

## PLAT RECORDING SHEET

**PLAT NAME:** Fieldstone, Sec. 15

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

**ACREAGE:** 19.97

**LEAGUE:** John Frederick Survey

**ABSTRACT NUMBER:** 172

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 89

**NUMBER OF RESERVES:** 3

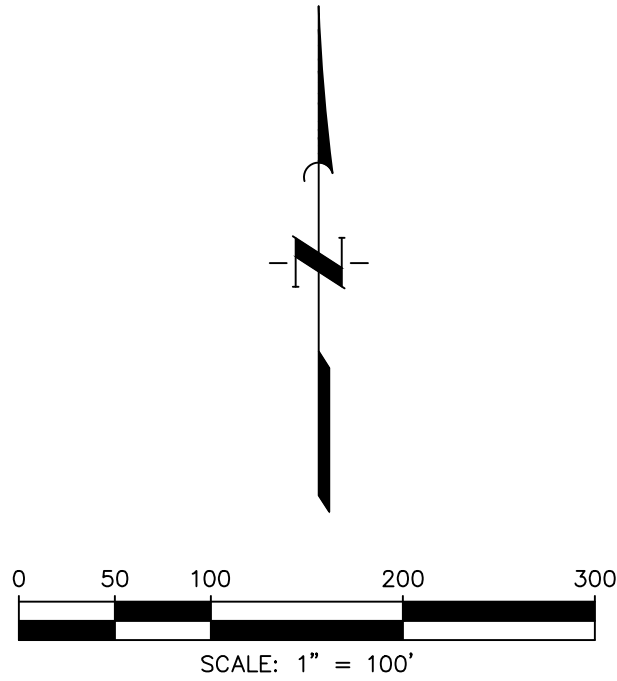
**OWNERS:** Fieldstone (Houston) ASLI, VI, LLLP

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

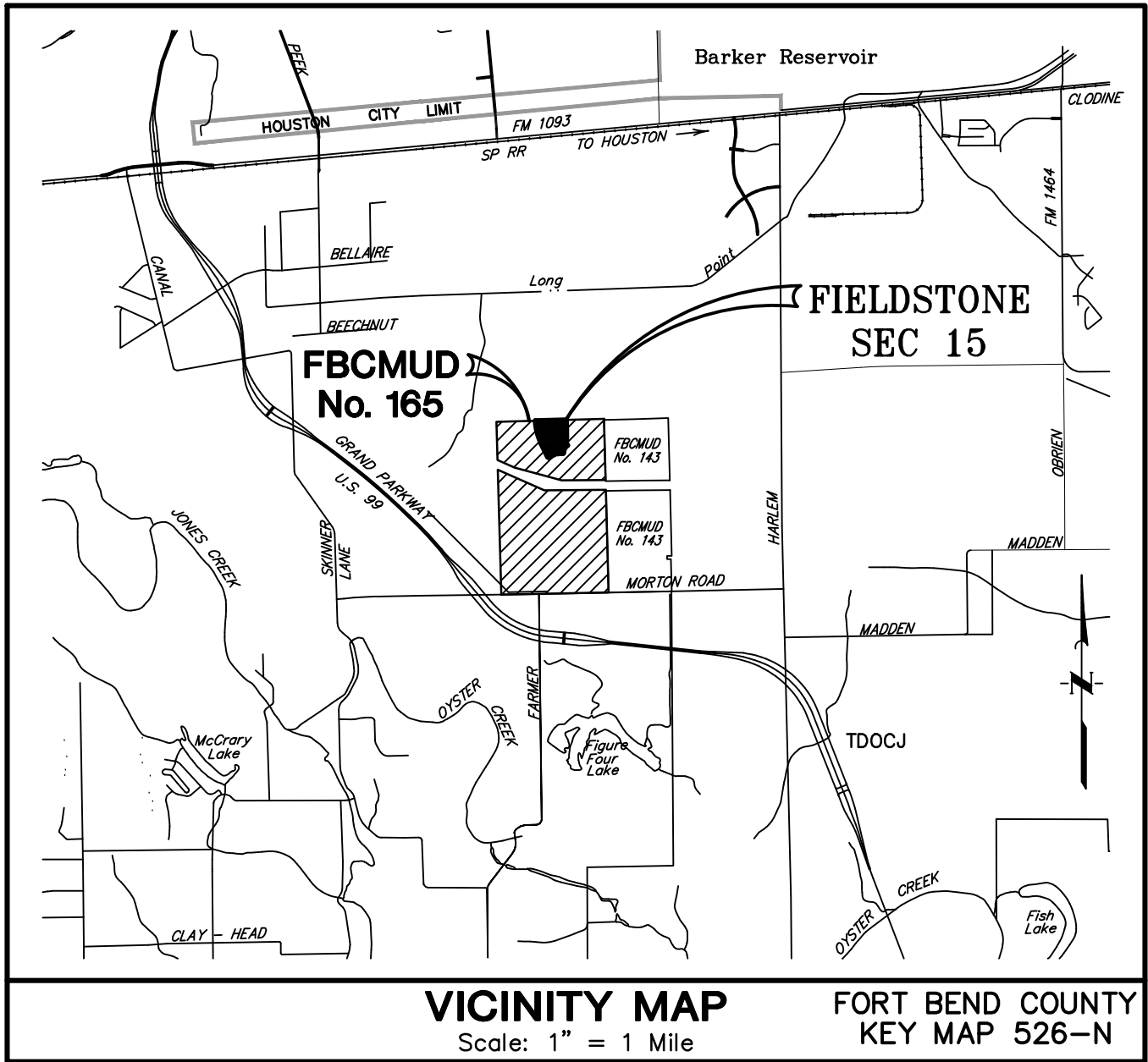
LINE	BEARING	DISTANCE
L1	S02°51'44"E	49.84'
L2	S01°27'49"E	49.73'
L3	S00°14'34"E	49.99'
L4	S02°14'56"W	78.26'
L5	S06°42'19"E	106.34'
L6	S42°06'52"E	51.07'
L7	S85°23'35"W	35.45'
L8	N21°34'12"W	10.26'
L9	S88°23'48"W	60.00'
L10	S62°50'31"W	87.28'
L11	N72°18'30"E	165.01'
L12	N52°10'06"W	1.18'
L13	N41°52'46"E	4.75'
L14	N86°52'46"E	145.00'
L15	N86°52'46"E	159.41'
L16	N57°34'00"W	60.36'
L17	N21°34'12"W	137.50'
L18	N20°38'09"E	6.80'
L19	N60°46'45"W	21.04'
L20	N15°18'40"W	79.91'
L21	N11°33'51"W	31.65'
L22	N13°33'27"W	63.35'
L23	N64°10'08"W	14.72'
L24	N22°38'25"E	14.34'
L25	N27°08'48"W	51.26'
L26	N26°11'21"W	52.92'
L27	N24°37'20"W	52.92'
L28	N23°03'19"W	52.92'
L29	N21°29'18"W	52.92'
L30	N20°13'48"W	38.00'
L31	N25°51'52"E	21.21'
L32	N42°16'47"W	15.50'
L33	N72°51'12"W	15.50'
L34	N67°05'02"E	19.76'
L35	N22°54'58"W	59.27'
L36	N86°52'46"E	59.88'
L37	N88°41'36"W	69.31'

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	
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

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



- A** RESTRICTED RESERVE "A"  
Restricted to Landscape  
Purposes Only  
0.3276 AC  
14,272 Sq Ft
- B** RESTRICTED RESERVE "B"  
Restricted to Landscape  
Purposes Only  
0.4960 AC  
21,607 Sq Ft
- C** RESTRICTED RESERVE "C"  
Restricted to Landscape  
Purposes Only  
0.2189 AC  
9,534 Sq Ft



#### General Notes

- 1) AE ..... "Aerial Easement"
- 2) BL ..... "Building Line"
- 3) OF ..... "Clerk's File"
- 4) Esmt ..... "Easement"
- 5) FBCPR ..... "Fort Bend County Deed Records"
- 6) FBCPR ..... "Fort Bend County Plat Records"
- 7) FBCMUD ..... "Fort Bend County Municipal Utility District"
- 8) FBCOPR ..... "Fort Bend County Official Public Records"
- 9) GBL ..... "Garage Building Line"
- 10) No. .... "Number"
- 11) ROW ..... "Right-of-Way"
- 12) Sq Ft ..... "Square Feet"
- 13) SSE ..... "Sanitary Sewer Easement"
- 14) Stm SE ..... "Storm Sewer Easement"
- 15) UE ..... "Utility Easement"
- 16) Vol. .... "Volume and Page"
- 17) WLE ..... "Waterline Easement"
- 18) ① ..... "Block Number"
- 19) ..... Set 3/4-inch Iron Rod ("with Cap Stamped Jones|Carter Property Corner") as Per Certification.
- 20) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- 21) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 22) All easements are centered on lot lines unless shown otherwise.
- 23) All building lines along street rights-of-way as shown on the plat.
- 24) 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.
- 25) The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide a greater building setback, the deed restrictions shall control over the provisions of the division.
- 26) Single family residential shall mean the use of a lot with one building and for containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. 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. (When applicable)
- 27) There are no pipeline easements within the platted area.
- 28) Sidewalks shall be built or paved 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 rights-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 29) The minimum slab elevation for this section shall be 95.60 feet. 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.
- 30) 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 of 0.9998814799.
- 31) This Plat is located in lighting zone L23.
- 32) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- 33) 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.
- 34) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- 35) 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-year Floodplain.
- 36) Bench Mark is RM 17 as shown on FEMA FIRM No. 48157C0105J being a U.S. & G.S. and U.S. Army Corps of Engineers Monument, stamper T-BE 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 Trail at Morton Road. Elevation = 98.30 (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)
- 37) Fieldstone Sec 15 lies within Fort Bend County Municipal Utility District No. 165 & Levee Improvement District No. 12. All drainage easements & reserves will be owned and maintained by Fort Bend County Municipal Utility District No. 165.
- 38) 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.
- 39) A minimum distance of 10 feet shall be maintained between residential dwellings.
- 40) All lots shall have adequate wastewater collection service.
- 41) 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.

# FIELDSTONE SEC 15

A SUBDIVISION OF 19.97 ACRES OF LAND

OUT OF THE

JOHN FREDERICK SURVEY, ABSTRACT No. 172

FORT BEND COUNTY, TEXAS

89 LOTS

3 RESERVES

4 BLOCKS

JUNE 2017

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

PLANNER/ENGINEER/SURVEYOR:



Texas Board of Professional Engineers Registration No. F-438  
Texas Board of Professional Surveyors Registration No. 6348  
6350 West Loop South, Suite 250 • Dallas, TX 75240 • 713.777.2227

SHEET 1 OF 2

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	360.00'	42°01'00"	264.00'	S26°52'38"W	258.12'	138.25'
C2	25.00'	79°31'28"	34.70'	S45°37'51"W	31.98'	20.80'
C3	845.00'	07°53'37"	117.89'	S81°23'47"W	117.73'	59.04'
C4	25.00'	81°01'50"	35.36'	N62°05'07"W	32.48'	21.36'
C5	25.00'	91°41'20"	40.01'	S24°16'28"W	35.87'	25.75'
C6	845.00'	07°16'37"	107.32'	S66°28'49"W	107.25'	53.73'
C7	25.00'	90°00'00"	39.27'	N72°09'29"W	35.36'	25.00'
C8	1950.00'	22°12'10"	765.65'	N16°03'24"W	750.93'	382.63'
C9	1785.00'	15°20'09"	477.77'	N19°29'24"W	476.35'	240.32'
C10	50.00'	98°42'05"	86.13'	N37°31'43"E	75.87'	58.23'
C11	50.00'	90°00'00"	78.54'	N48°07'14"W	70.71'	50.00'
C12	1715.00'	08°08'42"	243.80'	N00°57'06"E	243.59'	122.11'
C13	800.00'	12°50'19"	179.26'	N80°27'36"E	178.89'	90.01'
C14	250.00'	63°24'20"	276.66'	N36°43'38"E	262.76'	154.42'
C15	50.00'	84°24'43"	73.66'	N69°21'51"W	67.18'	45.35'
C18	30.00'	91°47'27"	48.06'	N61°47'46"W	43.08'	30.95'
C19	25.00'	88°17'03"	38.52'	N28°09'59"E	34.82'	24.26'
C20	25.00'	24°27'10"	10.67'	N23°50'55"W	10.59'	5.42'
C21	50.00'	14°54'20"	129.07'	N37°52'40"E	96.10'	173.83'
C22	25.00'	24°57'05"	10.89'	N80°38'42"W	10.80'	5.53'
C23	25.00'	24°57'05"	10.89'	N74°24'13"E	10.80'	5.53'
C24	50.00'	139°54'09"	122.09'	N48°07'14"W	93.94'	137.01'
C25	25.00'	24°57'05"	10.89'	N09°11'18"E	10.80'	5.53'
C26	25.00'	90°00'00"	39.27'	N48°07'14"W	35.36'	25.00'
C27	25.00'	90°00'00"	39.27'	N41°52'46"E	35.36'	25.00'
C28	25.00'	89°44'33"	39.16'	N231°8'04"E	35.28'	24.89'
C29	25.00'	90°00'00"	39.27'	N66°34'12"W	35.36'	25.00'
C30	25.00'	24°57'05"	10.89'	N65°27'15"E	10.80'	5.53'
C31	50.00'	134°18'53"	117.21'	N69°21'51"W	92.16'	118.70'
C32	25.00'	24°57'05"	10.89'	N144°05'7"W	10.80'	5.53'
C33	25.00'	88°16'50"	38.52'	N63°33'05"W	34.82'	24.26'
C34	30.00'	91°47'27"	48.06'	N26°24'47"E	43.08'	30.95'
C35	25.00'	98°42'05"	43.07'	N37°31'43"E	37.94'	29.12'
C36	25.00'	90°00'00"	39.27'	N48°07'14"W	35.36'	25.00'
C37	25.00'	90°00'00"	39.27'	N41°52'46"E	35.36'	25.00'
C38	25.00'	46°16'36"	20.19'	N78°56'10"W	19.65'	10.68'
C39	50.00'	276°19'00"	241.13'	N13°57'22"W	66.71'	44.77'
C40	25.00'	50°17'28"	21.94'	N53°01'52"E	21.25'	11.74'
C41	25.00'	92°03'00"	40.15'	N47°08'45"W	35.97'	25.90'
C42	25.00'	97°10'51"	42.40'	N58°13'22"E	37.50'	28.35'
C43	50.00'	149°25'35"	130.40'	N32°26'00"E	96.46'	182.93'
C44	25.00'	97°10'51"	42.40'	N06°18'38"E	37.50'	28.35'
C45	25.00'	84°24'43"	36.83'	N69°21'51"W	33.59'	22.67'
C46	30.00'	90°00'00"	47.12'	N72°09'29"W	42.43'	30.00'

#### INSET DETAIL "A"

SCALE: 1"=25'

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 19.97 acre tract described in the above and foregoing map of FIELDSTONE SEC 15, 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 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, I (or 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 Florida

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 FIELDSTONE SEC 15 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: \_\_\_\_\_ or \_\_\_\_\_  
Martha L. Stein Title Chair M. Sonny Garza Vice Chairman

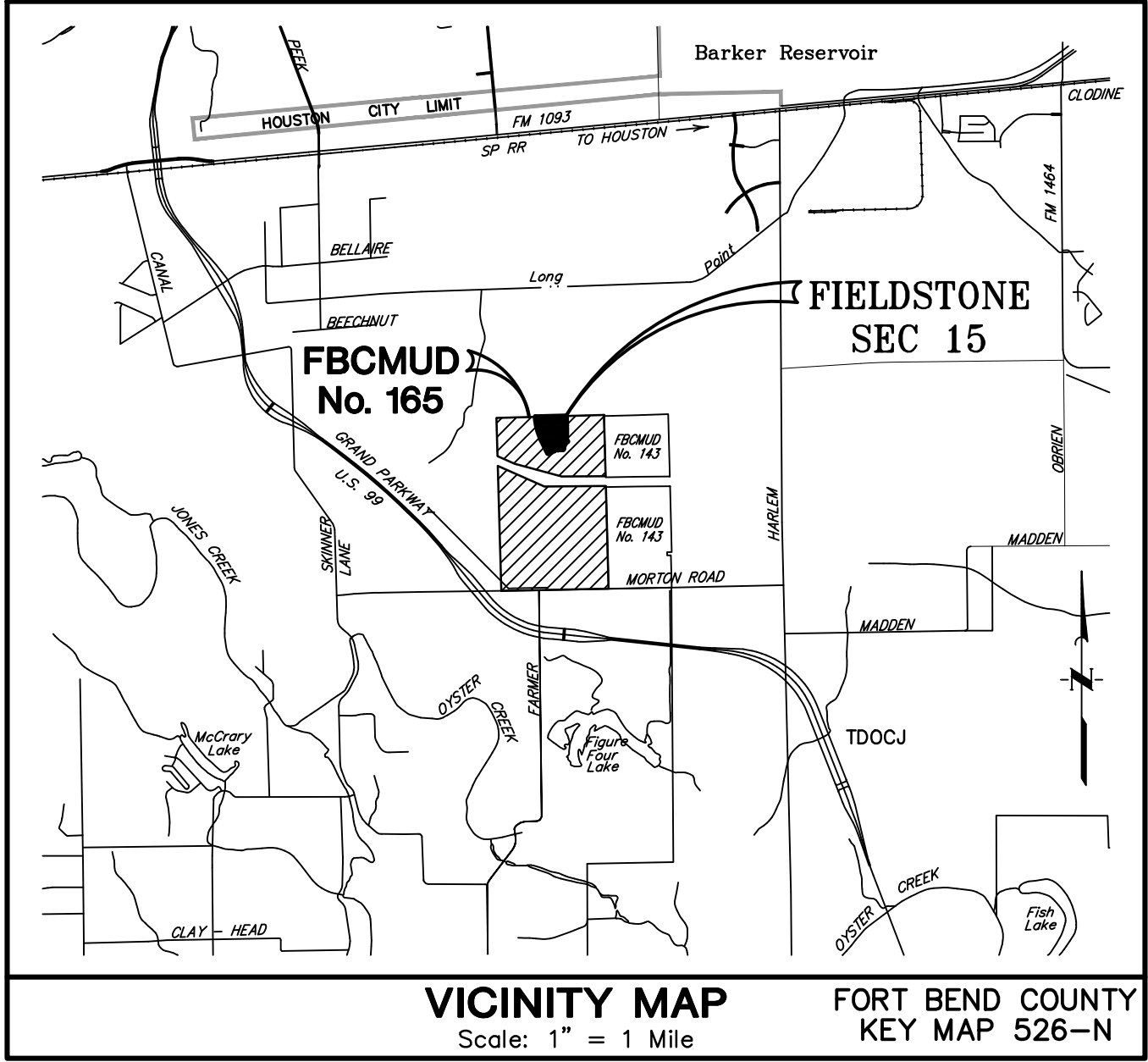
By: \_\_\_\_\_  
Patrick Walsh, P.E. Secretary

I, Steven Jores, 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 Jores  
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



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. Date  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Vincent M. Morales, Jr.  
Commissioner, Precinct 1

Grady Prestage  
Commissioner, Precinct 2

Robert E. Hebert  
County Judge

Andy Meyers  
Commissioner, Precinct 3

James Patterson  
Commissioner, Precinct 4

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 \_\_\_\_\_, 2018, at \_\_\_\_\_ o'clock \_\_\_\_\_ 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.

Laura Richard, County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

**FIELDSTONE**  
**SEC 15**  
**A SUBDIVISION OF 19.97 ACRES OF LAND**  
**OUT OF THE**  
**JOHN FREDERICK SURVEY, ABSTRACT No. 172**  
**FORT BEND COUNTY, TEXAS**  
**89 LOTS 3 RESERVES 4 BLOCKS**  
**JUNE 2017**

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

PLANNER/ENGINEER/SURVEYOR:

**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
Texas Board of Professional Land Surveying Registration No. 53040-040  
6350 West Loop South, Suite 150 • Dallas, TX 75240 • 713.777.5337

SHEET 2 OF 2