

PLAT RECORDING SHEET

PLAT NAME: Silver Ranch, Sec. 17

PLAT NO: _____

ACREAGE: 8.773

LEAGUE: Alexander Philips Survey

ABSTRACT NUMBER: 300

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 37

NUMBER OF RESERVES: 2

OWNERS: Katy 309 Venture, L.P.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF HARRIS

We, KATY 309 VENTURE, L.P. a Texas limited partnership, acting by and through Marvin Shapiro, President, being officer of KATY 309 (Houston) AIP IV, L.P., a Texas limited partnership its sole general partner, acting by and through Katy 309 (Houston) GP, L.L.L.P. a Delaware limited liability limited partnership, its sole general partner, acting by and through Avanti Management Corporation, a Florida Corporation, its sole general partner, owners hereinafter referred to as Owners of the 8.773 acre tract described in the above and foregoing map of SILVER RANCH SEC 17, do hereby take 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 of 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.) and 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 and shall be restricted for same under the terms and conditions of such restrictions files 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, Owners do hereby dedicate to the public a strip of land Twenty feet (20') 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 the said plat, as easements for the drainage purposes, giving the City of Houston, Harris 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 shall hereby be 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 in this easement except by means of approved drainage structure.

FURTHER, we do hereby acknowledge the receipt of the "Order for Regulation of Outdoor Lighting in the Unincorporated Area 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.

IN TESTIMONY WHEREOF, the KATY 309 VENTURE, L.P. a Texas limited partnership, acting by and through KATY 309 (Houston) AIP IV, L.P., a Texas limited partnership its sole general partner, acting by and through Katy 309 (Houston) GP, L.L.L.P. a Delaware limited liability limited partnership, its sole general partner acting by and through Avanti Management Corporation, a Florida Corporation, its sole general partner has caused these presents to be signed by Marvin Shapiro, President,

this _____ day of _____, 2017,

KATY 309 VENTURE, L.P., a Texas limited partnership
By: KATY 309 (Houston) AIP IV, L.P., a Texas limited partnership, its sole general partner
By: Katy 309 (Houston) GP, L.L.L.P., a Delaware limited liability limited partnership, its sole general partner
By: Avanti Management Corporation, a Florida Corporation, its sole general partner

By: _____
Marvin Shapiro,
President

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, on this day personally appeared Marvin Shapiro, President of Avanti Management Corporation a Florida corporation, the sole general partner, of Katy 309 (Houston) GP, L.L.L.P. a Delaware limited liability limited partnership, its sole general partner of KATY 309 (Houston) AIP IV L.P. a Texas limited partnership, its sole general partner of KATY 309 VENTURE, L.P. a Texas limited partnership, 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 considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

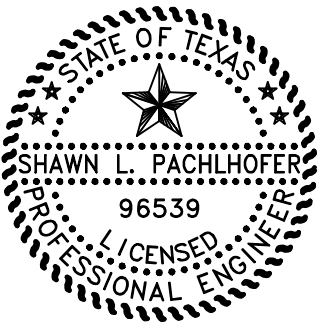
Printed Name: _____
Notary Public in and for the State of Texas
Commission Expires: _____

I, Alan C. Bentley, am authorized 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.



Alan C. Bentley, R.P.L.S.
Texas Registration No. 2055

I, Shawn L. Pachhofer, P.E., 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.



Shawn L. Pachhofer, P.E.
Texas Registration No. 96539
Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SILVER RANCH SEC 17 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 _____, 2018,

By: _____
Martha L. Stein OR M. Sonny Garza
Chair Vice Chair

By: _____
Patrick Walsh, P.E.
Secretary

GENERAL NOTES

- ① " indicates Block Number.
- "U.E." indicates Utility Easement.
- "B.L." indicates Building Line.
- "G.B.L." indicated Garage Building Line.
- "W.L.E." indicates Water Line Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "F.B.C.C.F. No." indicates Fort Bend County Clerk's File Number.
- "F.B.C.P.R." indicates Plat Records of Fort Bend County.
- "F.B.C.D.R." indicates Deed Records of Fort Bend County.
- "O.P.R.O.R.P." indicates Official Public Records of Real Property.
- Ⓢ Found 1/2-inch Iron Pipe with cap stamped "BGE INC".
- Unless otherwise noted all corners are Set 1/2-inch iron pipe with cap stamped "BGE INC".
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying the following combined scale 1.00011495678.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500-year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 4815700105L, April 2, 2014.
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-ways within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.e
- This plat is located within Light Zone LZ3.
- The top of all floor slabs shall be a minimum of 133.50 feet above mean sea level. 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.
- Single family residential shall mean the use of a lot with one building designed for and 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.

GENERAL NOTES

- 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 more additional space shall be provided.
- Unless otherwise indicated, the building lines [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, in effect at the time this plat was approved, which may be amended from time to time.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone, NAD83, with a bearing and distance of S47°10'31" E, 1861.56 feet for the northeasterly line of a 159.9525-acre tract of land described in a deed recorded at Fort Bend County Clerk's File No. 2044134758 and monumented on the ground with a spindle from a cotton picker found in the asphalt of Katy-Gaston Road on each end of said call.
- A minimum distance of 10' shall be maintained between residential dwellings.
- The drainage / detention basin will be owned and maintained by Fort Bend County Municipal Utility District No. 58.
- 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.
- All 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
- A one-foot reserve 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 adjacent property is subdivided or re-subdivided in a recorded 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 re-vest in the dedicator, his heirs, assigns, or successors.
- All existing pipelines and pipeline easements within the platted boundary have been shown.
- Notwithstanding the other provisions of Chapter 42, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street.
- All lots shall have adequate wastewater collection service.
- Silver Ranch Community Association, Inc. shall maintain the drainage swales within Reserve A and C. These maintenance responsibilities shall be transferred to any future owners should the property be sold.

Approved by the Commissioners Court of Fort Bend County, Texas, this _____ day of _____, 2018.

Vincent M. Morales, Jr.
Precinct 1, County Commissioner

Grady Prestage
Precinct 2, County Commissioner

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

James Patterson
Precinct 4, County Commissioner

Robert E. Hebert
County Judge

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 recordation in my office on _____, 2018, at _____ o'clock ____ m. in Plot Number _____ of the plat records of Fort Bend County, Texas.

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

SILVER RANCH SEC 17

A SUBDIVISION OF 8.773 ACRES OF LAND
LOCATED IN THE ALEXANDER PHILIPS SURVEY,
ABSTRACT NO. 300,
FORT BEND COUNTY, TEXAS

LOTS: 37 RESERVES: 2 BLOCKS: 4
SCALE: 1"=100' DATE: FEBRUARY, 2018

OWNER:
KATY 309 VENTURE, L.P.,
a Texas limited partnership
9801 WESTHEIMER RD., SUITE 250
HOUSTON, TEXAS 77042
713-627-1015

LAND PLANNER:
BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., SUITE A-250
KATY, TEXAS 77494
281-579-0340

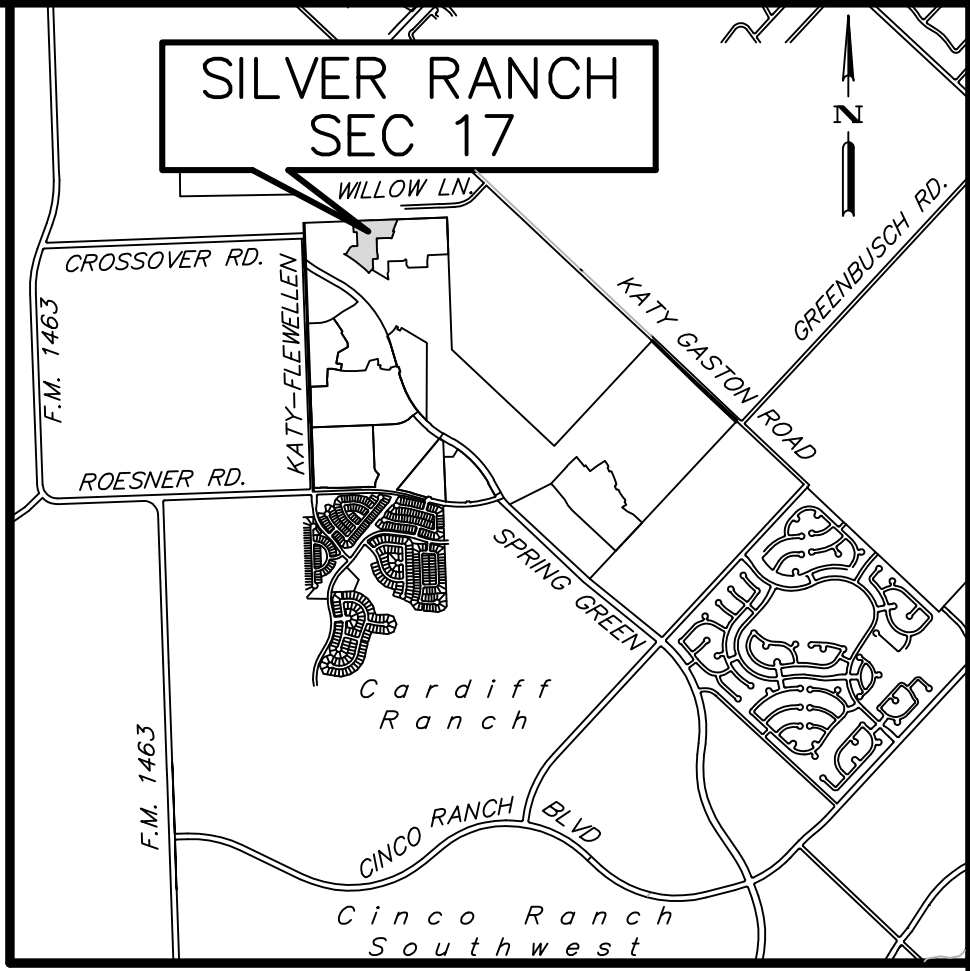


BGE, Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00

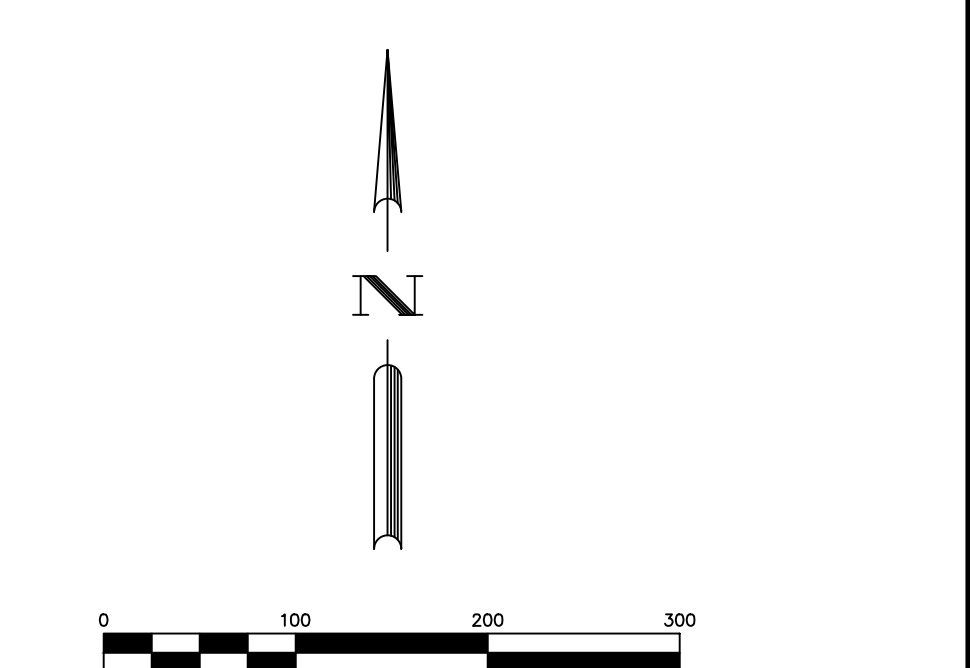
LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N31°53'18"E	101.68'
L2	N87°48'12"E	67.59'
L3	S87°48'12"W	55.49'
L4	S2°11'48"E	15.00'
L5	S15°35'13"W	50.00'
L6	S20°20'36"W	115.00'
L7	N82°05'43"W	47.91'
L8	S6°35'43"E	65.19'
L9	S2°11'48"E	55.00'
L10	S87°48'12"W	80.00'
L11	S44°23'56"W	30.97'
L12	S44°34'31"W	75.00'
L13	N87°48'12"E	15.00'
L14	N87°48'12"E	15.00'
L15	N87°48'12"E	15.00'
L16	S47°11'48"E	14.14'
L17	S31°53'18"W	66.96'
L18	N12°26'48"W	34.98'
L19	N32°33'12"E	46.44'
L20	N32°33'12"E	29.84'
L21	N12°26'48"W	13.38'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2060.00'	141°9'56"	515.30'	N 52°35'27" W	513.96'
C2	30.00'	88°21'17"	46.26'	N 76°03'57" E	41.81'
C3	75.00'	55°54'54"	73.19'	N 59°50'45" E	70.32'
C4	225.00'	4°45'24"	18.68'	S 72°02'05" E	18.67'
C5	250.00'	17°47'01"	77.60'	N 83°18'18" W	77.28'
C6	50.00'	90°00'00"	78.54'	S 47°11'48" E	70.71'
C7	50.00'	55°54'54"	48.80'	S 59°50'45" W	46.88'
C8	25.00'	90°00'00"	39.27'	N 42°48'12" E	35.36'
C9	25.00'	90°00'00"	39.27'	N 47°11'48" W	35.36'
C10	275.00'	17°47'01"	85.36'	N 83°18'18" W	85.01'
C11	225.00'	17°47'01"	69.84'	N 83°18'18" W	69.56'
C12	25.00'	90°00'00"	39.27'	S 42°48'12" W	35.36'
C13	25.00'	90°00'00"	39.27'	S 47°11'48" E	35.36'
C14	75.00'	90°00'00"	117.81'	S 47°11'48" E	106.07'
C15	25.00'	90°00'00"	39.27'	N 47°11'48" W	35.36'
C16	25.00'	55°54'54"	24.40'	S 59°50'45" W	23.44'
C17	30.00'	88°21'18"	46.26'	S 12°17'21" E	41.81'

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.3052 AC. / 13,293 S.F.	LANDSCAPE \ OPEN SPACE \ DRAINAGE
B	1.221 AC. / 53,205 S.F.	LANDSCAPE \ OPEN SPACE



VICINITY MAP
FBC KEY MAP 484 - N



DISTRICT NAMES	
M. U. D.	FORT BEND M. U. D. No. 58
W. C. I. D.	NONE
D. D.	FORT BEND DRAINAGE DISTRICT
SCHOOL	KATY I. S. D.
CITY E. T. J.	HOUSTON E. T. J.
ELECTRICITY	CENTERPOINT ENERGY
GAS	CENTERPOINT ENERGY
TELEPHONE	TXU COMMUNICATIONS
CABLE	COMCAST

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