

PLAT RECORDING SHEET

PLAT NAME: Harris Fort Bend ESD 100 Swiftwater Rescue Facility

PLAT NO: _____

ACREAGE: 27.32

LEAGUE: Texas Trunk R.R. Co. Survey

ABSTRACT NUMBER: 422

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, a political subdivision of the State of Texas, acting by and through Dale Terry, President of Harris Fort Bend Emergency Services District No. 100, hereinafter referred to as Owners of the 27.32-acre tract described in the above and foregoing map of Harris Fort Bend ESD 100 Swiftwater Rescue Facility do hereby make and establish said subdivision and development plat 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), 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 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 purposes 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 ground level upward, located adjacent to and adjoining said public utility easements that are designed 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 purposes 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 designed 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, we 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, 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 easement for drainage purposes. Giving the City of Fulshear, Fort Bend County, or any other governmental agency, the right to enter upon at said easement at any and all times for the purpose 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 plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way is hereby 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, Harris Fort Bend Emergency Services District No. 100, a political subdivision of the State of Texas, has caused these presents to be signed by Dale Terry, its President, thereunto authorized,

this _____ day of _____, 2025.

Harris Fort Bend Emergency Services District No. 100,
A political subdivision of the State of Texas

By: Dale Terry, President

STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Dale Terry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 political subdivision of the State of Texas.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Print Name: _____

My commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Harris Fort Bend ESD 100 Swiftwater Rescue Facility 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 _____, 2025.

By: Lisa M. Clark or M. Sonny Garza
Chair Vice-Chairman

By: Vonn Tran
Secretary

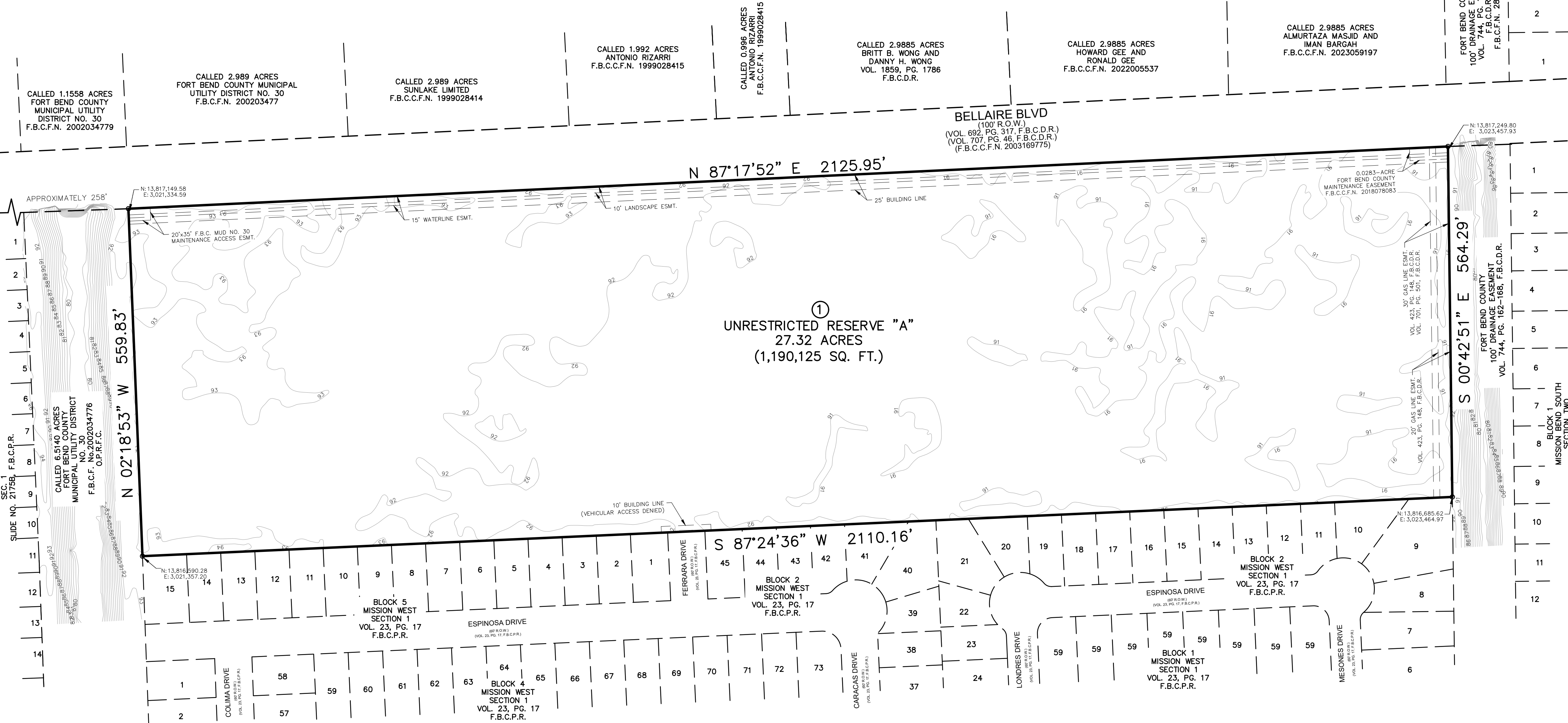
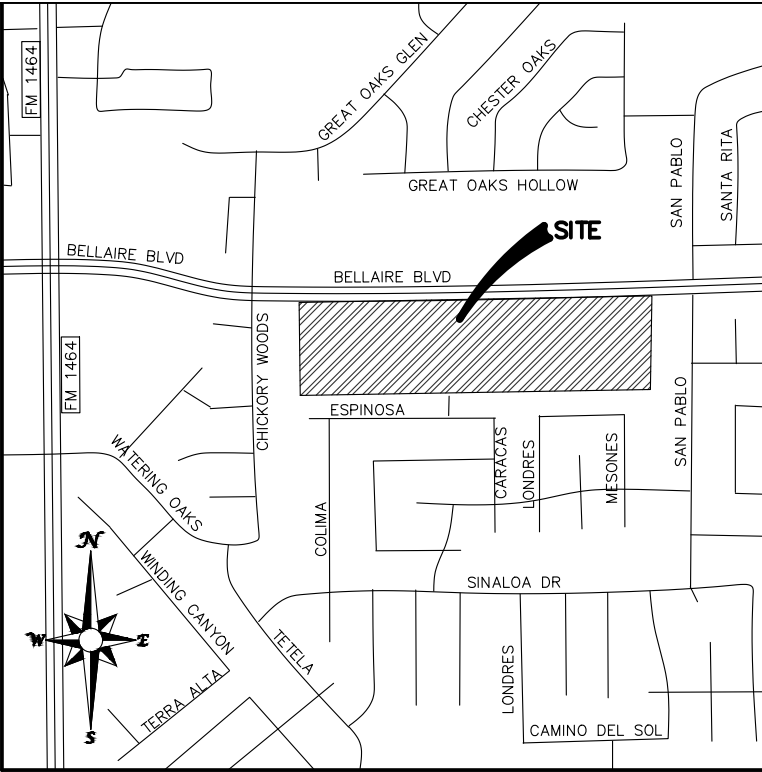
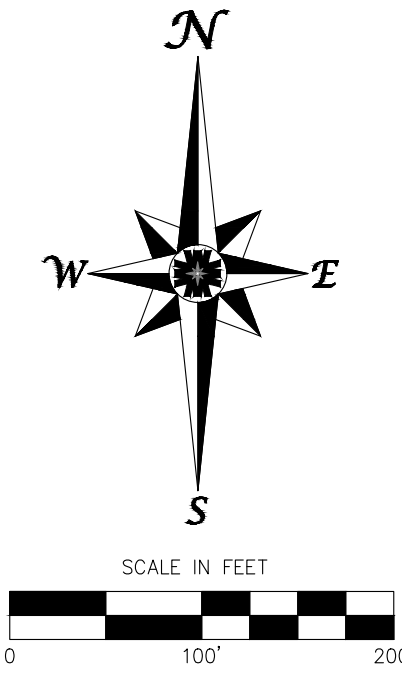
I, Brian Stephens-Hotopp, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all of the requirements of the Fort Bend County to the best of my knowledge.

Brian Stephens-Hotopp
Registered Professional Engineer
Texas Registration No. 147218

Walter P. Sass
Registered Professional Land Surveyor
Texas Registration No. 4410

I, Walter P. Sass, am authorized (or 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.

A.E. – AERIAL EASEMENT
B.L. – BUILDING LINE
D.E. – DRAINAGE EASEMENT
ESMT. – EASEMENT
F.B.C.C.F.N. – FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.D.R. – FORT BEND COUNTY DEED RECORD
F.B.C.P.R. – FORT BEND COUNTY PLAT RECORDS
FND. – FOUND
I.R. – IRON ROD
I.R.C. – IRON ROD WITH CAP
LS. LANDSCAPE
PG. – PAGE
O.P.R.R.P.F.B.C. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS
R.O.W. – RIGHT-OF-WAY
STM. S.E. – STORM SEWER EASEMENT
S.S.E. – SANITARY SEWER EASEMENT
SQ.FT. – SQUARE FEET
VOL. – VOLUME
U.E. – UTILITY EASEMENT
W.L.E. – WATERLINE EASEMENT



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 the 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 _____, 2025.

Vincent M. Morgles, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Dexter L. McCoy
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 _____, 2025,

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
County Clerk for
Fort Bend County, Texas

By: _____
Deputy

HARRIS FORT BEND ESD 100 SWIFTWATER RESCUE FACILITY

A SUBDIVISION OF 27.32 ACRES (1,190,125 SQ. FT.)
SITUATED IN THE TEXAS TRUNK R.R. CO. SURVEY
ABSTRACT NO. 422
CITY OF HOUSTON, E.T.J.
FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVE

REASON FOR REPLAT:
CREATE (1) ONE UNRESTRICTED RESERVE

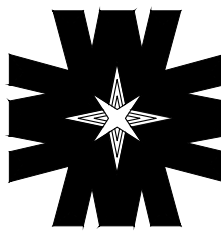
OWNER:
HARRIS-FORT BEND
EMERGENCY SERVICES DISTRICT NO. 100
A POLITICAL SUBDIVISION OF THE STATE OF TEXAS
16003 BELLAIRE BOULEVARD
HOUSTON, TEXAS 77083
713-984-8222

Date : MARCH 2025 Job No. : LD084

NOTES:

- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane GRID Coordinates (NAD83) and may be brought to SURFACE Coordinates by applying the following combined scale: 1.000115963.
- All elevations shown hereon are based on Harris County Floodplain Reference Marker No. 190055, Elev.=136.32' (NAVD'88, 2001 ADJ.)
- With respect to instruments of record within this plat, surveyor relied on City Planning Letter issued by Charter Title Company effective date September 19, 2024 Order No. 2024-0539.
- 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 minimum of 92.40' 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, max ponding, or sheet flow elevation; and no less than 24 inches above the 100-year WSEL of any future detention and mitigation pond serving the development as determined during future site designs.
- 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 drainage structure.
- This property lies within Unshaded Zone "X" as shown on the Flood Insurance Rate Map No. 48157C0135L, revised April 2, 2014.

- There are no pipelines or pipeline easements within the plat boundaries are shown hereon.
- This plat lies within Light Zone No. 3 of the Fort Bend County Lighting Ordinance.
- This property lies wholly within Fort Bend County, Fort Bend County Drainage District, Fort Bend County MUD 30, Harris-Fort Bend County ESD 100, Fort Bend ISD, ETJ of City of Houston and County Assistance District No. 9.
- 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 perimeter roads surrounding said plat, in accordance with the A.D.A.
- 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.
- 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.



SURVEYOR:
WEISSER
Engineering & Surveying
19500 Park Row | Houston, Texas 77064
TBPLS Reg. No. Land Surveying: 10194324 | Engineering No. F-68
www.weissereng.com | 281.579.7300

ENGINEER:
CALIBRE ENGINEERING, INC.
8622 S RIDGELINE BLVD, SUITE 310
HIGHLANDS RANCH, CO 80129
303-730-0434