



February 6, 2023

Fort Bend County Commissioners Court
Commissioner Grady Prestage, Precinct 2
303 Texas Parkway, Room 107
Missouri City, TX 77489

Re: Fort Bend County ESD No 7 Station No 52

Dear Commissioner Prestage:

The proposed development of Fort Bend County ESD No 7 Station No 52 consist of 2.541 acres of land, 1 Block and 1 Unrestricted Reserve "A". The subdivision lies within the City of Houston Extra Territorial Jurisdiction and Fort Bend County limits. The Fort Bend County ESD No 7 Station No 52 is located at the northeast corner of the intersection of Teal Bend Boulevard and Rabb Road. The final plat for the subdivision was approved by the City of Houston Planning Commission on February 3, 2022.

We respectfully request the Court consider granting the following variance:

1. No to widen the right-of-way width on Teal Bend Boulevard from 80ft to 100ft.
Where the subdivision is located adjacent to an existing designated major thoroughfare having a right-of-way width of less than 100 feet, sufficient additional right-of-way must be dedicated, within the subdivision boundaries, to provide for the development of the major thoroughfare to a total right-of-way width of not less than 100 feet, nor more than 120 feet per Sec 5.2.B.2 of the Fort Bend County Regulations of Subdivision.

Due to the existing development and physical characteristics of the surrounding platted subdivisions widening the right-of-way width on Teal Bend Boulevard, a major thoroughfare, please note the following: The existing right-of-way width of Teal Bend Boulevard is 80ft. Across the proposed fire station along the west right-of-way line of Teal Bend Boulevard is a platted subdivision. In order to get the required 100ft width for a major thoroughfare, the proposed fire station site will need to dedicate 20ft due to the developed platted subdivision across the street. This would take acreage from the existing small acreage site and would not be feasible for the design of the future fire station. After discussion with Fort Bend County Engineers, they do not have any plans to widen Teal Bend Boulevard due to existing conditions of the developed platted subdivisions. Keeping the right-of-way width at 80ft will not impede the existing traffic flow and will maintain adequate flow of traffic.

If you have any questions or comments, please contact Abraham Nimrooz at 281-599-8288 or email AbrahamN@westbeltsurveying.com

Sincerely,

Abraham Nimrooz
West Belt Surveying, Inc.
21020 Park Row
Katy, Texas 77449

STATE OF TEXAS §

COUNTY OF FORT BEND §

I, Freddy Lopez, President, being officer of Fort Bend County Emergency Services District No 7, owner, hereinafter referred to as Owner of the 2.629 acre tract described in the above and foregoing map of "Fort Bend County ESD no 7 Station no 52" 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 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, 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 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, 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 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, Owners 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, 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, the Fort Bend County Emergency Services District No 7 has caused these presents to be signed by Freddy Lopez, its president, thereunto authorized, this ____ day of _____, 20____

Fort Bend County Emergency Services District No 7

By: _____
Freddy Lopez
Commissioner, President

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Freddy Lopez, President known to me to be the person whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____

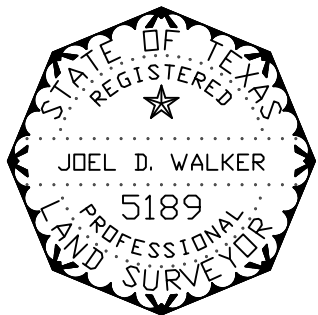
Notary Public in and for _____ County, Texas

(Print Name)

I, Joel D. Walker, 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 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.

Joel D. Walker
Texas Registration No. 5189

Date



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Fort Bend County ESD no 7 Station no 52 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 this ____ day of _____, 20____

Martha L. Stein, Chair or, M. Sonny Garza, Vice-Chair

Margaret Wallace Brown, AICP, CNU-A, Secretary

I, W. Joel Seybert, 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.

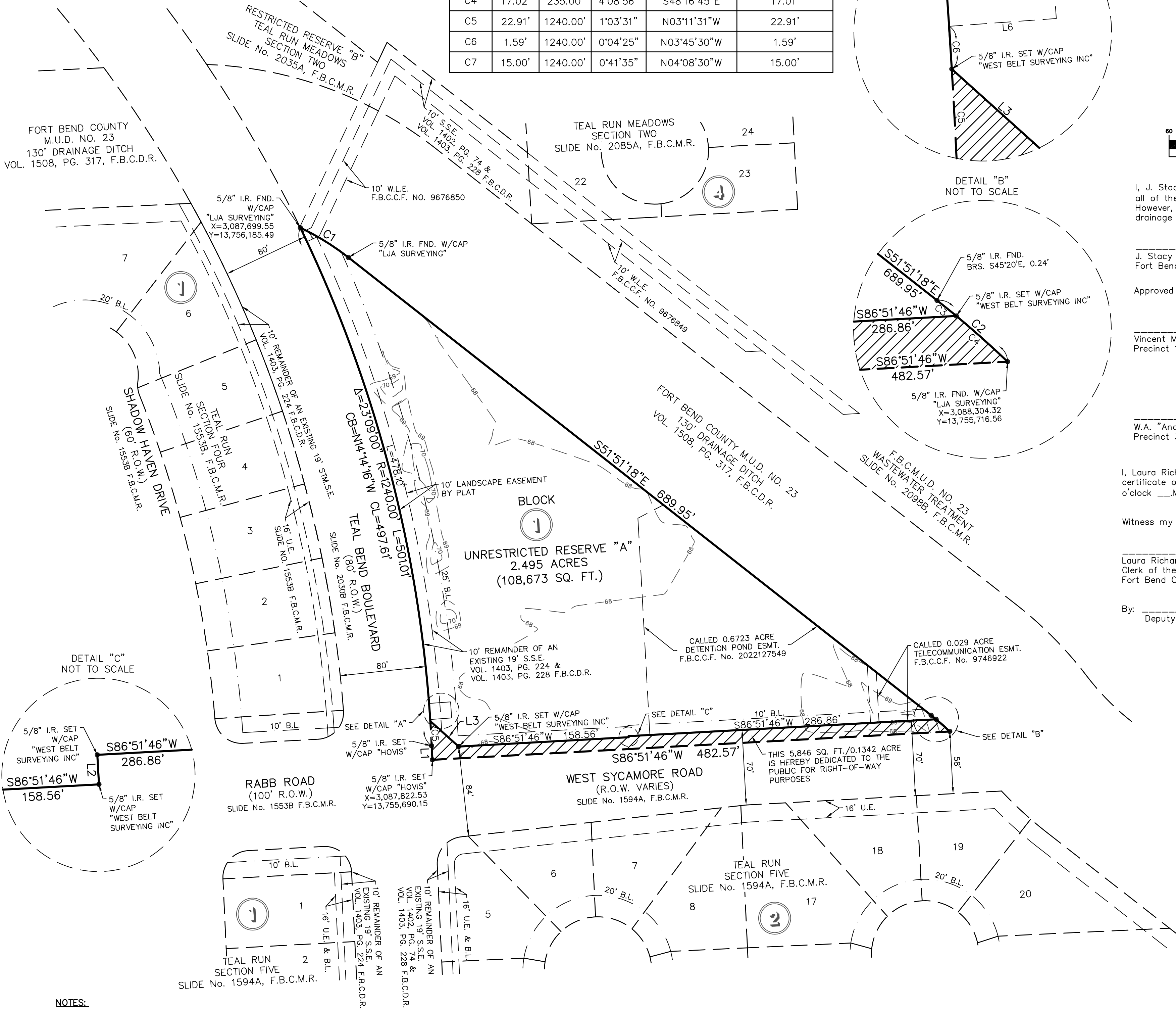
W. Joel Seybert, P.E.
Texas Registration No. 92999

Date

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°39'46"W	13.09'
L2	S03°09'17"E	1.00'
L3	N48°08'33"W	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L4	N85°51'30"E	20.02'
L5	S04°08'30"E	15.00'
L6	S85°51'30"W	20.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	52.71'	235.00'	12°51'04"	S58°16'49"E	52.60'
C2	23.17'	235.00'	5°39'01"	S49°01'47"E	23.17'
C3	6.16'	235.00'	1°30'05"	S51°06'15"E	6.16'
C4	17.02'	235.00'	4°08'56"	S48°16'45"E	17.01'
C5	22.91'	1240.00'	1°03'31"	N03°11'31"W	22.91'
C6	1.59'	1240.00'	0°04'25"	N03°45'30"W	1.59'
C7	15.00'	1240.00'	0°41'35"	N04°08'30"W	15.00'



NOTES:

- The coordinates shown hereon are Texas South Central Zone N. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by the following combined scale factor of 0.999869829471 (X>S.F.=SURFACE VALUE).
- Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
- 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.
- The top of all floor slabs shall be a minimum of 70.00 feet above mean sea level (NAV88 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" above any down gradient roadway or drainage restraint, whichever is higher.
- 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 easement only through an approved structure.
- This property lies within Zone "X" unshaded as per flood insurance rate maps, map number 48157C0315L, dated April 2, 2014.

- There are no known pipelines or pipeline easements within the limits of the Plat boundary.
- The Plat is located in Lighting Zone L23
- This plat lies wholly within City of Houston's Extraterritorial Jurisdiction, Fort Bend County, Fort Bend County Independent School District and County Assistance District No. 4.
- Sidewalks shall be built or caused to be built no 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.
- The drainage system for this subdivision is designed in the accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- Unless otherwise indicated, the building lines [B.L.] whether one or more, shown on this subdivision plat are established to evidence compliance with 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.
- The Planning Commission granted a variance to allow the plat not to dedicate 20' of right-of-way widening for major thoroughfare Teal Bend Boulevard subject to specific conditions on 02/03/2022.

15. 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.

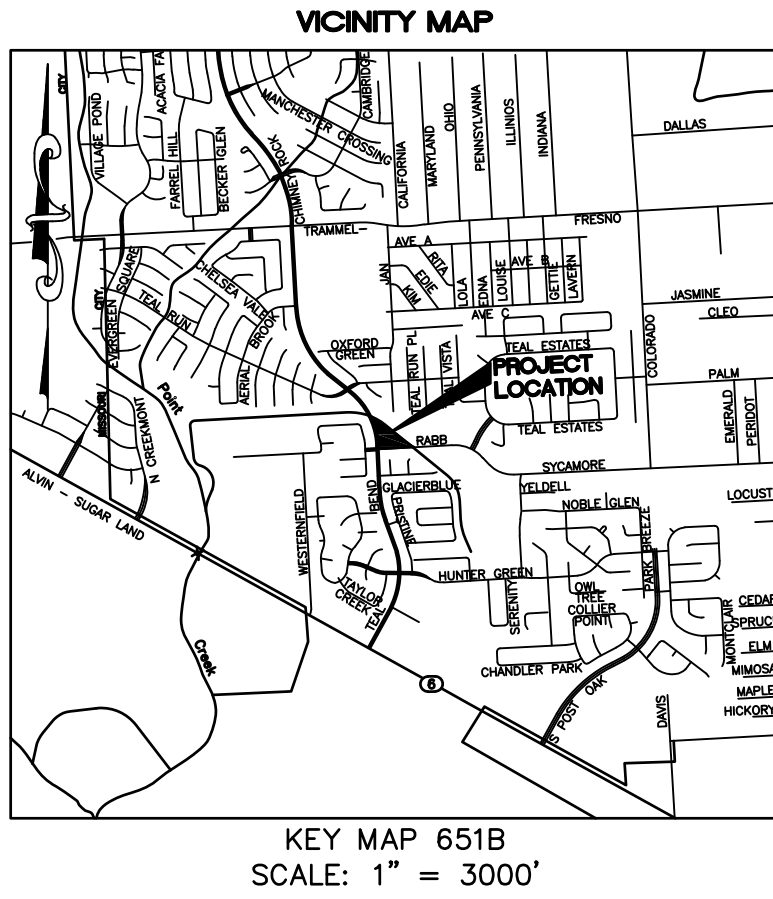
ABBREVIATIONS:

DISTRICT NAMES TABLE	
MUD	FORT BEND COUNTY MUD NO 23
SCHOOL	FORT BEND COUNTY ISD
FIRE	FORT BEND COUNTY ESD No. 7
CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT
COUNTY ASSISTANCE DISTRICT No. 4	

B.L.—BUILDING LINE
ESMT.—EASEMENT
FND.—FOUND
FT.—FEET
F.B.C.C.F.—FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R.—FORT BEND COUNTY DEE RECORDS
F.B.C.P.R.—FORT COUNTY PLAT RECORDS
I.R.—IRON ROD
No.—NUMBER
PG.—PAGE
R.O.W.—RIGHT-OF-WAY
S.S.E.—SANITARY SEWER EASEMENT
SQ.—SQUARE
STM.S.E.—STORM SEWER EASEMENT
VOL.—VOLUME
W.M.E.—WATER METER EASEMENT

OWNER:
FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO 7
4535 FM 521 ROAD
FRESNO, TEXAS 77545
(832) 721-8002

ENGINEER:
S&G ENGINEERING CONSULTANTS, LLC
1706 AVENUE D, SUITE B
KATY, TEXAS 77493
(281) 437-7377



I, J. Stacy Slawinski, 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 intersecting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Slawinski
Fort Bend County Engineer

Approved by Commissioners' Court of Fort Bend County, Texas, this ____ day of _____, 20____

Vincent M. Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

KP George
County Judge

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

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 _____, 20____, 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
Clerk of the County
Fort Bend County, Texas

By: _____
Deputy

FORT BEND COUNTY ESD No 7 STATION No 52

A SUBDIVISION OF
2.629 ACRES
OUT OF THE
MOSES SHIPMAN SURVEY,
ABSTRACT NO. 86
FORT BEND COUNTY, TEXAS

1 BLOCK 1 RESERVE

JANUARY 2023

**WEST BELT
SURVEYING, INC.**

21020 PARK ROW KATY, TEXAS 77449 PHONE: (281) 509-8288 FAX: (281) 492-6026

CERTIFIED FIRM NO. 10073800