PLAT RECORDING SHEET

PLAT NAME: Roesner Road West of Spring Green and Transcontinental Pipeline STD

PLAT NO:

ACREAGE: 1.678

LEAGUE: Alexander Phillips Survey

ABSTRACT NUMBER: 300

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: CH-B Pine Mill, L.L.C.

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, CH-B PINE MILL, L.L.C., a Delaware Limited Liability Company, acting by and through LEISHA EHLERT, VICE PRESIDENT, being an officer of CH-B PINE MILL, L.L.C., a Delaware Limited Liability Company, owner, hereinafter referred to as owners of the 1.678 acre tract described in the above and foregoing map of ROESNER ROAD WEST OF SPRING GREEN AND TRANSCONTINENTAL PIPELINE STD, 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 ourself, 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 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 designated with aerial easements (U.E. & 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 designated with aerial easements (U.E. & 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, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 is hereby 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, 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 the order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, CH-B PINE MILL, L.L.C., a Delaware Limited Liability Company, has caused these presents to be signed by LEISHA EHLERT, VICE PRESIDENT, of CH-B PINE MILL, L.L.C., a Delaware Limited Liability Company, thereunto authorize this _____ day of _____ 2012.

CH-B PINE MILL, L.L.C.
a Delaware Limited Liability Company

_____
LEISHA EHLERT, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared LEISHA EHLERT, 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 consideration therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2012.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

I, SAB Y. SAOUR, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than three quarter inch (3/4") or as shown hereon and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and to the NAD 83 State Plane projections.

_____
Seb Y. Saour, R.P.L.S.
Texas Registration No. 3540

This is to certify that the Houston Planning Commission of the City of Houston, Texas, approved this plat and subdivision of ROESNER ROAD WEST OF SPRING GREEN AND TRANSCONTINENTAL PIPELINE STD, 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 _____ 2012.

_____ _____
Mark A. Kilkenny, Chair or Marlene L. Gafkin, Secretary
M. Sonny Garza, Vice Chair

I, Richard W. Stolzle, 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.

_____
Richard W. Stolzle
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas this _____ day of _____ 2012.

_____ _____ _____
Richard Morrison, Commissioner Precinct 1 Robert E. Hebert, County Judge Grady Prestage, Commissioner Precinct 2

_____ _____
W. A. "Andy" Meyers, Commissioner Precinct 3 James Patterson, Commissioner Precinct 4

I, Seb Y. Saour, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County.

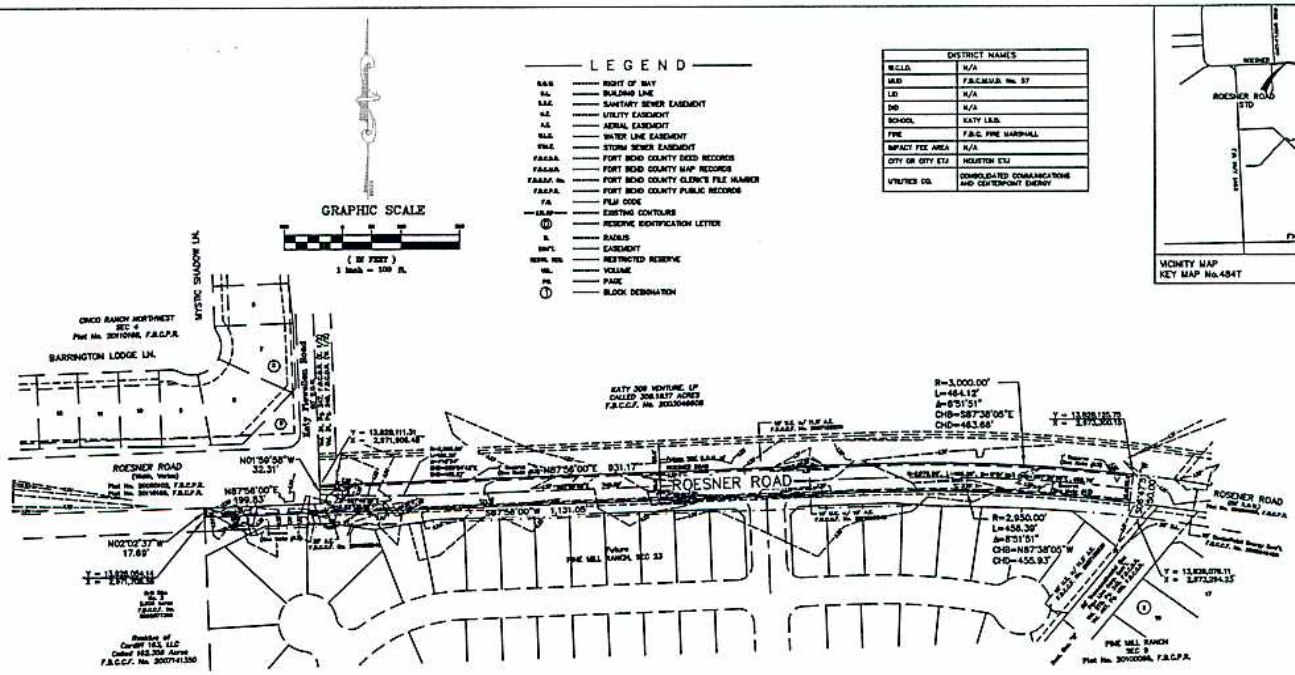
_____
Texas Registration No. 40094

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Dianne Wilson, 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 _____ 2012 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.

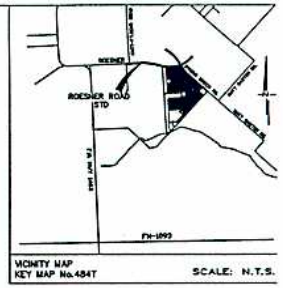
_____ By: _____
County Clerk
Fort Bend County, Texas



LEGEND

B.S.L.	RIGHT OF WAY
B.L.	BUILDING LINE
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
W.L.E.	WATER LINE EASEMENT
S.W.E.	STORM SEWER EASEMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.C.F. No.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PUBLIC RECORDS
F.C.	FILM CODE
123.00	EXISTING CONTOURS
(R)	RESERVE IDENTIFICATION LETTER
R.	RADIUS
EASM'T.	EASEMENT
RESTRI. RES.	RESTRICTED RESERVE
VOL.	VOLUME
PG.	PAGE
(1)	BLOCK DESIGNATION

DISTRICT NAMES	
W.C.I.D.	N/A
MUD	F.B.C.M.U.D. No. 57
LID	N/A
DID	N/A
SCHOOL	KATY I.S.D.
FIRE	F.B.C. FIRE MARSHALL
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CONSOLIDATED COMMUNICATIONS AND CENTERPOINT ENERGY



VICINITY MAP
KEY MAP No.484T
SCALE: N.T.S.

NOTES

1. This plat is being serviced by Fort Bend County Municipal Utility District No. 57, and is within Fort Bend County Drainage District, and Fort Bend County Subsidence District.
2. Benchmark: MOS Disc in the top of the southeast end of the southwest abutment of Pin Oak Road over Willow Fork Buffalo Bayou. BM 4 on FEMA Map 48157C0015 J. NGS Designator: W1304; PID AM5413. NGVD Datum of 1929, 1987 Adjustment. Elevation = 138.90'
3. Temporary Benchmark: 5/8 inch iron rod set within the limits of 80' wide Houston Lighting and Power Company Easement situated to the west of property. SEC Control Point number 146 situated South 77°09' West, 672.9 feet from the centerline intersection of Pine Mill Ranch Drive and Pine Mill Landing Lane. Elevation = 128.38', NGVD Datum of 1929, 1987 Adjustment.
4. According To The Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0100 J For Fort Bend County, Texas, And Incorporated Areas, Revised Date January 2, 1997, The Subject Properties Lie In Zone X (Unshaded), Areas Determined To Be Outside The 500-Year Flood Plain.
5. 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. (100)
6. LIGHTING ZONE DESIGNATION: This property lies within the "LZ3" Lighting Zone Designation in compliance with the "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
7. SIDEWALK NOTE: 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 and on the contiguous right-of-way of all perimeter roads surrounding said plat in accordance with the A.D.A.
8. PIPELINE NOTE: If any, All existing pipelines and pipeline easements within the platted boundary have been shown.
9. 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.
10. All drainage easements to be kept clear of fences, buildings, vegetations and other obstructions to the operation and maintenance of the drainage facility.
11. All property to drain into the drainage easement only through an approved drainage structure.
12. 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 Factor: 1.00014438370.
13. 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 revest in the dedicator, his heirs, assigns, or successors.

ROESNER ROAD WEST OF SPRING GREEN AND TRANSCONTINENTAL PIPELINE STD

A SUBDIVISION OF 1.678 ACRES OF LAND OUT OF THE ALEXANDER PHILLIPS SURVEY, ABSTRACT No. 300
FORT BEND COUNTY, TEXAS

SCALE: 1"=100' DATE: JULY, 2012

OWNER:
CH-B PINE MILL, L.L.C.
a Delaware Limited Liability Company
1111 WEST 11th STREET
AUSTIN, TX. 78703
(832) 437-6126

LAND PLANNER:
KERRY R. GILBERT & ASSOC., INC.
23501 CINCO RANCH BLVD. A-250
KATY, TEXAS 77494
(281) 579-0340 main
(281) 579-8212 fax

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers – Planners – Surveyors
8401 Fountainview Suite 500
Houston, Texas 77057 U.S.A.
(713)268-9930 Fax (713)268-3804

B.E.C. JOB # 02060-01