

PLAT RECORDING SHEET

PLAT NAME: Beechnut Reserve

PLAT NO: _____

ACREAGE: 2.718

LEAGUE: John McDonald Survey

ABSTRACT NUMBER: A-291

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Blue Sky Self Storage Beechnut LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, BLUE SKY SELF STORAGE BEECHNUT LLC, BY: ALL PRO BEECHNUT LLLP, MANAGER BY: ALL PRO REAL ESTATE, LLC, GENERAL PARTNER, BY ALL PRO CAPITAL, LLC, MANAGER ACTING BY AND THROUGH TONY BETTIS, ITS CEO AND PRESIDENT, AND BY UPLIFT BEECHNUT LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER ACTING BY AND THROUGH LEE FREDRICK ITS MANAGER, OWNERS, HERINAFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 2.718 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF **BEECHNUT RESERVE**, 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 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 DESIGNATED 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

FURTHER, WE 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 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, WE 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, BLUE SKY SELF STORAGE BEECHNUT LLC, BY: ALL PRO BEECHNUT LLLP, MANAGER, BY: ALL PRO REAL ESTATE, LLC, GENERAL PARTNER, BY ALL PRO CAPITAL, LLC, MANAGER ACTING BY AND THROUGH TONY BETTIS, ITS CEO AND PRESIDENT, THIS _____ DAY OF _____, 2023 AND BY UPLIFT BEECHNUT LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER ACTING BY AND THROUGH LEE FREDRICK, MANAGER, THIS _____ DAY OF _____, 2023.

BLUE SKY SELF STORAGE BEECHNUT LLC,

BY: ALL PRO BEECHNUT LLLP, ITS MANAGER

BY: ALL PRO REAL ESTATE, LLC, ITS GENERAL PARTNER

BY: ALL PRO CAPITAL, LLC, ITS MANAGER

BY: TONY BETTIS,
CEO AND PRESIDENT

BY: UPLIFT BEECHNUT LLC, A COLORADO LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: LEE FREDRICK, MANAGER

STATE OF COLORADO
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TONY BETTIS, CEO AND PRESIDENT, AND LEE FREDRICK, MANAGER, 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO

I, DANIEL S. SULLIVAN, 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 AND 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.

DANIEL S. SULLIVAN, RPLS
TEXAS REGISTRATION NO. 5828

I, WILLIAM C. DEMPSEY V., 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.

WILLIAM C. DEMPSEY V., P.E.

GENERAL NOTES

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4284 STATE PLANE GRID COORDINATES (NAD 83) AND HAVE A COMBINED SCALE FACTOR OF 0.999881
- 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. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.00 FEET ABOVE MEAN SEA LEVEL (NAVD83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE 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 IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 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.
- ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE PROPOSED SUBDIVISION HAVE BEEN SHOWN OR THAT THERE ARE NO EXISTING PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
- THIS PLAT LIES WITHIN FORT BEND COUNTY ORDINANCE LZ3.
- ELEVATIONS USED FOR Delineating CONTOUR LINES ARE BASED ON VERTICAL DATUM, NAVD83 (GEOID 128)
- THIS PLAT WAS PREPARED TO MEET THE SPECIFICATIONS OF THE CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- 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.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (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 THAT CERTAIN DOW CHEMICAL COMPANY EASEMENT, RECORDED IN UNDER VOLUME 227, PAGE 349, OF THE FORT BEND COUNTY DEED RECORDS.
- SUBJECT TO THOSE CERTAIN RESTRICTIONS AS RECORDED IN UNDER FORT BEND COUNTY CLERK'S FILE NO. 2010062318.
- THIS PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE MAPS, MAP NUMBER 48157C, DATED APRIL 02, 2014.

GEORGIA NAN MIDDLEBROOKS
TRUST ETAL
CALLED 10.2362 ACRES
ACREAGE

BEECHNUT
STREET

RESTRICTED RESERVE A
BLOCK 1
CST CORNER STORE NO 1464
PLAT NO. 20160244, F.B.C.P.R.

CANAL
ROAD

BONO JOSEPH A TRUST
CALLED 3.0558 ACRES
ACREAGE

DISTRICT NAMES

COUNTY ASSISTANCE DISTRICT	HARRIS-FORT BEND ESD 100
WCID	N/A
MUD	FT. BEND MUD 30
LID	N/A
DID	N/A
SCHOOL	FT. BEND ISD
CITY OR CITY ETJ	CITY OF HOUSTON E.T.J.
DRAINAGE DISTRICT	FT. BEND DRAINAGE
UTILITIES CO.	PUBLIC

FLOOD INFORMATION

F.I.R.M. NO. 48157C PANEL: 0145L
REVISED DATE 4-02-2014 ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

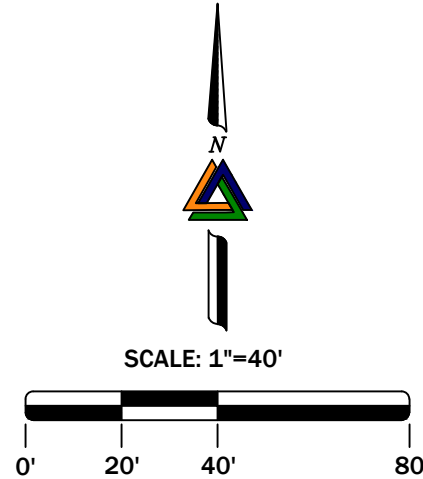
ELEVATION INFORMATION

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88, GEOID 128.

TBM 1: BOX CUT IN SOUTH BACK OF CURB OF BEECHNUT STREET, 69.18 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT, ELEV=92.14' NAVD 88, GEOID 128

LEGEND

B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
<-> - CALLED
VOL. - VOLUME
PG. - PAGE
FND. - FOUND
I.R. - IRON ROD
D.E. - DRAINAGE EASEMENT
W.L.E. - WATER LINE EASEMENT
ESMT. - EASEMENT
S.S.E. - SANITARY SEWER EASEMENT



KEY MAP: 527N

VICINITY MAP (N.T.S.)

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT (OR INSTRUMENT WHEN APPROPRIATE) AND SUBDIVISION OF **BEECHNUT RESERVE**, 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 (OR INSTRUMENT WHEN APPROPRIATE) THIS _____ DAY OF _____, 2023.

BY: MARTHA L. STEIN (OR) M. SONNY GARZA
CHAIR OR VICE CHAIRMAN

BY: MARGARET WALLACE BROWN, AICP, 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 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 _____, 2023.

VINCENT M. MORALES, JR. GRADY PRESTAGE
COMMISSIONER, PRECINCT 1 COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

W.A. "ANDY" MEYERS DEXER L. MCCOY
COMMISSIONER, PRECINCT 3 COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, AT _____ O'CLOCK (A.M. OR P.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
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: DEPUTY

BEECHNUT RESERVE

A SUBDIVISION OF 2.718 ACRES (118,392 SQUARE FEET) OF LAND, SITUATED IN THE JOHN MCDONALD SURVEY, A-291, IN FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK

1" = 40' JANUARY, 2023

OWNERS:

BLUE SKY SELF STORAGE BEECHNUT LLC,
13521 NORTHGATE ESTATE DR. STE 200
970-420-1521

TRI-TECH
SURVEYING COMPANY, L.P.

10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800

JOB No. 7532-10

www.tritechtx.com

TBPLS #10115900

Curve Table					
Curve #	Length	Radius	Delta	CHD. BEARING	CHD. DIST.
C1	310.23	1729.70	10°16'34"	N80°35'13"E	309.81
C2	186.07	523.00	20°23'02"	N38°59'48"W	185.09

Line Table		
Line #	Direction	Length
L2	S43° 10' 09"E	40.00
L1	N42° 52' 30"E	42.43