



Fort Bend County Engineering
FORT BEND COUNTY, TEXAS

J. Stacy Slawinski, P.E.
County Engineer

January 21, 2026

Judge KP George
Fort Bend County Judge
401 Jackson Street
Richmond, Texas 77406-0148

Re: *Public Road Connection for Bellaire Boulevard at FM 359 on behalf of Hines Texas Heritage Investors, LP – Sponsorship*

Honorable Judge George:

Fort Bend County Engineering Department has received and reviewed a request (letter attached) from Vogler & Spencer Engineering on behalf of Hines Texas Heritage Investors, LP for Fort Bend County to sponsor a project for a public road connection for Bellaire Boulevard at FM 359. The road connection will provide a point of access for the Heritage Bend.

Any and all cost involved with the project will be borne by Hines Texas Heritage Investors, LP. There will be no cost to Fort Bend County.

The Texas Department of Transportation requests that an agency, such as Fort Bend County, act as a sponsor for the project. This means that the permit for the work will be issued in the name of Fort Bend County and the County accepts responsibility for the terms and conditions of the permit.

We recommend acceptance of the sponsorship and request that this item be placed on the 02/12/2026 Commissioners Court agenda. We have prepared a letter to Texas Department of Transportation for the County Judges' signature.

If there are any questions please do not hesitate to call.

Sincerely,

Hugo Sanchez
Development Services Manager

Attachment: Scope of Work

cc: Commissioner Vincent M Morales, Jr., Precinct 1
File



COUNTY JUDGE
Fort Bend County, Texas

The Honorable KP George
County Judge

(281) 341-8608
Fax (281) 341-8609

February 12, 2026

Glenn Allbritton, P.E.
Houston District Engineer
Texas Department of Transportation
7600 Washington Avenue
Houston, Texas 77007-1044
glenn.allbritton@txdot.gov

Re: ***Public Road Connection for Bellaire Boulevard at FM 359 on behalf of Hines Texas Heritage Investors, LP – Sponsorship***

Dear Glenn Allbritton:

Fort Bend County has received and reviewed a request (letter attached) from Vogler & Spencer Engineering for Fort Bend County to sponsor a connection to a Texas Department of Transportation roadway on behalf of Hines Texas Heritage Investors, LP for a public road connection for Bellaire Boulevard at FM 359, at no cost to the County.

The request was approved by Fort Bend County Commissioners Court at their meeting dated February 12, 2026. We request that a permit for the public road connection be issued with Fort Bend County as sponsor for this project.

If there are any questions or need for additional information, please call Hugo Sanchez in our Engineering Department at 281-633-7500.

Sincerely,

KP George
Fort Bend County Judge

KPG/

Attachments: Resolution
Drawing

cc: Joel Olshefski, Vogler & Spencer Engineering jolshefski@vs-eng.com
[Denese Laskowski, TxDOT denese.laskowski@txdot.gov](mailto:Denese.Laskowski@txdot.gov)
File

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

**RESOLUTION TO SPONSOR A PROJECT FOR A PUBLIC
ROAD CONNECTION FOR BELLAIRE BOULEVARD AT FM 359
ON BEHALF OF HINES TEXAS HERITAGE INVESTORS, LP.**

On this 12 day of February, 2026, the Commissioners Court, sitting as the governing body of Fort Bend County, Texas, at a regular meeting, upon motion of Commissioner Meyers, seconded by Commissioner Prestage, duly put and carried;

WHEREAS, the proposed sponsorship project includes the installation of a public road connection at FM 359 for Bellaire Boulevard.

WHEREAS, the funding for such sponsorship of the project is to be provided through sources other than Fort Bend County.

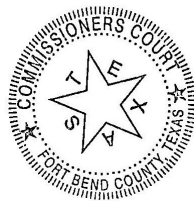
NOW, THEREFORE, BE IT RESOLVED that Fort Bend County expresses its support and sponsorship of such project with the Texas Department of Transportation to cause such improvements to be made at FM 359 for Bellaire Boulevard.

FORT BEND COUNTY

By: KP George
KP George, County Judge

ATTEST:

Laura Richard
Laura Richard, County Clerk





777 North Eldridge Parkway, Suite 500
Houston, TX 77079
713.782.0042 | Fax 713.782.5337
info@vs-eng.com
vs-eng.com

January 12, 2026

Honorable KP George
Fort Bend County Judge
301 Jackson Street, Suite 719
Richmond, Texas 77469

Re: Request for Sponsorship Letter
Proposed Street Tie-in at Southbound FM 359
Bellaire Boulevard for Heritage Bend
Fort Bend County, TX
VSE Project Number 32701-804-01

Dear Judge George:

Vogler & Spencer Engineering is preparing a driveway permit application to submit to the Texas Department of Transportation (TxDOT) for the proposed street tie-in of future Bellaire Boulevard at existing FM 359. A separate project is currently in design by others to signalize this intersection. Hines Texas Heritage Investors, LP, the developer, will fund the cost of construction. There will be no expense to Fort Bend County. Attached is the plat showing the proposed ROW and the construction plans prepared in accordance with TxDOT's street tie-in permit requirements.

As part of the permit application process, TxDOT is requesting a sponsorship letter from Fort Bend County. I am requesting Fort Bend County's sponsorship of this project and a sponsorship letter to include with the TxDOT permit application package.

If you have any questions, you may contact me at jolshefski@vs-eng.com or (717) 903-3597.

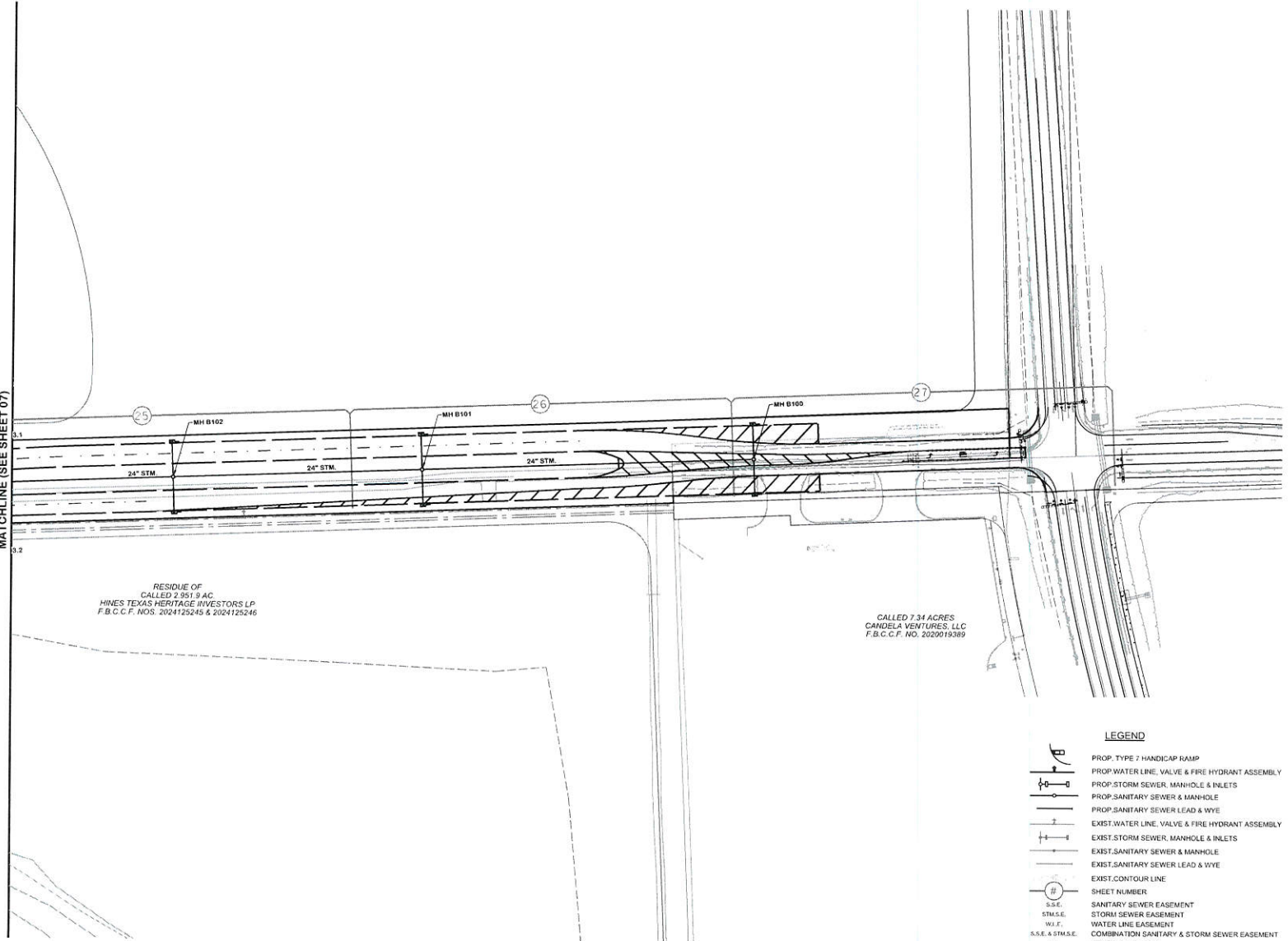
Sincerely,

A handwritten signature in black ink, appearing to read 'Joel Olshefski', written in a cursive style.

Joel Olshefski, P.E.
Project Manager



MATCHLINE (SEE SHEET 07)




RESIDUE OF
CALLED 2.9519 AC
HINES TEXAS HERITAGE INVESTORS LP
F.B.C.C.F. NOS. 2024125245 & 2024125246

CALLED 7.34 ACRES
CANDELA VENTURES, LLC
F.B.C.C.F. NO. 2020019389


- LEGEND**
-  PROP. TYPE 7 HANDICAP RAMP
 -  PROP. WATER LINE, VALVE & FIRE HYDRANT ASSEMBLY
 -  PROP. STORM SEWER, MANHOLE & INLETS
 -  PROP. SANITARY SEWER & MANHOLE
 -  PROP. SANITARY SEWER LEAD & WYE
 -  PROP. WATER LINE, VALVE & FIRE HYDRANT ASSEMBLY
 -  EXIST. STORM SEWER, MANHOLE & INLETS
 -  EXIST. SANITARY SEWER & MANHOLE
 -  EXIST. SANITARY SEWER LEAD & WYE
 -  EXIST. CONTOUR LINE
 -  SHEET NUMBER
 -  S.S.E. SANITARY SEWER EASEMENT
 -  STM.S.E. STORM SEWER EASEMENT
 -  W.L.E. WATER LINE EASEMENT
 -  S.S.E. & STM.S.E. COMBINATION SANITARY & STORM SEWER EASEMENT
 -  U.E. UTILITY EASEMENT
 - B.L. BUILDING LINE
 - HP=XXX.XX PAVING HIGH POINT
 - LP=XXX.XX PAVING LOW POINT

FBC APPROVAL

NO.	DATE	REVISION	APP.



VOGLER & SPENCER
ENGINEERING
777 North Eldridge Parkway, Suite 500
Houston, Texas 77079
713-792-2007
www.vseinc.com
Texas P. E. Firm Registration No. F148

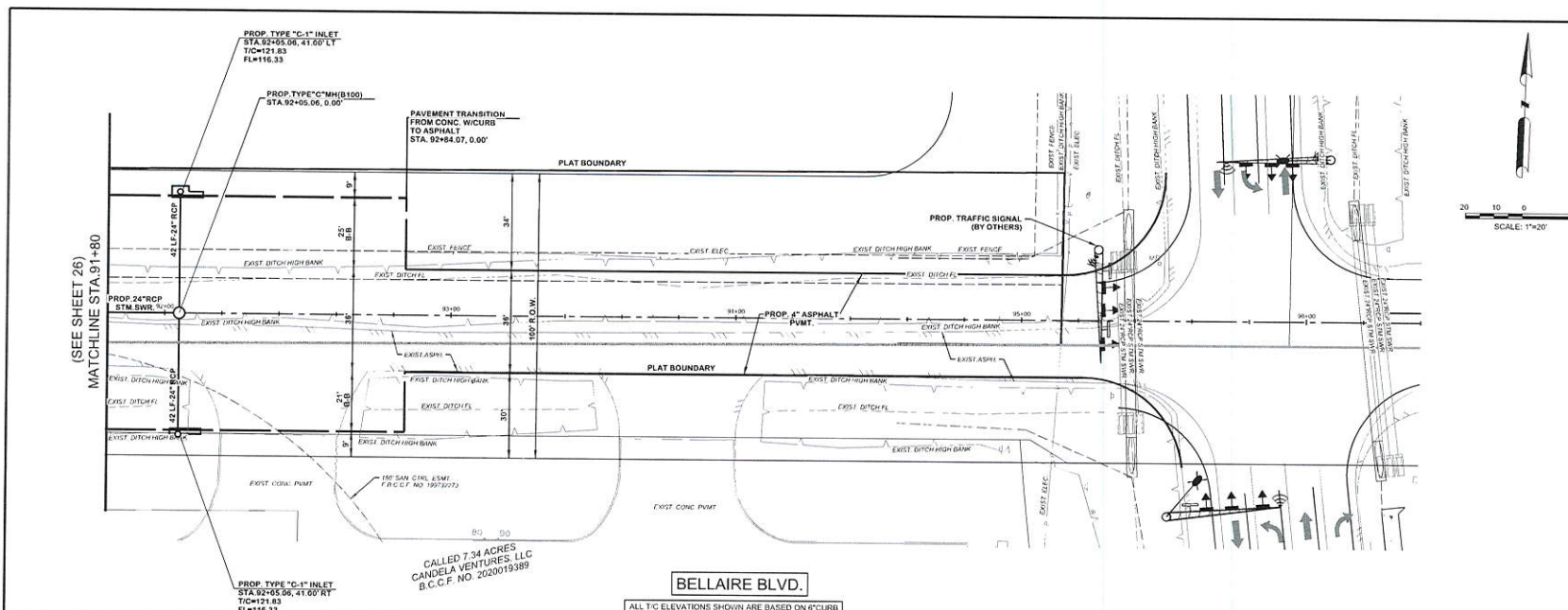


JOE J. SPITZER
131531
REGISTERED PROFESSIONAL ENGINEER
3/19/2026

FORT BEND COUNTY	
MUNICIPAL UTILITY DISTRICT No. 275	
BELLAIRE BLVD, PHASE 1	
WATER, SEWAGE & DRAINAGE	
PAVING AND	
STORM SEWER LAYOUT	
(3 of 3)	
SCALE: HORIZ: 1"=60'	SHEET NO. 9 OF 61

Date Plotted: 10/20/2025
 Time Plotted: 2:25:23 PM
 Plot File: \\P:\Projects\2025\Bellaire Blvd PHASE 1\DWG\Storm 3 of 3.dwg

DATE: 01/27/2025
 TIME: 10:00 AM
 PROJECT: BELLAIRE BLVD PHASE 1 WATER, SEWAGE & DRAINAGE
 SHEET: P-2926



REMARKS

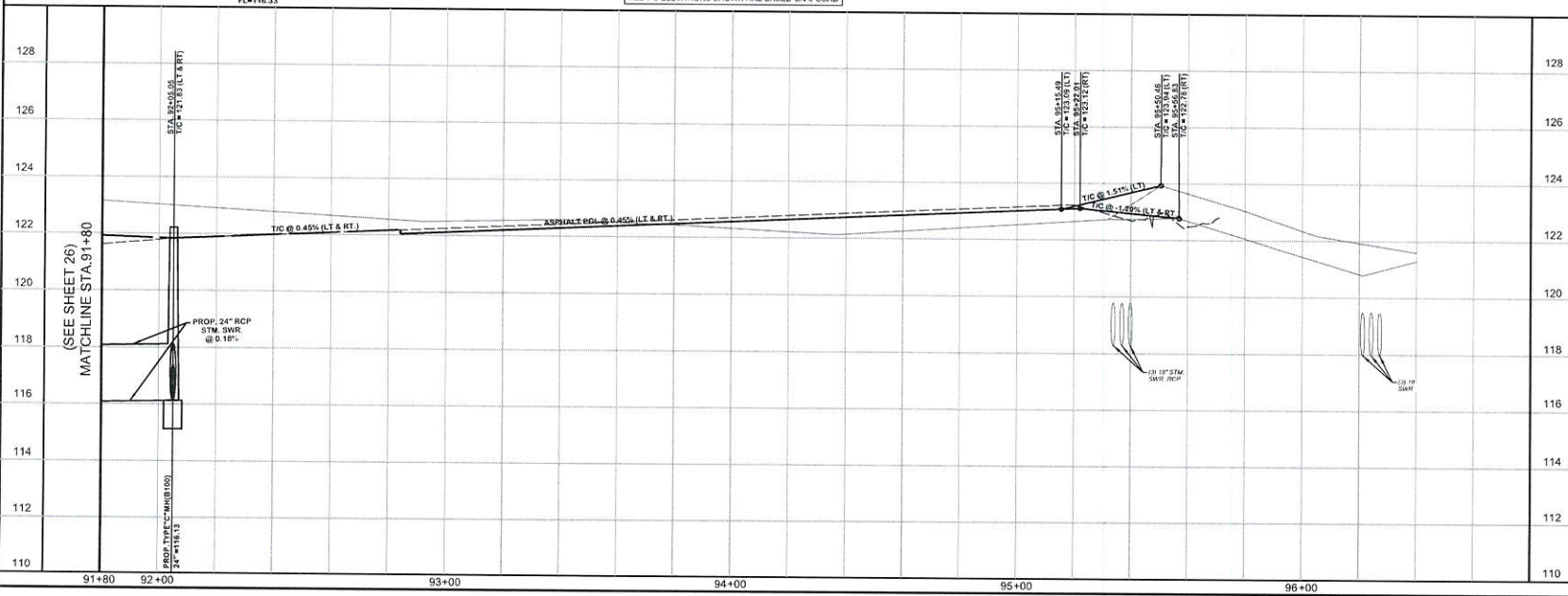
BM 1 - NATIONAL GEODETIC SURVEY MARKER, OBSERVATION: PAM 20 AMP, THIS DATED A HEIGHT MODERNIZATION STATION, LOCATED NEAR OR ABOVE THE NORTH-ACROSS CORNER OF THE BUS SHEAR DOWNTOWN WASTEWATER TREATMENT PLANT. ELEVATION = 102.29 ABOVE GEOD 88

BM A - A BENCH MARK ON A CONCRETE HEADWALL LOCATED EAST OF A CONCRETE DRIVEWAY ON THE NORTHERLY SIDE OF BELLAIER ROAD, 100' EAST OF THE CENTERLINE OF BBS DRIVE. ELEVATION = 113.24



- NOTES**
1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO ENGINEER IMMEDIATELY.
 2. ALL STATIONS ARE CENTERLINE OF STREET RIGHT-OF-WAY STATIONS UNLESS OTHERWISE NOTED.
 3. ALL PAVING DIMENSIONS ARE BACK OF CURB, UNLESS OTHERWISE NOTED.
 4. ALL CONCRETE CURB RETURNS ARE 30\"/>

- LEGEND**
- ① TYPE 1 ADA RAMP
 - ② ONE 18\"/>
 - ③ 2 BLACK 10\"/>



FBC APPROVAL

NO.	DATE	REVISION	APP.

VSE
VOGLER & SPENCER
ENGINEERING

777 North Eldridge Parkway, Suite 500
Houston, Texas 77071
713-792-0067
www.vse-engineering.com
Texas P.E. Firm Registration No. F148

1/19/2025

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT No. 275
BELLAIRE BLVD, PHASE 1
WATER, SEWAGE & DRAINAGE

PLAN & PROFILE
BELLAIRE BLVD,
STA. 91+80 to END

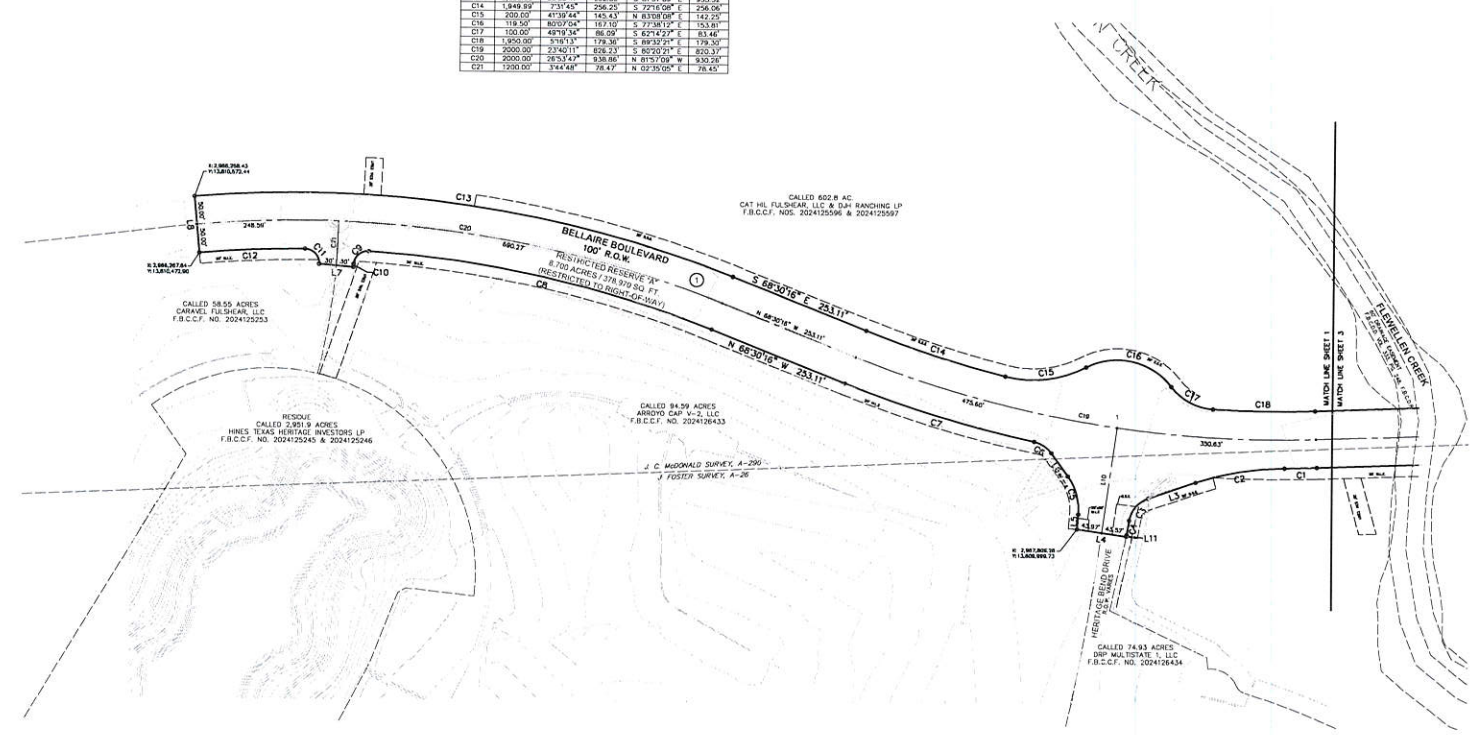
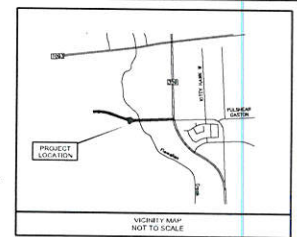
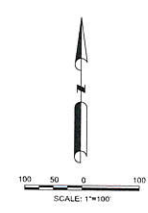
SCALE: HORIZ. 1"=20'
VERT. 1"=2'

SHEET NO. 27 OF 61

DATE: 01/27/2025

LINE	BEARING	DISTANCE
L1	S 02°14'00" W	36.00
L2	S 87°33'29" W	78.40
L3	S 73°08'24" W	87.44
L4	N 82°07'43" W	87.94
L5	N 04°33'24" E	25.90
L6	N 35°33'42" W	50.18
L7	N 83°53'24" E	80.00
L8	N 55°24'02" W	100.00
L9	S 07°28'20" E	80.89
L10	S 07°50'15" W	182.50
L11	N 115°08'01" E	2.50

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,000.00	174.38°	38.43	S 88°30'31" W	34.43
C2	500.00	181°09'	159.43	S 80°16'08" W	158.73
C3	50.00	62°13'00"	34.76	S 40°01'00" W	34.67
C4	500.00	33°10'00"	26.33	S 10°20'00" W	26.33
C5	100.00	42°31'08"	37.73	N 15°18'08" W	36.37
C6	50.00	42°39'09"	37.23	N 36°53'17" W	36.37
C7	2,000.00	184°08'	247.42	N 73°21'34" W	247.00
C8	5,000.00	187°00'	618.80	N 73°20'17" W	615.22
C9	25.00	89°06'47"	38.88	S 48°46'18" W	35.08
C10	2,500.00	374.34°	52.31	S 100°20'14" W	52.31
C11	25.00	84°24'28"	41.18	N 42°44'43" W	36.89
C12	1,848.89	323°04"	185.50	S 87°09'00" W	186.45
C13	2,000.00	26°34'30"	96.33	S 81°37'09" E	93.52
C14	1,848.89	370°45"	206.20	S 72°05'08" E	206.04
C15	200.00	47°39'44"	145.43	N 83°08'09" E	142.23
C16	119.50	80°07'04"	117.10	S 72°58'17" E	113.81
C17	100.00	48°19'34"	86.09	S 62°42'27" E	83.48
C18	1,000.00	3°18'11"	19.38	S 88°45'21" E	179.50
C19	2000.00	23°40'11"	106.20	S 89°20'21" E	800.37
C20	2000.00	26°33'43"	938.86	N 01°57'09" W	930.28
C21	2,000.00	334.48°	24.47	N 50°30'00" E	78.45



HERITAGE BEND BELLAIRE BLVD. PHASE 1

0 LOTS 1 BLOCK 1 RESERVE
 A SUBDIVISION OF 8,700 ACRES OF LAND LOCATED
 IN THE J. FOSTER SURVEY, ABSTRACT NO. 26,
 THE R.H. KUYKENDALL SURVEY, ABSTRACT NO. 274
 THE J.C. McDONALD SURVEY, ABSTRACT 290
 FORT BEND COUNTY, TEXAS

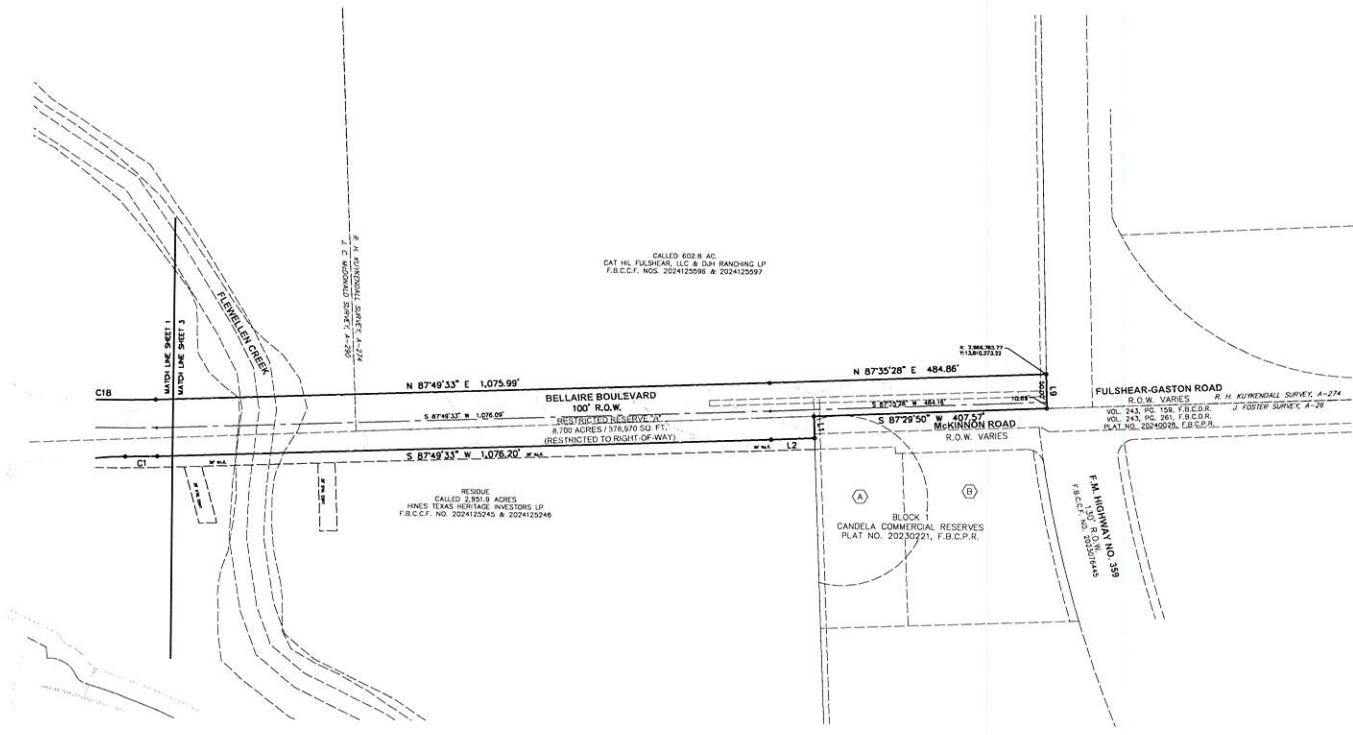
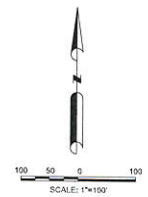
OWNER:
 HINES TEXAS HERITAGE INVESTORS, LP
 845 TEXAS STREET, 3400
 HOUSTON, TX 77060

SURVEYOR:
 **WINDROSE**
 LAND SURVEYING & PLATTING
 1301 W. LAM HOUSTON HWY # 1 HOUSTON TX 77061 | 713.418.2281
 FIRM REGISTRATION NO. 1018800 | WINDROSESERVICE.COM

ENGINEER:
 **VSE**
 VOGLER & SPENCER
 ENGINEERING
 Vogler & Spencer Engineering, Inc.
 777 North Eldridge Parkway, Suite 500
 Houston, Texas 77078
 713-762-0042
 www.vse-info.com
 Texas P. E. Firm Registration No. F148

JOB NO. 2021048-PL1 DATE: MONTH, YEAR SHEET 1 OF 3
 C-2113

11/17/2024 10:27:02AM
 20241117-10:27:02AM-20241117-10:27:02AM-20241117-10:27:02AM-20241117-10:27:02AM



HERITAGE BEND BELLAIRE BLVD. PHASE 1

0 LOTS 1 BLOCK 1 RESERVE
 A SUBDIVISION OF 8,700 ACRES OF LAND LOCATED
 IN THE J. FOSTER SURVEY, ABSTRACT NO. 26,
 THE R.H. KUYKENDALL SURVEY, ABSTRACT NO. 274
 FORT BEND COUNTY, TEXAS

OWNER:
 HINVEST TEXAS HERITAGE INVESTORS, LP
 845 TEXAS STREET, 3400
 HOUSTON, TX 77002

SURVEYOR:
 **WINDROSE**
 LAND SURVEYING & PLATING
 580 W. SAM HOUSTON Fwy #1111 HOUSTON, TX 77041 | 713.416.2281
 WWW.WINDROSESERVICES.COM

ENGINEER:
 **VSE**
 VOGLER & SPENCER
 ENGINEERING
 Vogler & Spencer Engineering, Inc.
 777 North Endigo Parkway, Suite 500
 Houston, Texas 77079
 713-752-0022
 www.v-s-e.com
 Texas P. E. Firm Registration No. F148

PLAT NO. 11791-804-LP-LT
 DATE: MONTH YEAR
 SHEET 2 OF 3
 C-2113

STATE OF TEXAS

COUNTY OF FORT BEND

WE, HINES TEXAS HERITAGE INVESTORS, LP, A DELEWARE LIMITED PARTNERSHIP, ACTING BY AND THROUGH...

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS...

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS...

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON...

FURTHER, WE 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...

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET (20'-0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL DRAINS, CREEKS, GULLIES, RAVINES, DRAINS, AND DRAINAGE DITCHES...

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 DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT...

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS...

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, LIGHTING ZONE...

IN TESTIMONY WHEREOF, HINES TEXAS HERITAGE INVESTORS, LP, A DELEWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PERSON SIGNING, ITS TITLE THEREUNTO AUTHORIZED, THIS DAY OF...

BY: (NAME) ATTEST: (NAME) (TITLE)

STATE OF TEXAS COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (NAME), (TITLE) AND (NAME), (TITLE) 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, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF (COMPANY NAME), GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF...

BY: NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

WE, THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS (PLAT NAME), SAID LIEN BEING EVIDENCED BY INSTRUMENTS OF RECORD IN CLERK'S FILE NUMBER (FILE NUMBER) OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

(LIEN HOLDERS NAME) (NAME) (TITLE)

STATE OF TEXAS COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (NAME), 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 CORPORATION, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF...

BY: NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES:

I, MATTHEW CARPENTER, 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 ROOFS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THIRTY (30) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, (CENTRAL OR SOUTH CENTRAL) ZONE.



MATTHEW CARPENTER, R.P.L.S., TEXAS REGISTRATION NO. 6542 WINDROSE SURVEYING AND LAND SERVICES

I, RYAN VOGLER, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.



RYAN VOGLER, P.E., TEXAS REGISTRATION NO. 127754 VOGLER & SPENCER ENGINEERING, INC.

GENERAL NOTES

- 1. "A.E." - INDICATES AERIAL EASEMENT. 2. "B.L." - INDICATES BUILDING LINE. 3. "D.E." - DRAINAGE EASEMENT. 4. "G.B.L." - INDICATES GARAGE BUILDING LINE. 5. "P.A.E." / "P.U.E." - INDICATES PERMANENT ACCESS EASEMENT / PUBLIC UTILITY EASEMENT. 6. "S.W.S.E." - INDICATES STORM SEWER EASEMENT. 7. "S.S.E." - INDICATES SANITARY SEWER EASEMENT. 8. "U.E." - INDICATES UTILITY EASEMENT. 9. "W.L.E." - INDICATES WATER LINE EASEMENT. 10. "F.B.C.C.F." FORT BEND COUNTY CLERK FILE NO.

- 11. THIS PLAT LIES WITHIN THE FOLLOWING ENTITIES: A. FORT BEND COUNTY B. LAMAR CONSOLIDATED I.S.D. C. FORT BEND COUNTY NO. 275 D. FORT BEND ESD #1 E. FORT BEND COUNTY PRECINCT 1 F. FORT BEND COUNTY FLOOD CONTROL DISTRICT G. FORT BEND COUNTY MAD NO 275

- 12. ALL UTILITY EASEMENTS SHOWN EXTEND EQUAL DISTANCE ON EITHER SIDE OF A COMMON LOT LINE UNLESS OTHERWISE NOTED. 13. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 1' ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT WHICH IT LIES. IN 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 RESTRAIN, WHICHEVER IS HIGHER. 14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING WITH INTENSE RAINFALL EVENTS. 15. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT, IN ACCORDANCE WITH THE A.D.A. 19. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). 20. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE COORDINATES (NAD 83); AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870017. 21. EACH LOT SHALL BE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF (SUBDIVISION NAME) 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...

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

BY: MARGARET WALLACE BROWN, AICP, 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...

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

K.P. 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 DAY OF 2025, AT O'CLOCK AM IN PLAT NUMBER OF THE PLAT

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

LAURA RICHARD COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: DEPUTY



WINDROSE LAND SURVEYING & FLATING 513 W. SAM HOUSTON PERRY N. HOUSTON, TX 77041 | 713.418.4281



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