

PLAT RECORDING SHEET

PLAT NAME: Creeside Ranch, Sec. 7

PLAT NO: _____

ACREAGE: 17.640

LEAGUE: John Foster Survey

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 83

NUMBER OF RESERVES: 4

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

(DEPUTY CLERK)

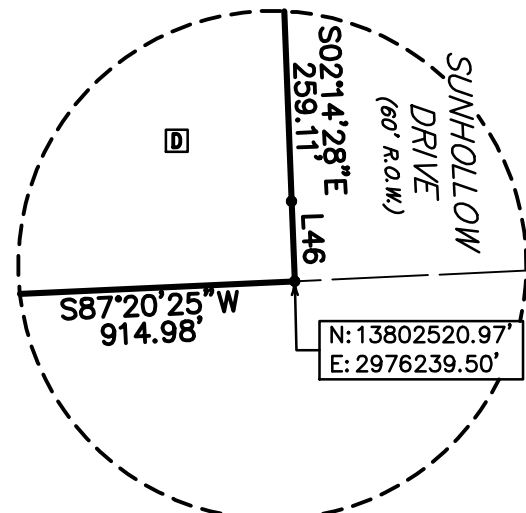
DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND MUD No. 142
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	FORT BEND COUNTY ESD 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

RESTRICTED RESERVE [A]
Restricted to Landscape,
& Incidental Utility Purposes Only
0.165 Acres
7,200 Sq Ft

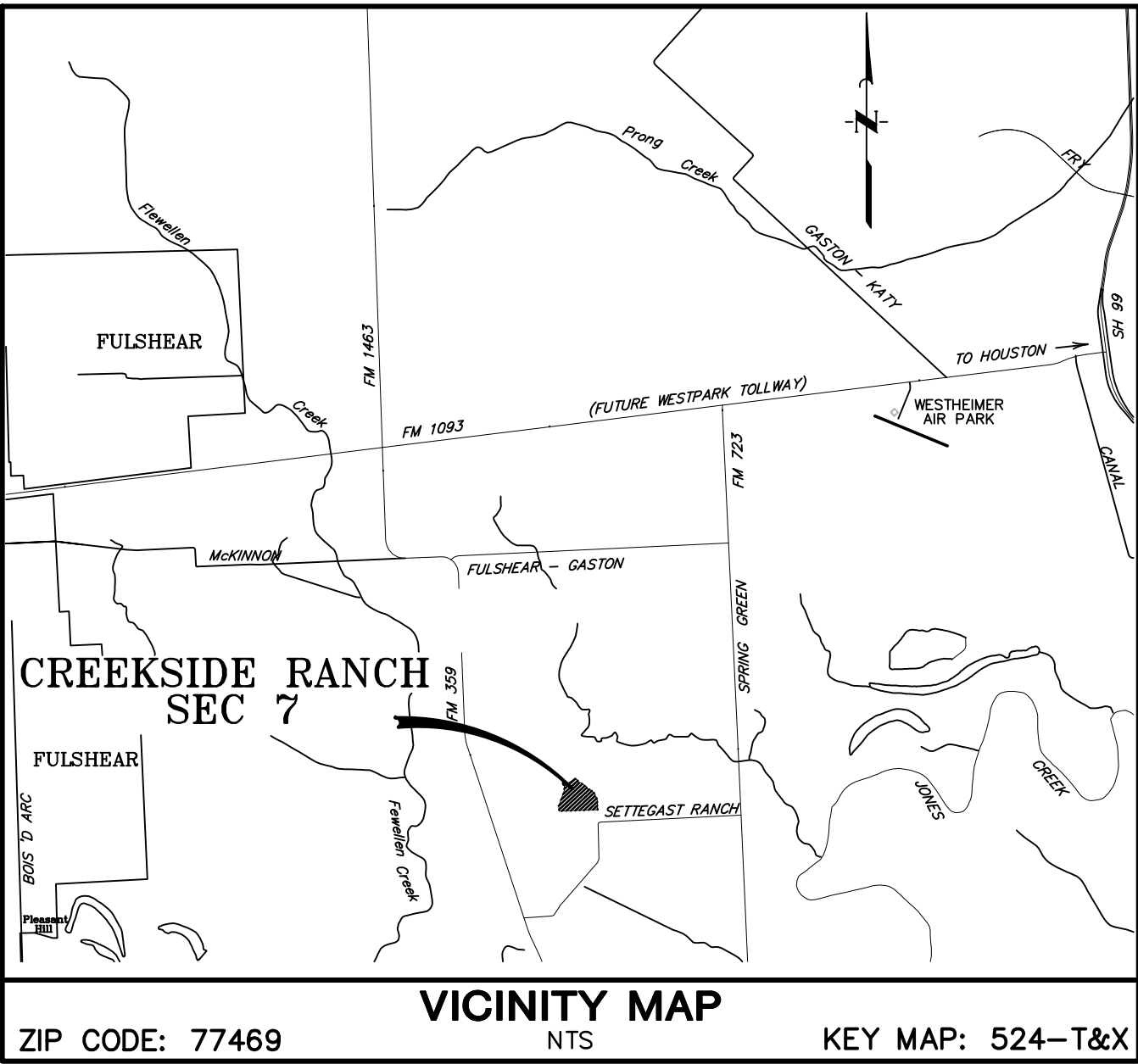
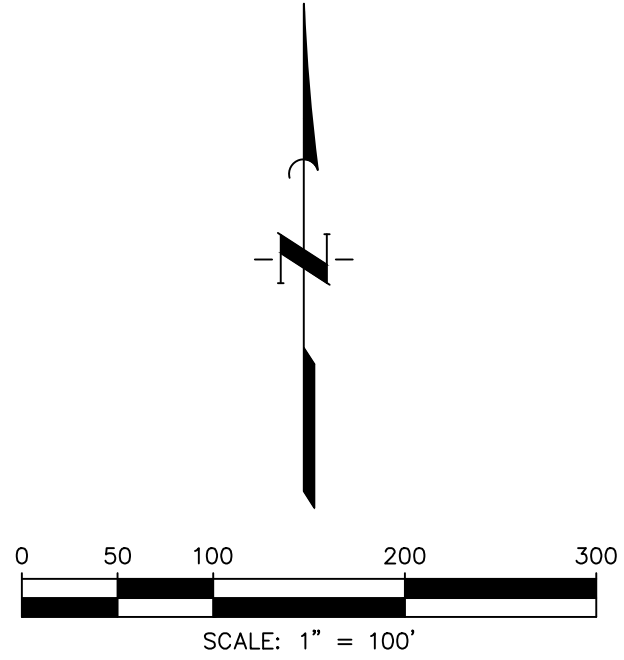
RESTRICTED RESERVE [B]
Restricted to Landscape,
& Incidental Utility Purposes Only
0.051 Acres
2,217 Sq Ft

RESTRICTED RESERVE [C]
Restricted to Landscape,
& Incidental Utility Purposes Only
0.078 Acres
3,398 Sq Ft

RESTRICTED RESERVE [D]
Restricted to Landscape,
& Incidental Utility Purposes Only
0.221 Acres
9,635 Sq Ft

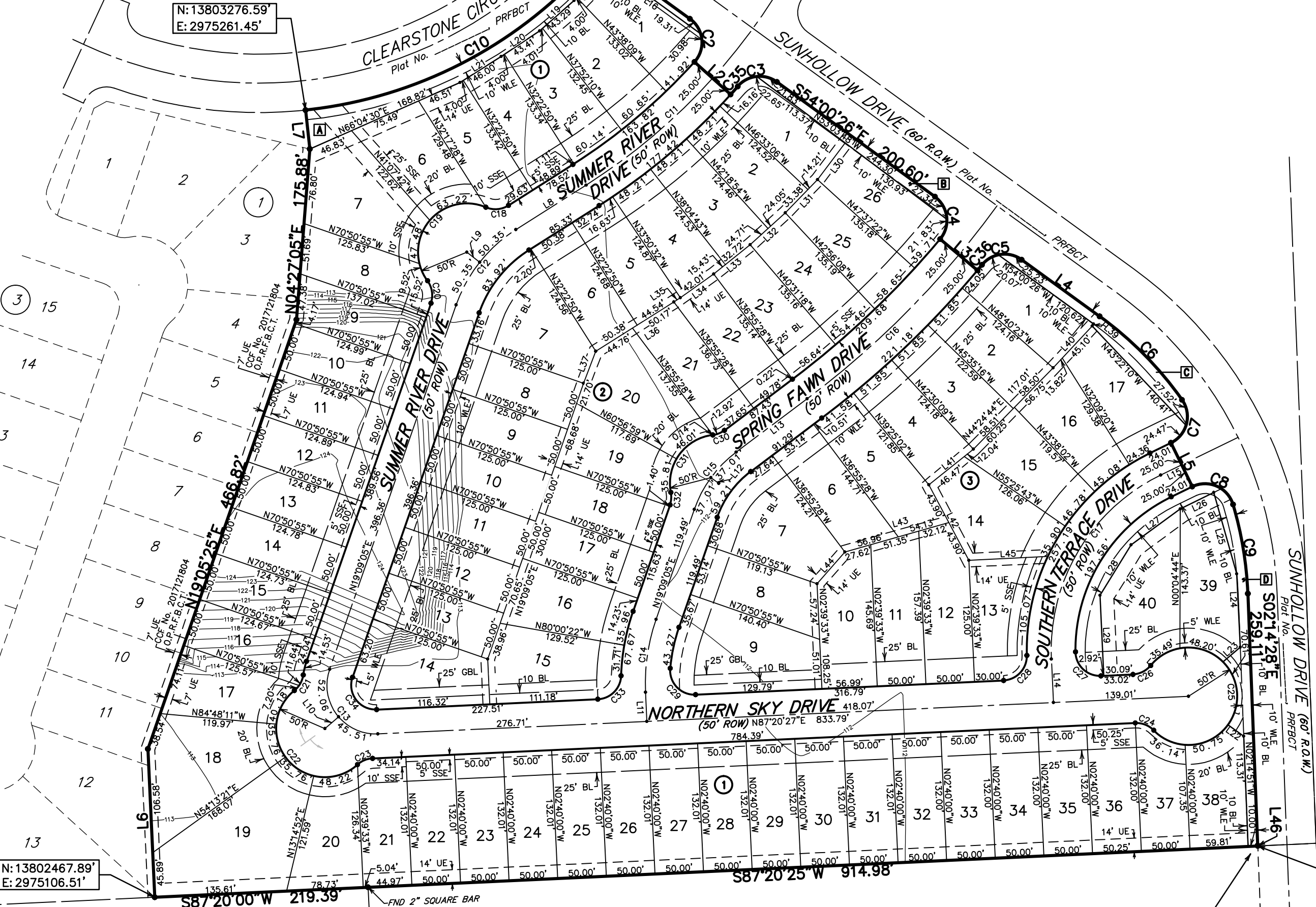


INSET DETAIL "A"
SCALE: Not to Scale



ZIP CODE: 77469
KEY MAP: 524-T&X

CREEKSIDE RANCH
SEC 6
Plot No. PRFBCT



CATHY BROCK, et. al.
CALLED 69.835 ACRE TRACT (TRACT II)
CCF No. 9712748
O.P.R.F.B.C.T.

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

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	82°52'38"	43.39'	S84°33'15"W	39.71'	26.48'
C2	30.00'	96°02'06"	50.28'	N05°59'23"W	44.60'	33.34'
C3	30.00'	84°56'28"	44.48'	S83°31'20"W	40.51'	27.46'
C4	30.00'	93°54'35"	49.17'	S07°03'08"E	43.85'	32.12'
C5	30.00'	86°31'28"	45.30'	S82°43'50"W	41.12'	28.23'
C6	370.00'	18°44'47"	121.06'	S44°38'02"E	120.52'	61.08'
C7	30.00'	99°18'34"	52.00'	S14°23'39"W	45.73'	35.32'
C8	30.00'	99°18'34"	52.00'	N66°17'48"W	45.73'	35.32'
C9	370.00'	14°24'03"	93.00'	S09°26'29"E	92.75'	46.74'
C10	455.00'	40°52'12"	324.56'	S63°33'02"W	317.72'	189.53'
C11	627.00'	15°35'30"	170.62'	N49°49'25"E	170.10'	65.84'
C12	150.00'	38°28'05"	100.71'	S38°23'08"W	108.83'	62.34'
C13	50.00'	111°48'38"	97.57'	S36°45'14"E	82.81'	73.86'
C14	200.00'	21°48'38"	76.13'	S08°14'46"W	75.67'	38.53'
C15	125.00'	33°55'27"	74.01'	N36°06'49"E	72.93'	38.13'
C16	937.00'	13°10'23"	215.43'	S46°29'21"W	214.95'	108.19'
C17	200.00'	66°42'28"	232.85'	S30°41'41"W	219.92'	131.64'
C18	25.00'	55°22'18"	24.16'	N85°18'19"E	23.23'	13.12'
C19	50.00'	149°12'41"	130.21'	N38°23'08"E	96.41'	181.60'
C20	25.00'	55°22'18"	24.16'	N08°32'04"W	23.23'	13.12'
C21	25.00'	43°10'53"	18.84'	N29°38'45"E	18.40'	9.89'
C22	50.00'	183°14'50"	159.91'	S40°23'14"E	99.96'	1763.99'
C23	25.00'	39°21'06"	17.17'	N67°39'54"E	16.83'	8.94'
C24	25.00'	48°11'23"	21.03'	N68°33'51"W	20.41'	11.18'
C25	50.00'	276°22'46"	241.19'	S02°39'33"E	66.67'	44.72'
C26	25.00'	48°11'23"	21.03'	N63°14'46"E	20.41'	11.18'
C27	25.00'	92°01'33"	40.15'	S46°38'46"E	35.97'	25.90'
C28	25.00'	88°47'04"	38.74'	S42°56'55"W	34.98'	24.48'
C29	25.00'	97°38'43"	42.61'	S43°50'11"E	37.63'	28.58'
C30	25.00'	29°55'20"	13.06'	N68°02'12"E	12.91'	6.68'
C31	50.00'	93°46'07"	81.83'	N36°06'49"E	73.00'	53.40'
C32	25.00'	29°55'20"	13.06'	N04°11'25"E	12.91'	6.68'
C33	25.00'	85°25'17"	37.27'	S44°37'49"W	33.91'	23.08'
C34	25.00'	111°48'38"	48.79'	S36°45'14"E	41.41'	36.93'
C35	652.00'	0°58'34"	11.11'	N41°32'24"E	11.11'	5.55'
C36	962.00'	0°26'03"	7.29'	N39°41'08"E	7.29'	3.64'

LINE	BEARING	DISTANCE
L1	S54°00'26"E	87.57'
L2	S47°58'19"E	50.00'
L3	S50°05'51"E	50.00'
L4	S54°00'26"E	98.88'
L5	S25°57'05"E	50.00'
L6	N02°40'00"W	152.47'
L7	N06°06'02"W	40.23'
L8	S57°37'10"W	85.33'
L9	N51°36'52"W	16.69'
L10	N49°29'41"E	18.46'
L11	N02°39'33"W	30.04'
L12	N53°53'11"W	10.00'
L13	N53°04'32"E	91.29'
L14	N02°39'33"W	44.70'
L15	N64°02'55"E	24.01'
L16	S54°00'26"E	104.33'
L17	S85°07'32"W	21.24'
L18	N44°15'30"E	35.14'
L19	S48°28'31"W	47.30'
L20	S56°19'16"W	47.42'
L21	S57°49'56"W	50.00'
L22	N54°02'03"W	20.00'
L23	N49°35'13"E	23.22'
L24	N02°41'55"W	75.48'
L25	N15°46'54"W	86.89'
L26	N64°03'12"E	38.39'
L27	S53°45'21"W	62.59'
L28	N31°33'21"E	60.75'
L29	N02°39'33"W	82.92'
L30	N36°56'12"E	47.10'
L31	S44°08'37"W	47.59'
L32	S47°41'47"W	48.76'
L33	S51°16'11"W	48.15'
L34	S54°35'39"W	42.01'

LINE	BEARING	DISTANCE
L35	S56°26'22"W	8.02'
L36	S57°45'07"W	94.93'
L37	N20°49'20"E	35.17'
L38	S02°39'33"E	46.52'
L39	N28°53'07"E	2.52'
L40	N43°06'41"E	58.92'
L41	N51°19'52"E	58.51'
L42	S27°54'19"E	87.80'
L43	S74°10'27"W	111.09'
L44	N41°22'00"E	43.32'
L45	N87°10'38"E	81.23'
L46	S02°16'56"E	0.42'

- GENERAL NOTES:
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
Easmt. "Easement"
FBCMUD "Fort Bend County Municipal Utility District"
FND Found 3/4-inch Iron Rod with Cap Stamped "Cotton Surveying"
No. "Number"
O.R.F.B.C.T. "Official Records, Fort Bend County, Texas"
O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq. ft. "Square Feet"
Stm SE "Storm Sewer Easement"
Temp. "Temporary"
UE "Utility Easement"
Vol. Pg. "Volume and Page"
WLE "Water Line Easement"
• Set 3/4-inch Iron Rod with Cap Stamped "Jones|Carter" as per certification
 - Contours show hereon are based upon NAVD88 datum.
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street right-of-ways as shown on the plat.
 - Unless otherwise indicated the building lines (BL) 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.
 - Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating there in. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
 - Each lot shall be restricted to single-family residential uses, defined by Chapter 42 (Ordinance 1999-262).
 - Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided, only one additional space shall be provided.
 - This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, Fort Bend County Municipal Utility District No. 142, Lamar Consolidated Independent School District, and Fort Bend County Drainage District.
 - Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas as revised April 2, 2014, Creekside Ranch Sec 7 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
 - The top of all floor slabs shall be a minimum of 113.5 feet NAVD88. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
 - 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.
 - All elevations are based on NGS monument "H 806 Resat" 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.

CREEKSIDE RANCH SEC 7

A SUBDIVISION OF 17.640 ACRES OF LAND

OUT OF THE

JOHN FOSTER SURVEY, ABSTRACT 26

FORT BEND COUNTY, TEXAS

83 LOTS 4 RESERVES (0.515 ACRES) 3 BLOCKS

OCTOBER 2017



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



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

SURVEYOR:



JONES|CARTER

PLANNER/ENGINEER:



JONES|CARTER

Texas Board of Professional Engineers Registration No. 1-439
12338 Meritway, Suite 270-K, Houston, TX 77061-6253-6000

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF FORT BEND

We, CalAtlantic Homes of Texas, Inc. a Delaware Corporation (successor by merger of RH of Texas Limited Partnership, a Maryland Limited Partnership), acting by and through Ernest S. Loeb, Vice President, and Ashton Houston Residential, L.L.C. A Texas Limited Liability Company, acting by and through Paul Sims, Authorized Representative, owner hereinafter referred to as Owners of the 17.640 acre tract described in the above and foregoing map of CREEKSIDE RANCH SEC 7, 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 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 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 the 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, 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 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 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 easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

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 25, 2004, and any subsequent amendments.

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

Blair M. Bozarth, P.E.
Professional Engineer No. 115515

ZIP CODE: 77406

VICINITY MAP
NTS

KEY MAP: 524-S

IN TESTIMONY WHEREOF, CalAtlantic Homes of Texas, Inc. a Delaware Corporation (successor by merger of RH of Texas Limited Partnership, a Maryland Limited Partnership) has caused these presents to be signed by Ernest S. Loeb, Vice President, thereunto authorized, this _____ day of _____, 2017 and Ashton Houston Residential, L.L.C. A Texas Limited Liability Company, has caused these presents to be signed by Paul Sims, Authorized Representative, thereunto authorized, this _____ day of _____, 2017.

Ashton Houston Residential, L.L.C. A Texas Limited Liability Company
By: Paul Sims, Authorized Representative

CalAtlantic Homes of Texas, Inc. a Delaware Corporation (successor by merger of RH of Texas Limited Partnership, a Maryland Limited Partnership)
By: Ernest S. Loeb, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ernest S. Loeb, Vice President, CalAtlantic Homes of Texas, Inc. a Delaware Corporation (successor by merger of RH of Texas Limited Partnership, a Maryland Limited Partnership), 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 _____, 2017.

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 Paul Sims, Authorized Representative for Ashton Houston Residential, L.L.C. A Texas Limited Liability Company, 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 _____, 2017.

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 CREEKSIDE RANCH SEC 7 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 _____, 2017.

By: Martha L. Stein or M. Sonny Garza
Title Chair Vice Chairman

By: Patrick Walsh, P.E.
Secretary

I, Chris D. Kalkomey, 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.

Chris D. Kalkomey
Texas Registration No. 5869

I, Richard W. Stolleis, 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 any other area or subdivision within the watershed.

Richard W. Stolleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2017.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
County Judge

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

James Patterson
Commissioner, Precinct 4

THE STATE OF TEXAS
COUNTY OF FORT BEND

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 registration in my office on _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

CREEKSIDE RANCH
SEC 7
A SUBDIVISION OF 17.640 ACRES OF LAND
OUT OF THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS
83 LOTS 4 RESERVES (0.515 ACRES) 3 BLOCKS
OCTOBER 2017

CALATLANTIC
HOMES

DEVELOPER/OWNER:
CALATLANTIC HOMES OF TEXAS, INC.
5353 W. SAM HOUSTON PKWY N., SUITE 100
HOUSTON, TEXAS 77031
(713) 856-2900

AW
ASHTON WOODS

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

SURVEYOR:

J.C. JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10080504
6415 Reading Road • Rosenberg, Texas 77471 • 281.342.2033

PLANNER/ENGINEER:

J.C. JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
22338 Merchants Way, Suite 170 • Katy, TX 77449 • 832.553.6000

SHEET 2 OF 2