

STATE OF TEXAS

COUNTY OF FORT BEND COUNTY

WE, FORT BEND COUNTY, ACTING BY AND THROUGH KP GEORGE, ITS COUNTY JUDGE, OWNER OF THE 15.47 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF FORT BEND COUNTY SPORTSPLEX, 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 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.

IN TESTIMONY WHEREOF, FORT BEND COUNTY, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE

SIGNED BY ITS COUNTY JUDGE, KP GEORGE, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2023.

FORT BEND COUNTY

BY: _____
KP GEORGE
COUNTY JUDGE

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KP GEORGE, COUNTY JUDGE OF FORT BEND COUNTY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID ENTITY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, JOSE A. PEDRAZA, 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 PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

JOSE A. PEDRAZA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6806

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00013.
- THIS PROPERTY LIES IN UNSHADOWED ZONE "X" AS PER FLOOD INSURANCE RATE MAP NO. 48201C1005M, EFFECTIVE DATE MAY 2, 2019.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 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.
- SITE DRAINAGE PLANS SHALL BE SUBMITTED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY ENGINEERING DEPARTMENT AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM HARRIS COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THIS PROPERTY IS AFFECTED BY THE CITY ORDINANCES AND ZONING REGULATIONS OF THE CITY OF HOUSTON, TEXAS.
- 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 OWNERS, 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 FENCED BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- ALL PROPERTY LOCATED ON THE ABOVE AND FOREGOING PLAT IS ENTIRELY WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF HOUSTON.
- B.L. INDICATES BUILDING LINE, U.E. INDICATES UTILITY EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, STM.S.E. INDICATES STORM SEWER EASEMENT, A.E. INDICATES AERIAL EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, L.E. INDICATES LANDSCAPE EASEMENT, ESM.T. INDICATES EASEMENT.

LEGEND

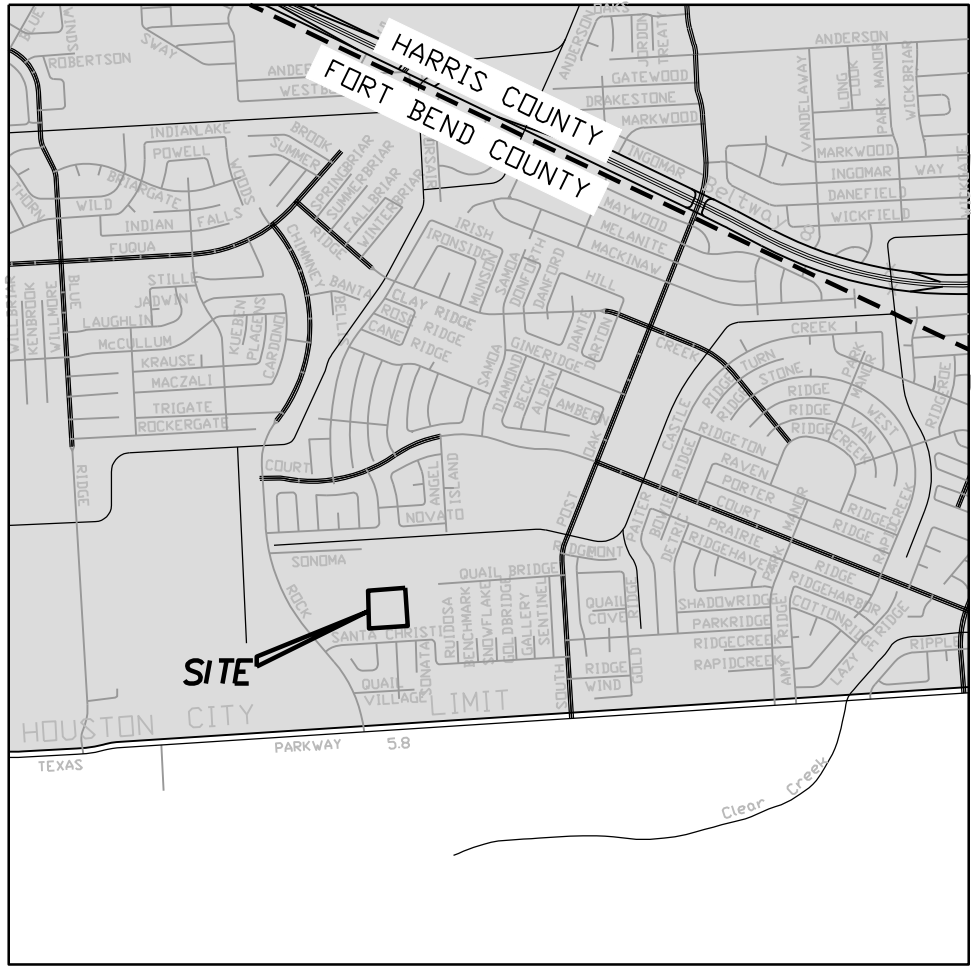
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM. S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
A.E.	AERIAL EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
ESM.T.	EASEMENT
W/ADJ.	WITH ADJACENT
I.R.C.	CAPPED IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.C.F.N.	FORT BEND COUNTY CLERKS FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
SEC.	SECTION
SQ. FT.	SQUARE FEET
AC.	ACRE

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



VICINITY MAP

1"=1/2 MILE

KEYMAP NO.

611B

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF FORT BEND COUNTY SPORTSPLEX 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____.

BY: _____ OR BY: _____
MARTHA L. STEIN, CHAIR M. SONNY GARZA, VICE CHAIRMAN

BY: _____
MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY

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 _____, 20____, AT _____

O'CLOCK ____M., IN PLAT NO. _____ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: _____
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FORT BEND COUNTY SPORTSPLEX

A SUBDIVISION OF 15.47 ACRES
LOCATED IN THE
J. POINTEVENT SURVEY NO. 3, A-305
FORT BEND COUNTY, TEXAS

1 BLOCK

0 LOTS

1 RESERVE

NOVEMBER, 2023

SURVEYOR:

OWNER:

TEJAS SURVEYING
FIRM NO. 10194739
1810 FIRST OAKS STREET, SUITE 220
RICHMOND, TX 77406
(281) 240-9099

FORT BEND COUNTY
KP GEORGE, COUNTY JUDGE
301 JACKSON STREET, SUITE 401
RICHMOND, TX 77469
(281) 633-7500

JOB NO. BAS/61-2105P