

2322 West Grand Parkway North, Suite 150 Katy, Texas 77449 Tel: 832-913-4000 Fax: 832-913-4001 www.jonescarter.com

December 22, 2021

Fort Bend County Commissioners Court Commissioner Andy Meyers, Precinct 3 1517 Eugene Heimann Circle Richmond, TX 77469

Re: Fort Bend WCID No 2 Surface Water Treatment Plant Reserve

Dear Commissioner Meyers:

The proposed plat consists of 76.5357 acres of land out of the William Nell Survey, A- 64. The subdivision lies within the City of Stafford Extra Territorial Jurisdiction and Fort Bend County limits. The site is located along Fifth Street with direct access from Rosas Street, Bowen Street, and Lexington Common. The final plat was approved by the City of Stafford on December 8, 2021.

We respectfully request the Court consider granting the Variance request not extend or terminate Rosas Street, Bowen Street, and Lexington Common into a cul-de-sac (Section 5.6 Other Street Requirements A. Dead-end Streets). This site is solemnly accessed by the plant staff and the needed chemical truck, garbage, and maintenance trucks to service the treatment plant. Therefore, there is not a public need for the creation of said cul-de-sac. The site consists of lagoons and surface plant buildings. Extending the streets will impact the existing lagoons that serve the treatment plant. The public health, safety or welfare will not be injured as the stub streets are not being used by anyone other than the owners of the properties. There does not presently exist any economic hardship keeping the stub street in its current condition and not extending or terminating said street into a cul-de-sac.

Please let me know of any questions. Thank you for your time.

Sincerely,

Mayra Hernandez, AICP Senior Planner

Mayra Hernandy

MH K:\00146\00146-0406-00 SWTP Ph II Exp to 7.8MGD (FBCWCID 2)\2 Design Phase\PLANNING\Project Management\Project Management\Submittals\FBCE\Variance Request

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STATE OF TEXAS S COUNTY OF FORT REND S	
We, Fort Bend County WC&ID No. 2, acting by and through John Rose, its hereinafter referred to as Owners of the 76.5357 acre tract described in the above and BEND COUNTY WC&ID No 2 SURFACE WATER TREATMENT PLANT RESERVE, do hereby subdivision and development plan of said property according to all lines, dedications, roon said maps or plat and hereby dedicate to the use of the public forever, all streed designated as private streets, or permanent access easements), alleys, parks, water countries and public places shown thereon for the purposes and considerations therein express ourselves, our heirs, successors, and assigns to warrant and forever defend the title on	d foregoing map of FOR make and establish said estrictions, and notations to (except those streets purses, drains, easements ed; and do hereby bind
FURTHER, Owners have dedicated and by these presents do dedicate to the use of th purpose forever unobstructed aerial easements. The aerial easements shall extend eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or s 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground adjacent to and adjoining said public utility easements that are designated with aerial eas indicated and depicted hereon, whereby the aerial easement totals twenty one fee width.	horizontally an additional seven feet, six inches (7 6") for sixteen feet (16 and level upward, located asements (U.E. and A.E.
FURTHER, Owners have dedicated and by these presents do dedicate to the use of th purpose forever unobstructed aerial easements. The aerial easements shall extend horifeet (10'0") for ten feet (10'0") back—to—back ground easements or eight feet (8'0") back—to—back ground easements or seven feet (7'0") for sixteen feet (16'0 easements, from a plane sixteen feet (16'0") above ground level upward, located adjadjoining said public utility easements that are designated with aerial easements (U.E. adepicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.	zontally an additional ter O") for fourteen feet (14 ") back—to—back ground jacent to both sides and
FURTHER, Owners do hereby declare that all parcels of land designated as lots on intended for the construction of single family residential dwelling units thereon (or home subdivision) and shall be restricted for same under the terms and conditions separately.	the placement of mobile
FURTHER, Owners do hereby covenant and agree that all of the property within the behereby restricted to prevent the drainage of any septic tanks into any public or paccess easement, road or alley, or any drainage ditch, either directly or indirectly.	
FURTHER, We do hereby covenant and agree that all of the property within the boun and adjacent to any drainage easement, ditch, gully, creek or natural drainage way sha keep such drainage ways and easements clear of fences, buildings, excessive vegetatio to the operations and maintenance of the drainage facility and that such abutting permitted to drain directly into this easement except by means of an approved drainage	II hereby be restricted to n and other obstructions g property shall not be
FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches locate easements for drainage purposes. Fort Bend County or any other governmental agency enter upon said easement at any time and all times for the purposes of construct drainage facilities and structures.	ed in said subdivision, as y shall have the right to
FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree order as adopted by Fort Bend County Commissioners Court on March 23, 200 amendments.	and shall comply with this
IN TESTIMONY WHEREOF, the Fort Bend County WC&ID No. 2, Company has caused t	hese presents to be sign
by John Rose, its Board President, thereunto authorized, this day of, 2021.	
By: Fort Bend County	WC&ID No. 2
By: John Rose Board President	
STATE OF TEXAS §	

I, Stephanie Kasper, 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.

BEFORE ME, the undersigned authority, on this day personally appeared John Rose, Board President of Fort Bend County WC&ID No. 2 known to me to be the person whose name is subscribed to the foregoing

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

instrument and acknowledged to me that they executed the same for the purposes and considerations therein

COUNTY OF FORT BEND

Notary Public in and for the State of Texas

My commission expires: _____

Stephanie Kasper, P.E. Professional Engineer No. 120152 I, Jeromy Chandler, 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, angles points, points of curvature and other points of reference have been marked with iron (or other objects of permanent nature) pipes or rods having an outside diameter of not less than five eights (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.

Registered Professional Land Surveyor
Texas Registration No. 5755

This is to certify that the Planning Commission of the City of Stafford, Texas, has approved this plat and subdivision of FORT BEND COUNTY WC&ID No 2 SURFACE WATER TREATMENT PLANT RESERVE in conformance with the laws of the State of Texas and the ordinances of the City of Stafford, as shown hereon, and authorized the recording of this plat this ______, day of _______, 2021.

Ву:		
,	William K. Bostic, JR. Vice Chair	
Ву:		
•	Joe Rome Secretary	

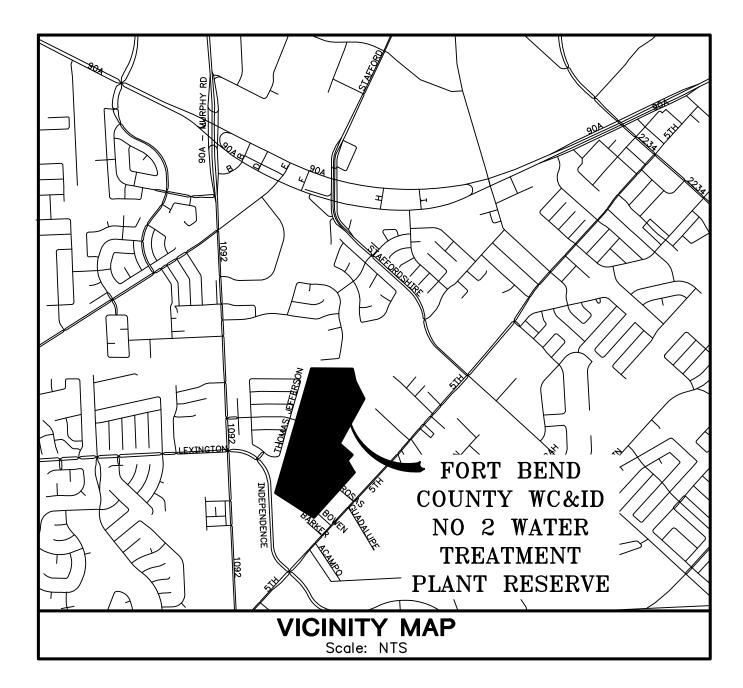
This is to certify that the City Council of the City of Stafford, Texas, has approved this plat and subdivision of FORT BEND COUNTY WC&ID No 2 SURFACE WATER TREATMENT PLANT RESERVE in conformance with the laws of the State of Texas and the ordinances of the City of Stafford, as shown hereon, and authorized the recording of this plat this ______, day of ______, 2021.

Ву:					
	Cecil Willis, JF Mayor	₹.			
	•				
Ву:					
	Tomika R. Lev City Secretary	vis			

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _______, 2021 at _______ o'clock ______ in Plat Number(s) _______ of the Plat Records of said County.

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

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Bend	County.	Texas				
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Всри	. y					
	Bend	Bend County, Deputy	Bend County, Texas	Bend County, Texas	Bend County, Texas	Bend County, Texas



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 artery or parent stream or any other area or subdivision within the watershed.

	J. Stacy Slawinski, P.E. Fort Bend County Engineer	Date
ROVED by the Commissioners' Court of Fort B	end County, Texas, this day of	, 202
Vincent M. Morales, Jr. 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	

FORT BEND COUNTY WC&ID NO 2 SURFACE WATER TREATMENT PLANT RESERVE

A SUBDIVISION OF 76.5357 ACRES OF LAND
OUT OF THE
WILLIAM NEEL SURVEY, A-64
FORT BEND, TEXAS

0 LOTS 1 RESERVE

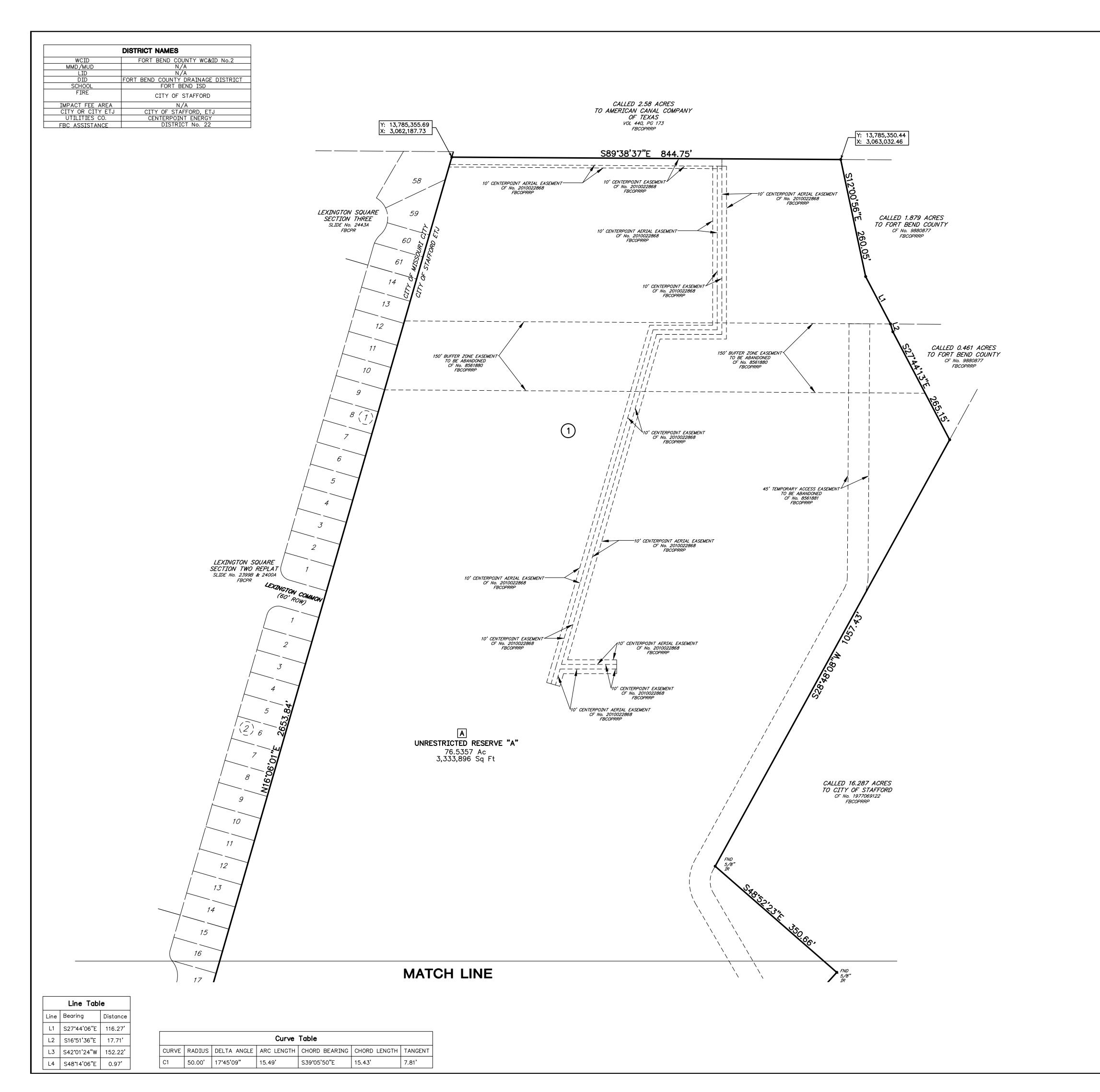
1 BLOCK

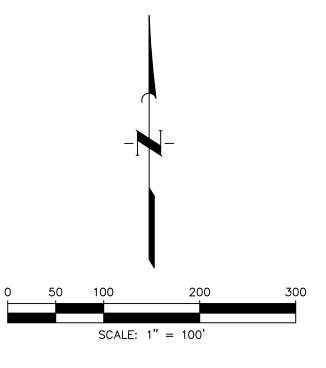
NOVEMBER 2021

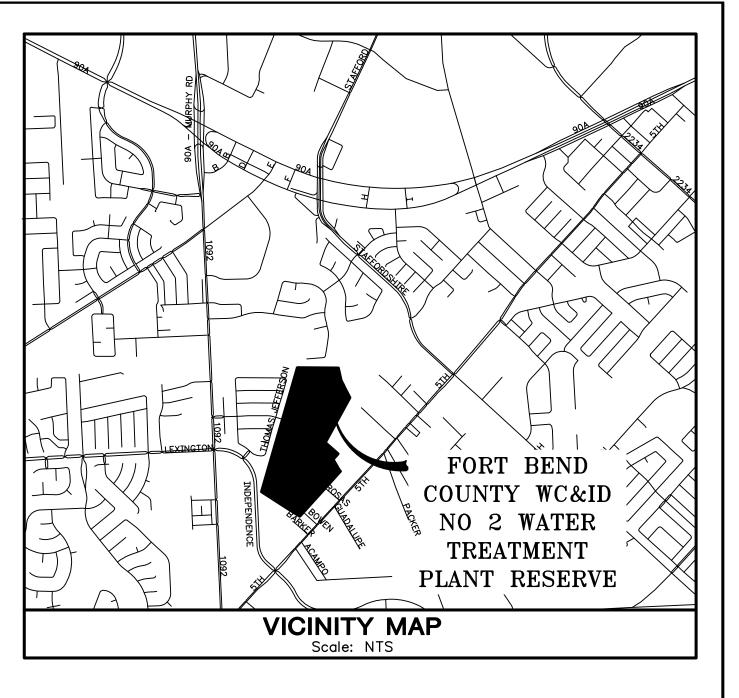
FORT BEND COUNTY WC&ID No. 2
2331 S Main Street Stafford, TX 77477



SHEET 1 OF 3







General Notes

. "Aerial Easement" "Building Line"

"Clerk's File"

"Fort Bend County Deed Records"
"Fort Bend County Plat Records"

"Fort Bend County Official Public Records of Real Property"

"Number"

ROW . "Right-of-Way" Sq Ft . ."Square Feet"

Vol _, Pg _ . . ."Volume and Page"

• "Set 3/4-inch Iron with Cap Stamped "Jones|Carter" as Per Certification"

- 1. All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations. All distances are surface values and may be converted to grid by applying the combined adjustment factor 0.999874460762079. 2. There are no pipeline easements within the platted area.
- 3. Sidewalks shall be built or caused to be built not less than five 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.

 4. FORT BEND COUNTY WC&ID No 2 SURFACE WATER TREATMENT PLANT lies within lighting zone LZ3 according to the Fort Bend County "Order for Regulation of Outdoor Lighting".
- 5. 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: 1.0001255550...
- 6. The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 7. All property to drain into the drainage easements only through an approved drainage structure.
- 8. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of
- 9. 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
- 10. 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.
- 11. According to Map No. 48157C0285M of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Fort Bend County, Texas, dated January 29, 2021 the subject tract is situated within: Unshaded Zone X defined as areas determined to be outside the 0.2% annual chance floodplain (500-year flood). This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural
- causes. This flood statement shall not create liability on the part of the surveyor. 12. This tract is located within the extraterritorial jurisdiction of the City of Stafford, Fort Bend County, Texas, Fort Bend County WC&ID No.2 and
- within Fort Bend County Assistance District No. 22. 13. This plat was prepared from information by Alamo Title Company, dated November 1, 2021. The surveyor has not abstracted the subject
- 14. In addition, no slab shall be no less than 1.0' above any down gradient roadway, drainage restraint, maximum ponding, or sheet flow elevation as calculated within the site design.

FORT BEND COUNTY WC&ID NO 2 SURFACE WATER TREATMENT PLANT RESERVE

A SUBDIVISION OF 76.5357 ACRES OF LAND OUT OF THE WILLIAM NEEL SURVEY, A-64 FORT BEND, TEXAS

0 LOTS

1 RESERVE

1 BLOCK

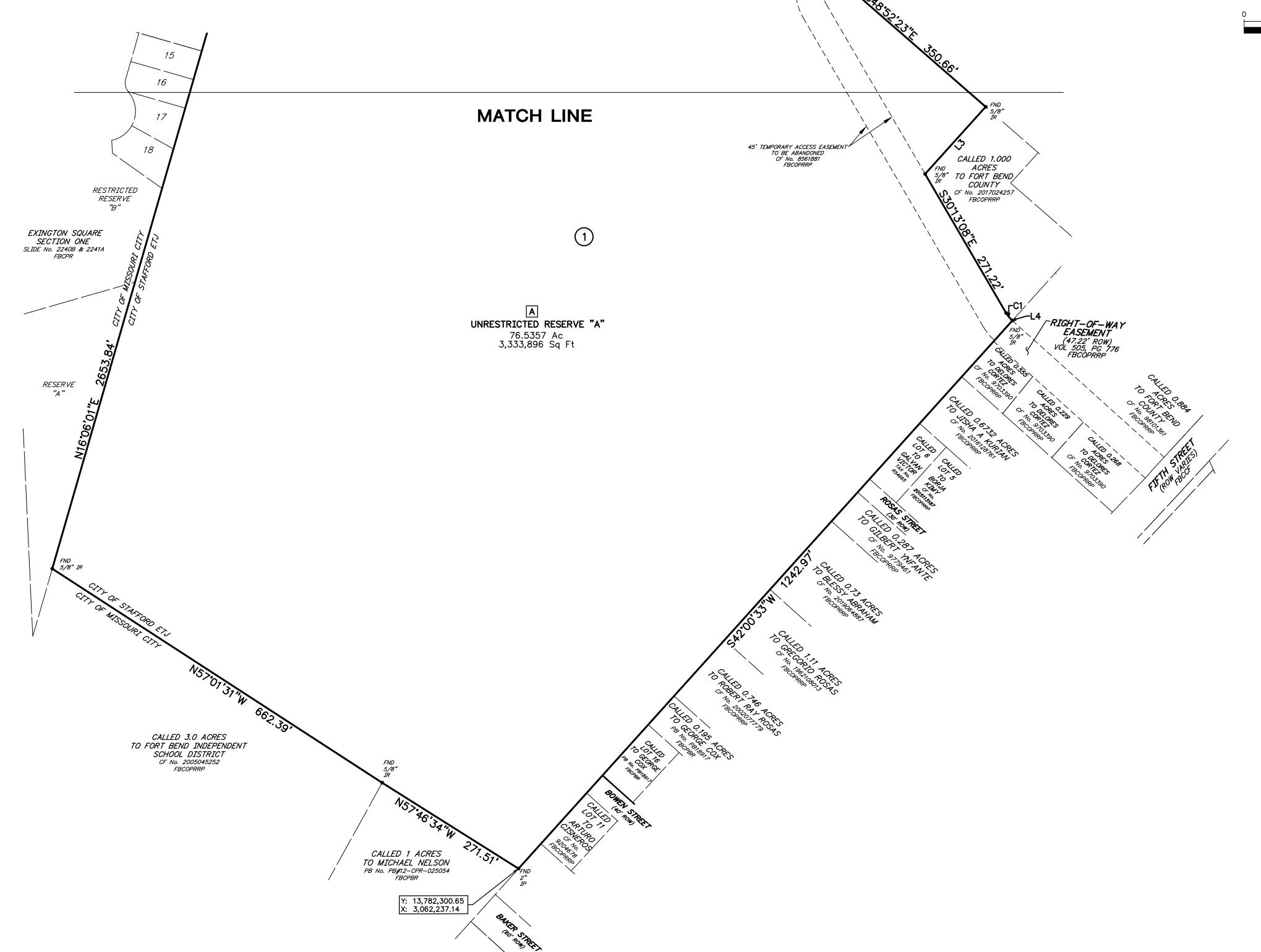
NOVEMBER 2021

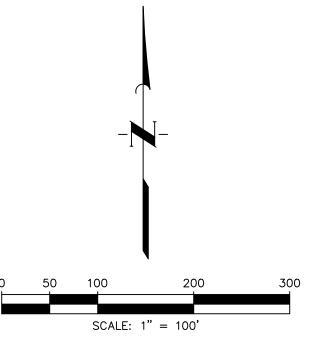
FORT BEND COUNTY WC&ID No. 2 2331 S Main Street Stafford, TX 77477

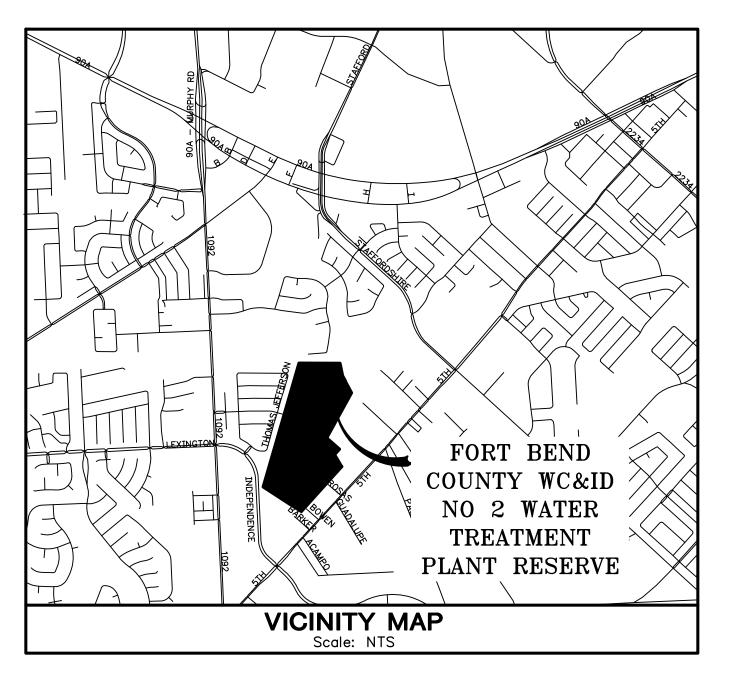
ENGINEER/SURVEYOR: Texas Board of Professional Land Surveying Registration No. 100461-04 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 2 OF 3

	DISTRICT NAMES
WCID	FORT BEND COUNTY WC&ID No.2
MMD/MUD	N/A
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND ISD
FIRE	CITY OF STAFFORD
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	CITY OF STAFFORD, ETJ
UTILITIES CO.	CENTERPOINT ENERGY
FBC ASSISTANCE	DISTRICT No. 22







General Notes

"Aerial Easement" "Building Line"

"Clerk's File"

"Fort Bend County Deed Records"
"Fort Bend County Plat Records" "Fort Bend County Official Public Records of Real Property"

FBCOPRRP ROW . "Right-of-Way"

."Square Feet" Vol _, Pg _ . . . "Volume and Page"

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FORT BEND COUNTY WC&ID NO 2 SURFACE WATER TREATMENT PLANT RESERVE

A SUBDIVISION OF 76.5357 ACRES OF LAND OUT OF THE WILLIAM NEEL SURVEY, A-64 FORT BEND, TEXAS

0 LOTS

1 RESERVE

1 BLOCK

NOVEMBER 2021

FORT BEND COUNTY WC&ID No. 2 2331 S Main Street Stafford, TX 77477

ENGINEER/SURVEYOR: Texas Board of Professional Land Surveying Registration No. 100461-04 6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

SHEET 3 OF 3

Curve Table CURVE RADIUS DELTA ANGLE ARC LENGTH CHORD BEARING CHORD LENGTH TANGENT 50.00' 17'45'09" S39°05'50"E 15.43' 15.49'

Line Bearing

L2 S16°51'36"E

L4 S48°14'06"E

L1 | S27°44'06"E | 116.27'

L3 S42°01'24"W 152.22'