

## PLAT RECORDING SHEET

**PLAT NAME:** Mason Road in Fieldstone Street Dedication, Sec. 2

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 0.8564

**LEAGUE:** John Frederick Survey

**ABSTRACT NUMBER:** 172

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

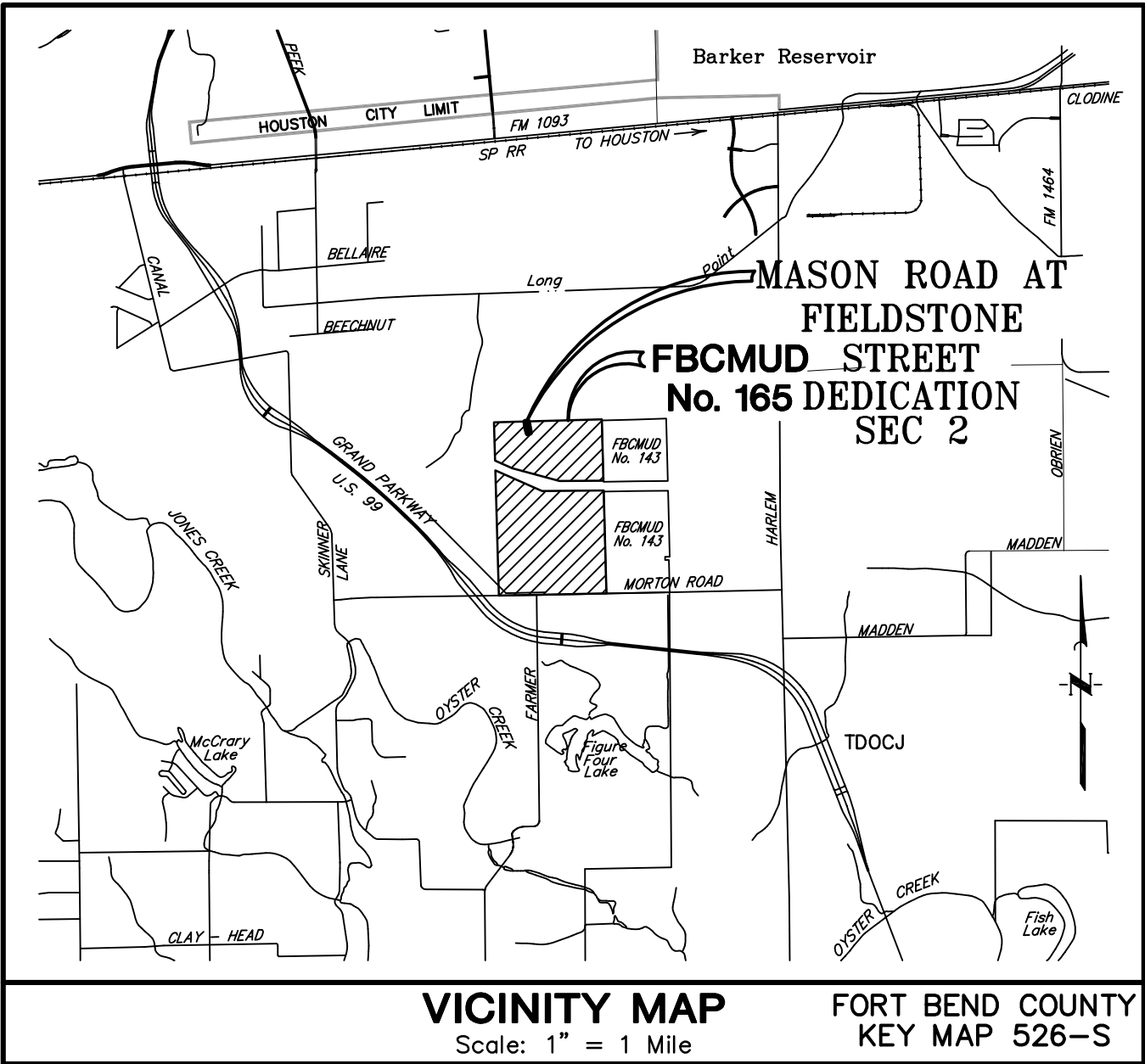
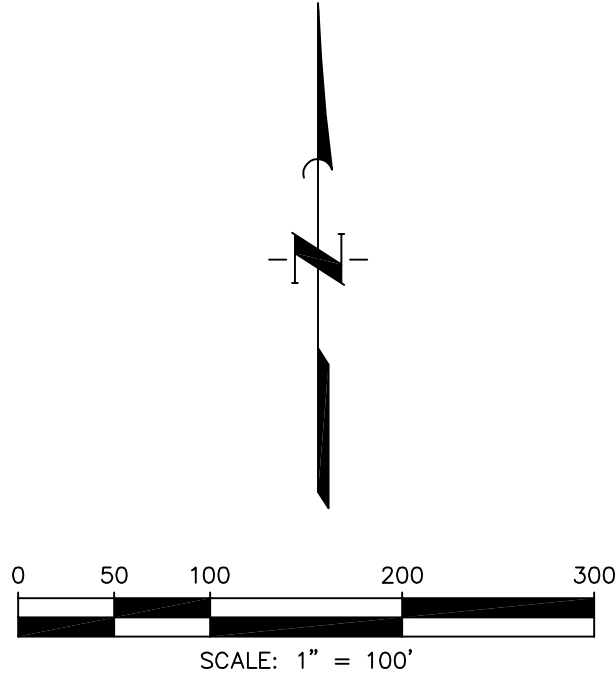
**NUMBER OF RESERVES:** 0

**OWNERS:** Fieldstone (Houston) ASLI, VI, LLLP

\_\_\_\_\_  
(DEPUTY CLERK)

CALLED 658.316 ACRES  
 TO 688 PARTNERS, LP  
 BY AGREEMENT REGARDING TRANSFER OF  
 PROPERTY SUBJECT TO DEED OF TRUST  
 CF No. 2006128898  
 FBCOPR

DISTRICT NAMES	
WCID	FORT BEND MUD No. 165
MUD	FORT BEND LID No. 12
LID	FORT BEND COUNTY DRAINAGE DISTRICT
DID	FORT BEND I.S.D.
SCHOOL	
FIRE	
IMPACT FEE AREA	HOUSTON ETJ
CITY OR CITY ETJ	CENTERPOINT ENERGY
UTILITIES CO.	



General Notes

- 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 revest in the dedicatior, his heirs, assigns or successors.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25') unless otherwise noted.
- AC . . . . . "Acre"  
CF . . . . . "Clerk's File"  
FBCCF . . . . . "Fort Bend County Clerk's File"  
FBCPR . . . . . "Fort Bend County Plat Records"  
FBCDR . . . . . "Fort Bend County Deed Records"  
FBCOPR . . . . . "Fort Bend County Official Public Records"  
No . . . . . "Number"  
ROW . . . . . "Right-of-Way"  
• . . . . . "Set 3/4-inch Iron With Cap Stamped "Jones|Carter Property Corner" as Per Certification"
- There are no pipeline easements within the platted area.
- 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.
- This plat lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
- 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: 0.9998814799.
- 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.
- All property to drain into the drainage easements only through an approved drainage structure. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
- The Flood Insurance Rate Map (FIRM) No. 48157C0140L, Fort Bend County, Texas as revised April 2, 2014, shows this plat to be located within Unshaded Zone "X" defined as areas determined to be outside the 500-yr Floodplain.
- Bench Mark is RM 17 as shown on FEMA FIRM No. 48157C0105J being a U.S.C. & G.S. and U.S. Army Corps of Engineers Monument stamped "T-BR No. 2 Boundary". Located at the intersection of Harlem Road and Farm to Market Road 1093.  
Elevation = 92.26 (1987 Adjustment) NGVD 29  
T.B.M. #1 is 800 Nail in power pole located at west main Entrance to Waterview Estates located on west side of Waterview Estates Trall at Morton Road.  
Elevation = 96.30 (1987 Adjustment)  
T.B.M. #2 is 800 Nail in power pole located at southeast corner of 211 acre tract along Morton Road.  
Elevation = 97.51 (1987 Adjustment)
- All bearings shown hereon are referenced to the Texas Coordinate System of 1983, South Central Zone.
- 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.
- 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.


# MASON ROAD IN FIELDSTONE STREET DEDICATION SEC 2

A SUBDIVISION OF 0.8564 ACRES OF LAND  
 OUT OF THE

JOHN FREDERICK SURVEY, ABSTRACT No. 172  
 FORT BEND COUNTY, TEXAS

0 LOTS      0 RESERVES      0 BLOCKS  
 JULY 2017

DEVELOPER/OWNER:  
 FIELDSTONE (HOUSTON) ASU VI, L.L.P.  
 9801 WESTHEIMER  
 SUITE 250  
 HOUSTON, TEXAS 77042  
 (713) 627-1015

ENGINEER/SURVEYOR:  
 JONES|CARTER  
Texas Board of Professional Engineers Registration No. 4-499  
 Texas Board of Professional Land Surveying Registration No. 38843-00  
 4100 West Loop South, Suite 150 • Houston, TX 77061 • 713.777.5337

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, Fieldstone (Houston) ASU VI, L.L.L.P., a Delaware limited liability limited partnership, by Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its general partner, by Avanti Management Corporation, a Florida corporation, its general partner, acting by and through Andrew Dubill, its Vice President, hereinafter referred to as Owners of the 0.8564 acre tract described in the above and foregoing map of MASON ROAD IN FIELDSTONE STREET DEDICATION SEC 2, 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 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. and 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, 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, creek, 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 23, 2004, and any subsequent amendments.

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.

IN TESTIMONY WHEREOF, the FIELDSTONE (HOUSTON) ASU VI, L.L.L.P., a Delaware limited liability limited partnership, by Avanti Properties Group II, L.L.L.P., a Delaware limited liability limited partnership, its general partner, by Avanti Management Corporation, a Florida corporation, its general partner has caused these presents to be signed by Andrew Dubill, its Vice President, thereunto authorized this \_\_\_\_ day of \_\_\_\_\_, 2017.

FIELDSTONE (HOUSTON) ASU VI, L.L.L.P.  
a Delaware limited liability limited partnership

By: Avanti Properties Group II, L.L.L.P.  
a Delaware limited liability limited partnership,  
its general partner

By: Avanti Management Corporation,  
a Florida corporation,  
its general partner

By: \_\_\_\_\_  
Andrew Dubill, Vice President

STATE OF FLORIDA §  
COUNTY OF ORANGE §

BEFORE ME, the undersigned authority, personally appeared Andrew Dubill, known to be 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 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

This is to certify that the Planning Commission for the City of Houston, Texas has approved this plat and subdivision of MASON ROAD IN FIELDSTONE STREET DEDICATION SEC 2 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, Steven Jares, 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 of 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.

Steven Jares  
Registered Professional Land Surveyor  
Texas Registration No. 5317

I, Janet M. Baccus, 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.

Janet M. Baccus, P.E.  
Professional Engineer No. 90073

