

PLAT RECORDING SHEET

PLAT NAME: Clearstone Circle and Sunhollow Drive Street Dedication Sec. 1

PLAT NO: _____

ACREAGE: 3.52

LEAGUE: John Foster Survey

ABSTRACT NUMBER: 26

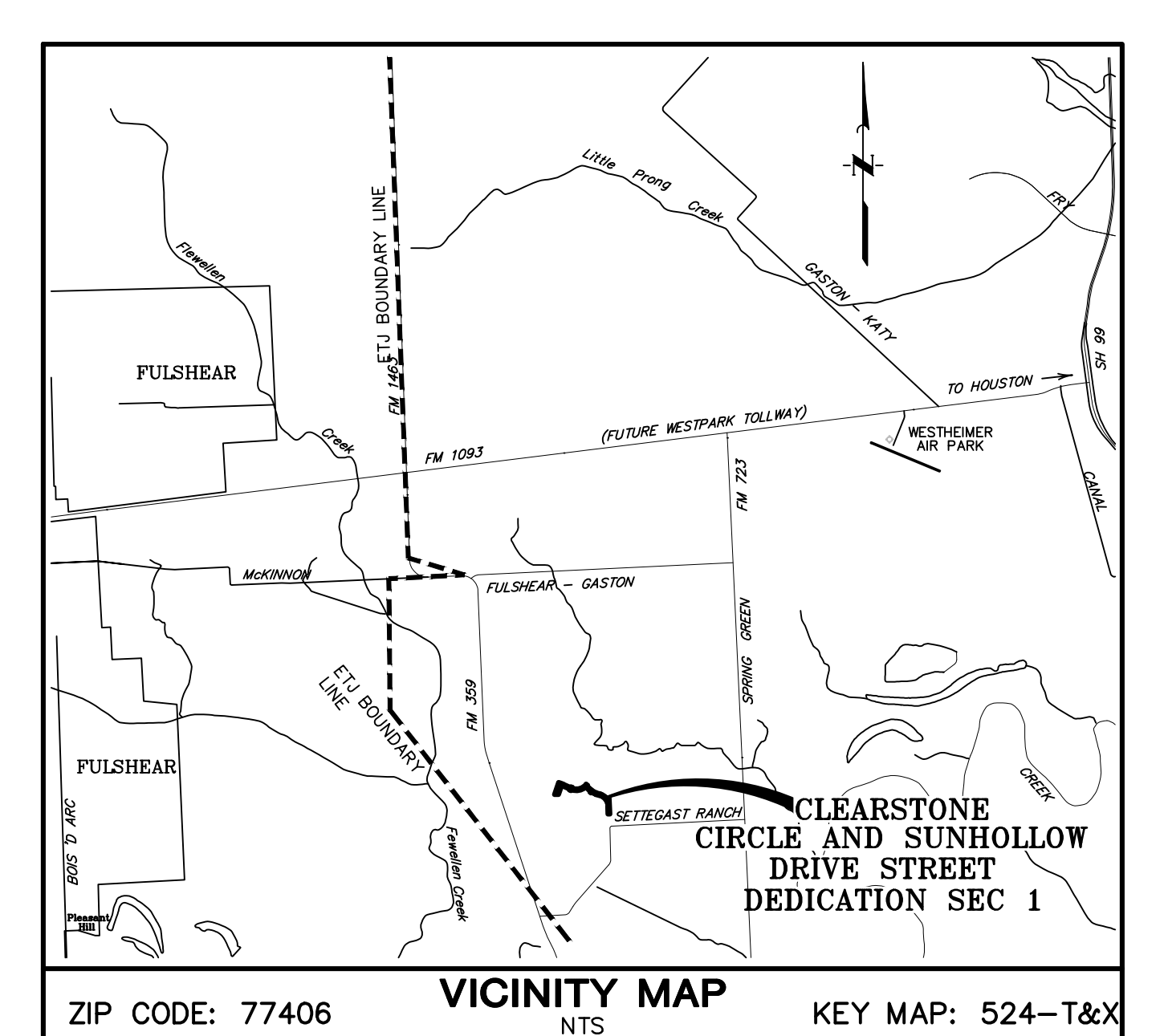
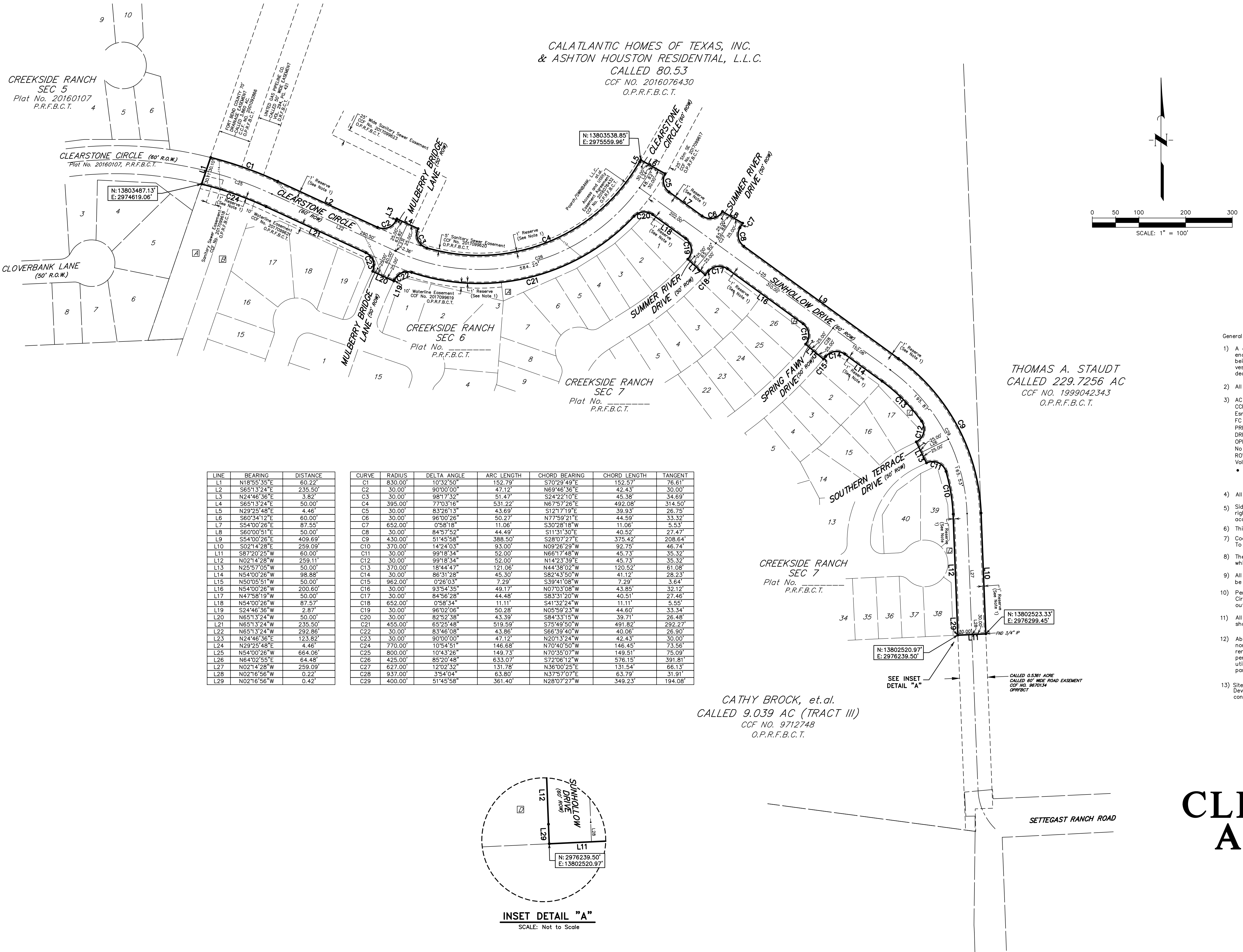
NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

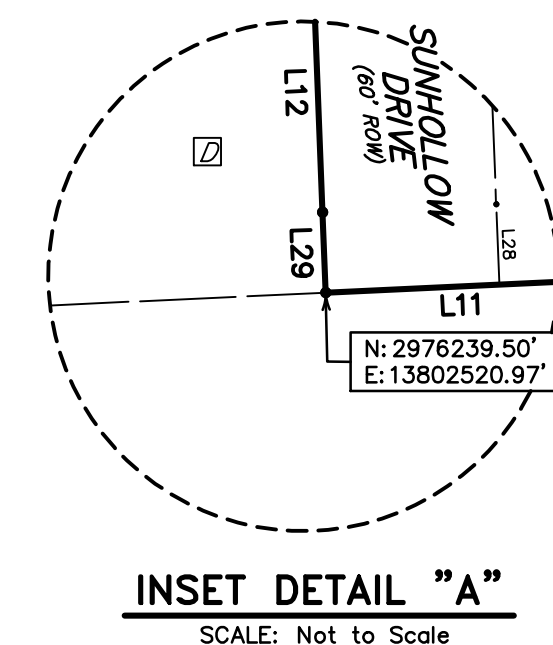
OWNERS: CalAtlantic Homes of Texas, Inc. & Ashton Houston Residential, L.L.C.

(DEPUTY CLERK)



- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and re-vest in the dedicant, his heirs, assigns or successors.
 - 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25') unless otherwise noted.
 - 3) AC "Acre"
CCF "County Clerk's File"
Easmt "Easement"
FC "Film Code"
PRFBCT "Plat Records Fort Bend County, Texas"
DRFBCT "Deed Records Fort Bend County, Texas"
OPRFBCT "Official Public Record of Fort Bend County, Texas"
No "Number"
ROW "Right-of-Way"
Vol "Volume and Page"
• "Set 5/8-inch Iron With Cap Stamped "Jones|Carter" as Per Certification"
 - 4) All pipeline easements within the platted area are shown hereon.
 - 5) Sidewalks shall be built or caused to be built not less than five 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.
 - 6) This plat lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
 - 7) Coordinates shown hereon are Texas State Plane, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987975.
 - 8) 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.
 - 9) All property to drain into the drainage easements only through an approved drainage structure. All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of drainage facility.
 - 10) Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas as revised April 2, 2014, Clearstone Circle and Sunhollow Drive Street Dedication Sec 1 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
 - 11) All elevations are based on NGS monument "H 806 Reset" with a published elevation of 116.58 feet NAVD88. All bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
 - 12) 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 along lot 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.
 - 13) 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.

DISTRICT NAMES	
WCD	N/A
MUD	FORT BEND MUD No. 142
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	FORT BEND COUNTY ESD 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



CATHY BROCK, et.al.
CALLED 9.039 AC (TRACT III)
CCF NO. 9712748
O.P.R.F.B.C.T.

CALATLANTIC HOMES
DEVELOPER/OWNER:
CALATLANTIC HOMES OF TEXAS, INC.
5353 W. SAM HOUSTON PKWY N., SUITE 100
HOUSTON, TEXAS 77041
(713) 856-2900

ASHTON WOODS
DEVELOPER/OWNER:
ASHTON HOUSTON RESIDENTIAL, L.L.C.
11375 W. SAM HOUSTON PKWY S., SUITE 100
HOUSTON, TEXAS 77031
(281) 561-7773

CLEARSTONE CIRCLE AND SUNHOLLOW DRIVE

STREET DEDICATION SEC 1

A SUBDIVISION OF 3.52 ACRES OF LAND
OUT OF THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS
0 LOTS 0 RESERVES 0 BLOCKS
SEPTEMBER 2017

SURVEYOR: **JONES | CARTER**
PLANNER/ENGINEER: **JONES | CARTER**
Texas Board of Professional Land Surveying Registration No. 39942620
6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2031
SHEET 1 OF 2