determined to be subject to flooding by the 1% annual chance flood.
- In accordance with Fort Bend County's determination, the top of all floor slabs shall be minimum of 83.00' feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation 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.
- 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 3, of the Unified Development Code, City of Richmond, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- Sidewalks shall be built or caused to be built not less than 5 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.
- Sidewalks shall be built in conformance to Section 4.5.201 of the City of Richmond Unified Development Code.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operations and maintenance of the drainage facility.
- All property to drain into the drainage easements only through an approved drainage structure.
- Property lies wholly within lighting zone # 3. The Lighting zone is administered by Fort Bend County.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstruction 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.
- Site plans shall be submitted to Fort Bend County and any 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 beginning construction.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N1°51'21"W	80.86'
L2	N1°51'21"W	59.15'
L3	S2°08'19"E	73.00'
L4	N87°56'05"E	38.19'
L5	S87°56'05"W	38.19'
L6	N2°08'19"W	73.00'

WILLIAM MORTON 1-1/2 LEAGUE, A-62



VICINITY MAP
N.T.S.
Key Map No. 566-U

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 the 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 _____, 2022.

Vincent M. Morales, 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

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 _____ 2022, 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 for
Fort Bend County, Texas

By: _____
Deputy

HARLEM ROAD PARK

A SUBDIVISION OF 12.816 ACRES (558,267 SQ. FT.),
SITUATED IN THE WILLIAM MORTON 1-1/2 LEAGUE, A-62,
FORT BEND COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER

FORT BEND COUNTY
401 JACKSON STREET
RICHMOND, TX 77469
(281) 633-7509

SURVEYOR:

WEISSER
ENGINEERING COMPANY, INC.
19500 PARK ROW, SUITE 100
HOUSTON, TEXAS 77084
(281) 579-7300

Date : OCTOBER 2022

Job No. : GC417