

PLAT RECORDING SHEET

PLAT NAME: HFBESD 100 Communications Center

PLAT NO: _____

ACREAGE: 4.116

LEAGUE: William Stanley Survey

ABSTRACT NUMBER: 599

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Harris-Fort Bend Emergency Services District No. 100

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Harris-Fort Bend Emergency Services District No. 100, acting by and through Dale Terry and Jeff Jernberg, owner hereinafter referred to as Owners of the 4.116 acre tract described in the above and foregoing plot of HFBS100 COMMUNICATIONS CENTER, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plot and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 to 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 11 feet six inches for ten feet perimeter ground easements; five feet six inches for 16 feet perimeter ground easements; or seven feet six inches for 14 feet perimeter ground easements, from a plane 16 feet above 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 the aerial easement totals 21 feet six inches 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 for ten feet back-to-back ground easements; seven feet for 16 feet back-to-back ground easements; or nine feet for 14 feet back-to-back ground easements, from a plane 16 feet 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 the aerial easement totals 30 feet in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot 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, gullies, ravines, draws, sloughs or other natural drainage courses located in said plot, 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 plot 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 Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Harris-Fort Bend Emergency District No. 100, has caused these presents to be signed by Dale Terry and Jeff Jernberg, hereunto authorized, this 15 day of September, 2021

Harris-Fort Bend Emergency Services District No. 100

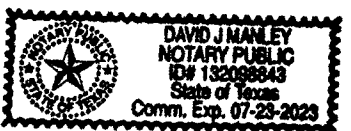
Dale Terry
Dale Terry
Jeff Jernberg
Jeff Jernberg

STATE OF TEXAS
COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared Dale Terry and Jeff Jernberg of Harris-Fort Bend Emergency Services District No. 100, known to me to be the persons whose names are 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 the 15 day of September, 2021

Dan M. M...
Notary Public in and for the
State of Texas
7-23-23
My Commission Expires:



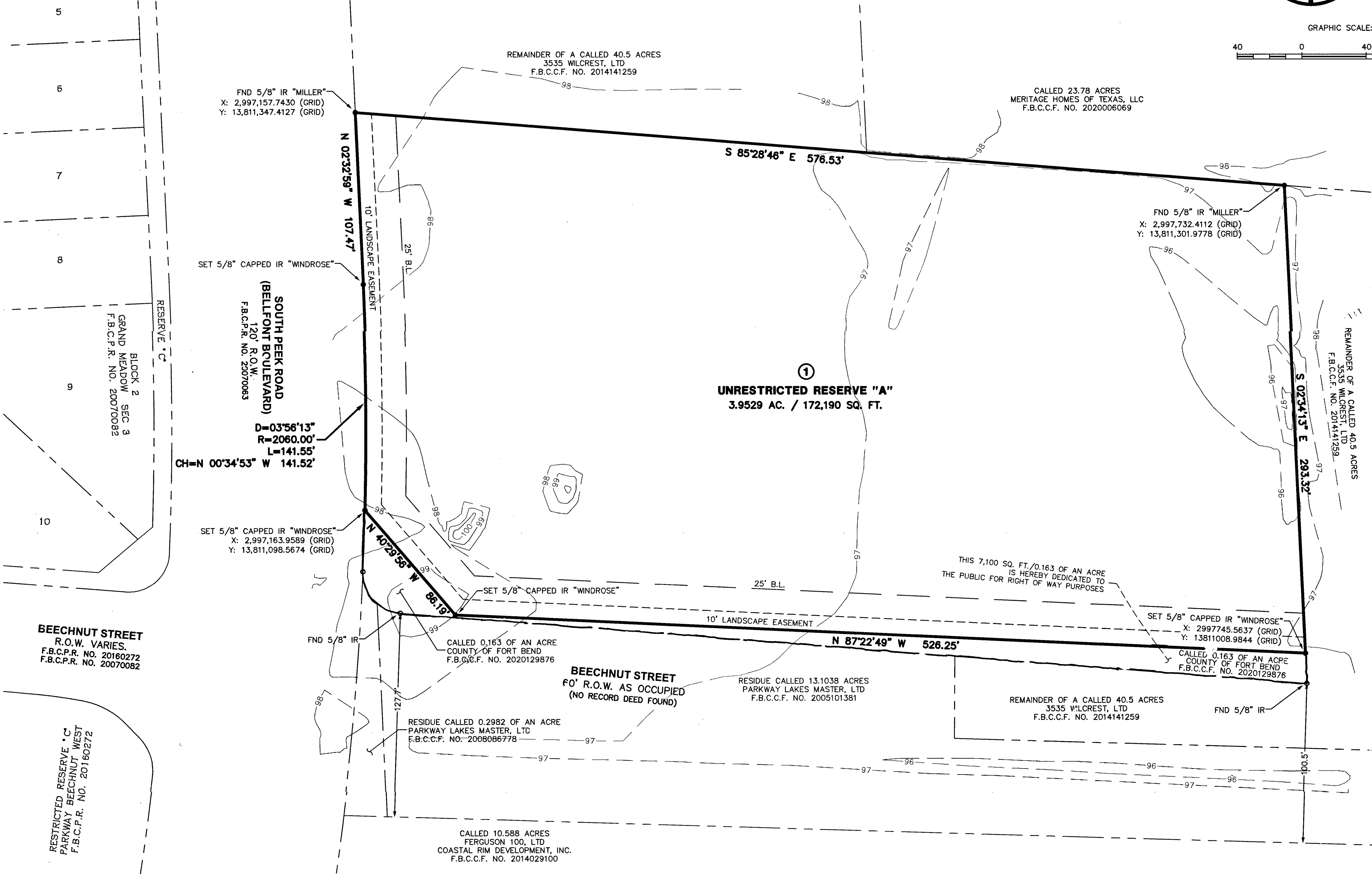
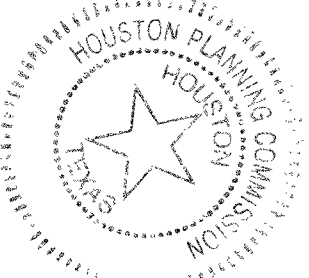
I, Lucas G. Davis, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.



Lucas G. Davis
Lucas G. Davis
Registered Professional Land Surveyor
Texas Registration No. 6599

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plot and subdivision of HFBS100 COMMUNICATIONS CENTER 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 plot this 22 day of November, 2021.

By: *Martha L. Stein* By: *M. Sonny Garza*
Chair Vice Chairman
By: *Margaret Wallace Brown*
Secretary



GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.9999881376.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0120L REVISED/DATED APRIL 2, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHEDD ZONE 1X. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE; ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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 WINDROSE LAND SERVICES.
- ALL PIPELINE EASEMENTS WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON, BASED ON THE TITLE RESEARCH PROVIDED IN THE CITY PLANNING LETTER PREPARED BY CHARTER TITLE COMPANY, FILE NO. 2020-0478, DATED 02/11/22.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 99.31 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.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET FLOODING WITH INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO A DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE LZ3.
- 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 PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- SUBJECT TO SECTION 7 (GREENSPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATIONS OF SUBDIVISIONS.
- 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.
- 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.
- 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.
- SANITARY SEWER EASEMENTS GRANTED TO FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 50, AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2020160051, (DO NOT LIE WITHIN THE SUBJECT TRACT).
- THE PROPERTY IS LOCATED WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND MUD 50, FORT BEND LID 12, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, AND THE CITY OF HOUSTON'S EXTRATERRITORIAL JURISDICTION (ETJ).

DISTRICT NAMES

CO. ASSISTANCE DISTRICT	DISTRICT NO. 9
WCID	NONE
MUD	FBC MUD 50
LID	FBC LID # 12
DID	FBC DRAINAGE
SCHOOL	KATY ISD
FIRE	FT BEND CO ESD 100
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	RICHMOND
COUNTY COMMISSIONER	PRECINCT NO. 3

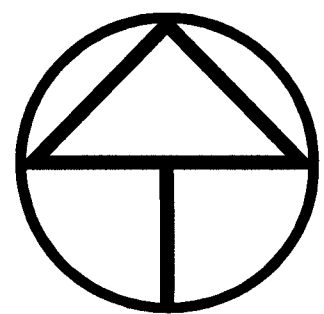
Griffin Stevens, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.



Griffin Stevens
Griffin Stevens, P.E.
Texas PE # 187586

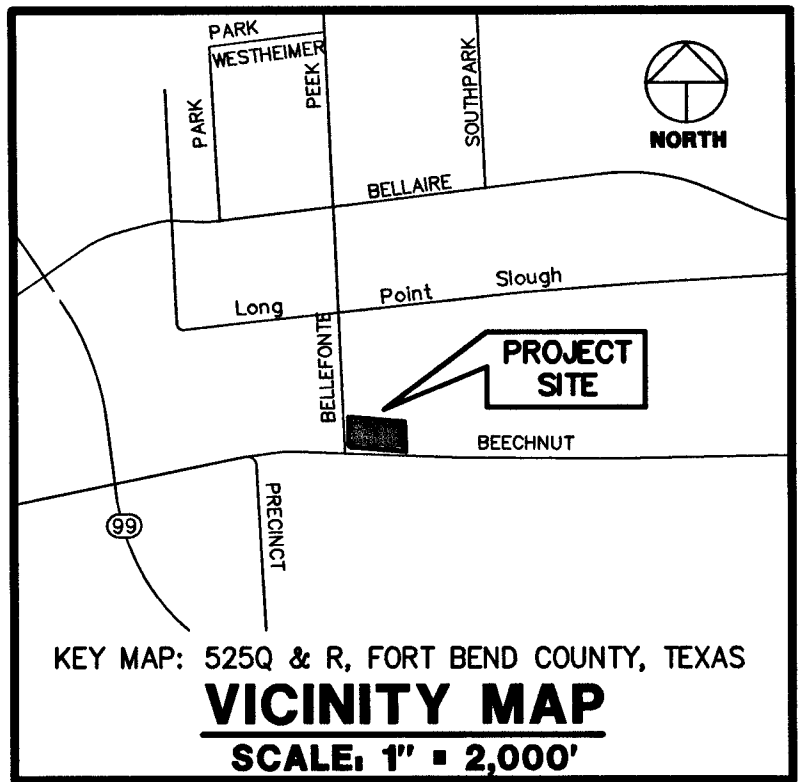
ABBREVIATIONS

- FND - FOUND
F.C. - FILM CODE
H.C.C.F. - HARRIS COUNTY CLERKS FILE
H.C.D.R. - HARRIS COUNTY DEED RECORDS
H.C.M.R. - HARRIS COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO - NUMBER
PG - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL - VOLUME
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
S.S.E. - SANITARY SEWER EASEMENT
S.T.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT
Ⓢ - SET CAPPED 5/8" IR "WINDROSE"



NORTH

GRAPHIC SCALE: 1" = 40'
40 0 40 80 120 Feet



KEY MAP: 525Q & R, FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

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, parent stream, or 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
the ____ day of ____, 20__.

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

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 ____, 20__, at ____ o'clock __m., and duly recorded on
____, 20__, in Plat No. ____ of the Map Records of Fort Bend County, for said county.

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

Laura Richard
Clerk of the County Court
of Fort Bend County, Texas
By: _____ Deputy

HFBS100 COMMUNICATIONS CENTER

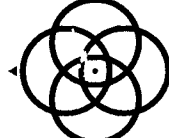
A SUBDIVISION OF
4.116 AC. / 172,190 SQ. FT.

SITUATED IN THE
WILLIAM STANLEY SURVEY, ABSTRACT NO. 599
FORT BEND COUNTY, TEXAS
1 BLOCK 1 RESERVE

NOVEMBER 2021

Owner
Harris-Fort Bend Emergency Services
District No. 100
P.O. Box 506
Alief, TX 77411
713-984-8222

Surveyor



WINDROSE
LAND SURVEYING & PLATTING

11111 RICHMOND AVE., SUITE 1501 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 101088001 | WINDROSESERVICES.COM