



OFFICE OF THE COUNTY ENGINEER
DR. MILTON RAHMAN, P.E., PMP, CFM, ENV SP

July 22, 2022

Honorable County Judge
& Commissioners' Court

Attention: Commissioner Tom S. Ramsey, P.E.

SUBJECT: Request by the County Engineer that the County Judge Execute the Plat of PLUM GROVE ROAD STREET DEDICATION SEC 1 on behalf of Harris County, Precinct 3.

Dear Court Members:

Transmitted for your consideration is a recommendation that the County Judge execute the owner's acknowledgment on the subject plat for a tract of land owned by Harris County.

The plat is required under the City of Houston Code of Ordinances in order to permit and construct improvements for PLUM GROVE ROAD STREET DEDICATION SEC 1.

If this request is granted, please submit a certified copy of the Court Order to this office for further handling.

Sincerely,

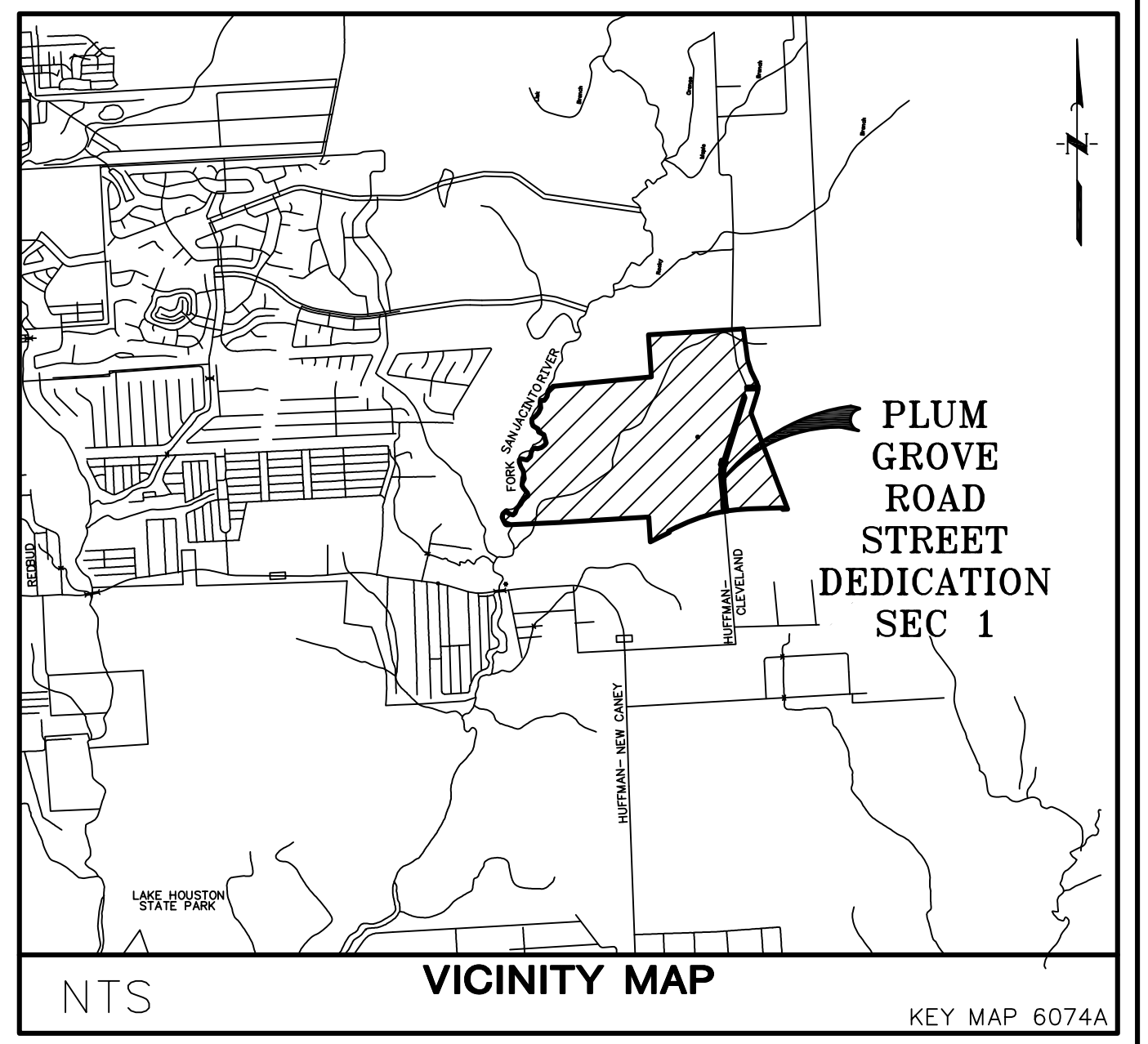
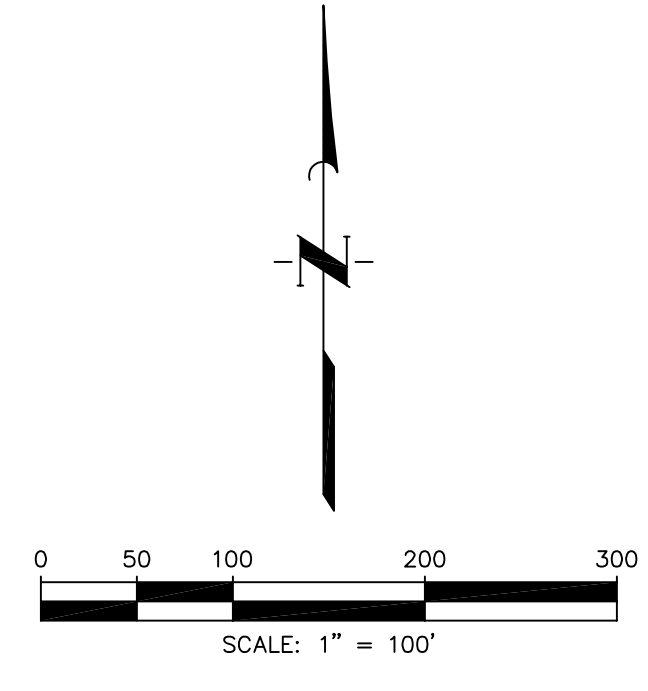
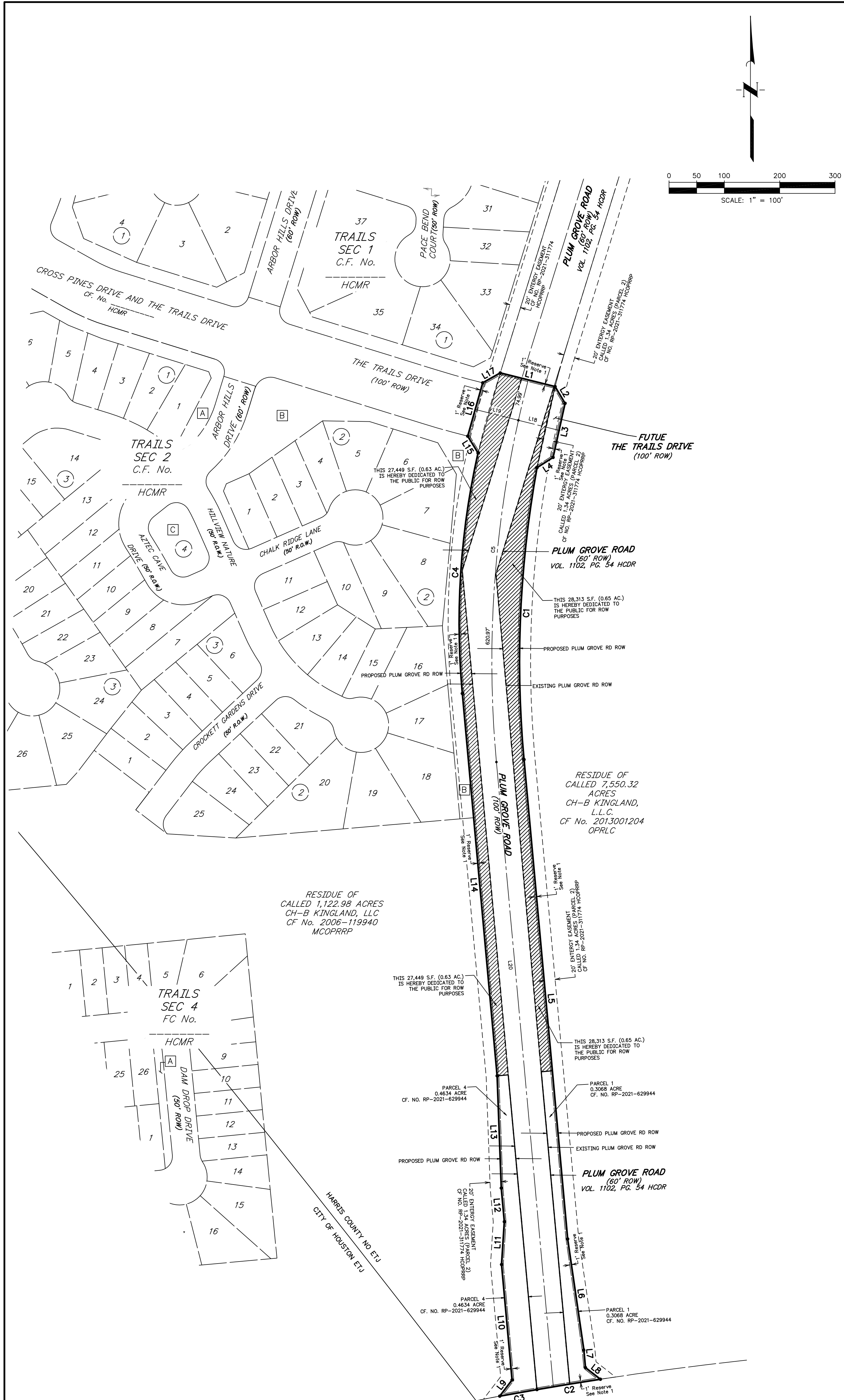
A handwritten signature in black ink, appearing to read "Milton Rahman", is written over the word "Sincerely,".

Dr. Milton Rahman, P.E., PMP, CFM, ENV SP
County Engineer

MR/jeb/

Attachments

cc: Commissioner Tom S. Ramsey, P.E.
Lynn Blue



- General Notes:
- AC "Acres"
 - BL "Building Line"
 - Esmt "Easement"
 - CF "Clark's File"
 - FC "Film Code"
 - "T" "Find 3/4-inch Iron With Cap Stamped 'Jones/Carter Property Corner'"
 - GBL "Garage Building Line"
 - HCDR "Harris County Deed Records"
 - MCOPRRP "Montgomery County Official Public Records Real Property"
 - No. "Number"
 - OPRLC "Official Public Records, Liberty County"
 - OPRRPHC "Official Public Records Real Property, Harris County"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - "Street Name Break"
 - "Set 3/4-inch iron rod (with Cap Stamped 'Jones/Carter' Property Corner) as Per Certification"

- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
- The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.9999563.
- 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.

Line	Bearing	Distance
L1	S76°01'21"E	101.99'
L2	S30°48'36"E	35.24'
L3	S12°32'43"W	100.03'
L4	S57°21'10"W	34.33'
L5	S05°12'27"E	869.22'
L6	S08°19'00"E	202.80'
L7	S05°12'27"E	31.78'
L8	S51°56'08"E	34.20'
L9	N37°21'50"E	36.82'
L10	N05°12'27"W	209.21'
L11	N03°41'20"E	77.60'
L12	N05°12'27"W	60.89'
L13	N02°05'53"W	202.80'
L14	N05°12'27"W	693.38'
L15	N31°29'03"W	35.65'
L16	N15°46'58"E	100.05'
L17	N60°32'17"E	36.29'
L18	S76°00'09"E	77.68'
L19	S76°00'06"E	80.34'
L20	N05°12'27"W	1132.74'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1950.00'	15°32'54"	529.17'	S02°34'00"W	527.55'	266.22'
C2	6200.00'	1°04'25"	116.18'	S80°47'17"W	116.18'	58.09'
C3	6200.00'	0°37'47"	68.15'	S79°56'11"W	68.15'	34.08'
C4	1400.00'	17°52'52"	436.92'	N03°43'59"E	435.15'	220.25'
C5	2000.00'	19°56'16"	695.96'	S04°45'41"W	692.45'	351.53'

PLUM GROVE ROAD

STREET DEDICATION SEC 1

A SUBDIVISION OF 4.72 ACRES OF LAND OUT OF THE

JAMES T. DUNMAN SURVEY

HARRIS COUNTY, TEXAS

0 LOTS 0 RESERVES 0 BLOCKS

FEBRUARY 2022

OWNER:
Harris County, Texas
1001 Preston Street
7th Floor
Houston, TX 77002

OWNER:
CH-B Kingland, LLC
1111 West 11th Street
Austin, Texas 78703
512-381-6109

PLANNER/SURVEYOR/ENGINEER:
J.C. JONES/CARTER
Texas Board of Professional Engineers Registration No. F-439
1575 Sawdust Road, Suite 400 • The Woodlands, Texas 77380
281.363.4039

STATE OF TEXAS
COUNTY OF HARRIS

We, CH-B Kingland, LLC, a limited liability company, acting by and through NAME, TITLE, owner and Harris County, Texas, acting by and through Lina Hidalgo, County Judge pursuant to an order of Commissioners' Court dated _____, 2022, hereinafter referred to as Owners of the 29.73 acre tract described in the above and foregoing map of PLUM GROVE ROAD STREET DEDICATION SEC 1, 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 each 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 each aerial easement totals thirty feet (30' 0") in width.

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 (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

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 fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County or any other governmental agency, 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 plat 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, planting 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 certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, CH-B Kingland, LLC has caused these presents to be signed by NAME, TITLE, thereunto authorized this _____ day of _____, 2022.

CH-B Kingland, LLC

By: _____
NAME, TITLE

IN TESTIMONY WHEREOF, Harris County, Texas has caused these presents to be signed by Lina Hidalgo, its County Judge thereunto authorized this _____ day of _____, 2022.

HARRIS COUNTY, TEXAS

By: _____
Lina Hidalgo
County Judge

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared NAME, TITLE 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 _____, 2022.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Lina Hidalgo, County Judge 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 _____, 2022.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

I, Lou Ann Montana, 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.

Lou Ann Montana
Registered Professional Land Surveyor
Texas Registration No. 4269

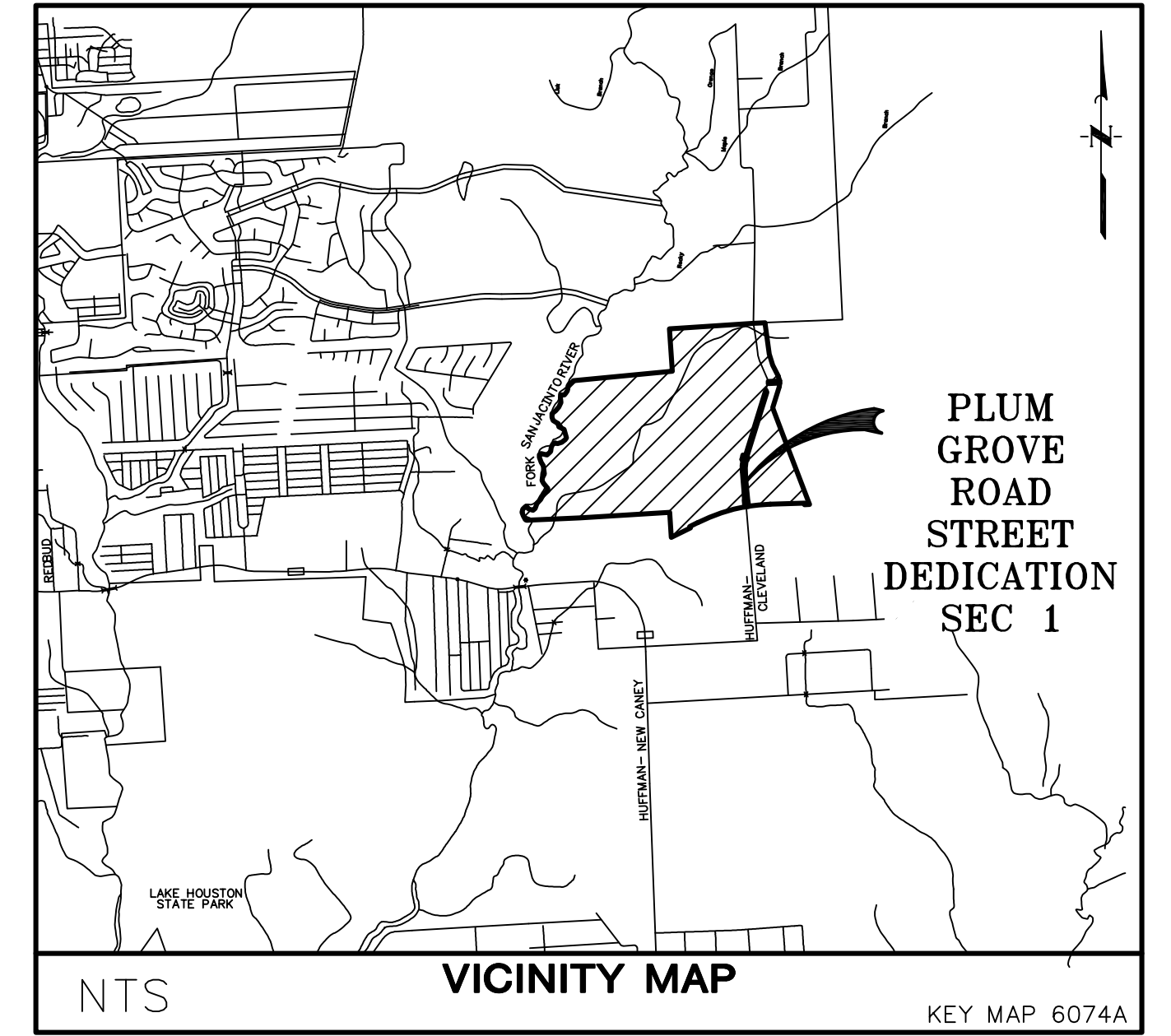
I, Loyd Smith, Interim County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Loyd Smith, P.E.,
Interim County Engineer

I, Tenehia Hudspeth, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on _____, 2022 by _____ an order entered into the minutes of the court.

Tenehia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy



I, Tenehia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2022, at ____ o'clock __M., and duly recorded on _____, 2022, at ____ o'clock __M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written

Tenehia Hudspeth
County Clerk
Of Harris County, Texas

By: _____
Deputy

PLUM GROVE ROAD

STREET DEDICATION SEC 1

A SUBDIVISION OF 4.72 ACRES OF LAND OUT OF THE JAMES T. DUNMAN SURVEY HARRIS COUNTY, TEXAS

FEBRUARY 2022

OWNER:
Harris County, Texas
1001 Preston Street
7th Floor
Houston, TX 77002

OWNER:
CH-B Kingland, LLC
1111 West 11th Street
Austin, Texas 78703
512-381-6109

PLANNER/SURVEYOR/ENGINEER:



STATE OF TEXAS §
 §
COUNTY OF HARRIS §

ORDER

On this the 2nd day of August 2022, at a regular meeting of the Commissioners Court of Harris County, sitting as the governing body of Harris County, with the following members present to wit:

Lina Hidalgo	County Judge
Rodney Ellis	Commissioner, Precinct 1
Adrian Garcia	Commissioner, Precinct 2
Tom S. Ramsey, P.E.	Commissioner, Precinct 3
R. Jack Cagle	Commissioner, Precinct 4

And the following member(s) absent to wit: _____ constituting a quorum, when among other business, the following was transacted:

ORDER AUTHORIZING THE COUNTY JUDGE TO
EXECUTE THE PLAT OF PLUM GROVE ROAD STREET DEDICATION SEC 1

Commissioner _____ introduced an order and made a motion that the same be adopted. Commissioner _____ seconded the motion for the adoption of the order. The motion carrying with it the adoption of the order prevailed by the following vote:

	Yes	No	Abstain
Judge Hidalgo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ellis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Garcia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Ramsey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Cagle	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The County Judge thereupon announced that the order had been duly and lawfully adopted. The order thus adopted reads as follows:

ORDER

BE IT ORDERED, ADJUDGED, and DECREED by the Commissioners' Court of Harris County, Texas that County Judge Lina Hidalgo hereby is authorized to execute the owner's acknowledgment on the plat of PLUM GROVE ROAD STREET DEDICATION SEC 1