

PLAT RECORDING SHEET

PLAT NAME: Silver Ranch, Sec. 16

PLAT NO: _____

ACREAGE: 10.73

LEAGUE: Alexander Phillips Survey

ABSTRACT NUMBER: 300

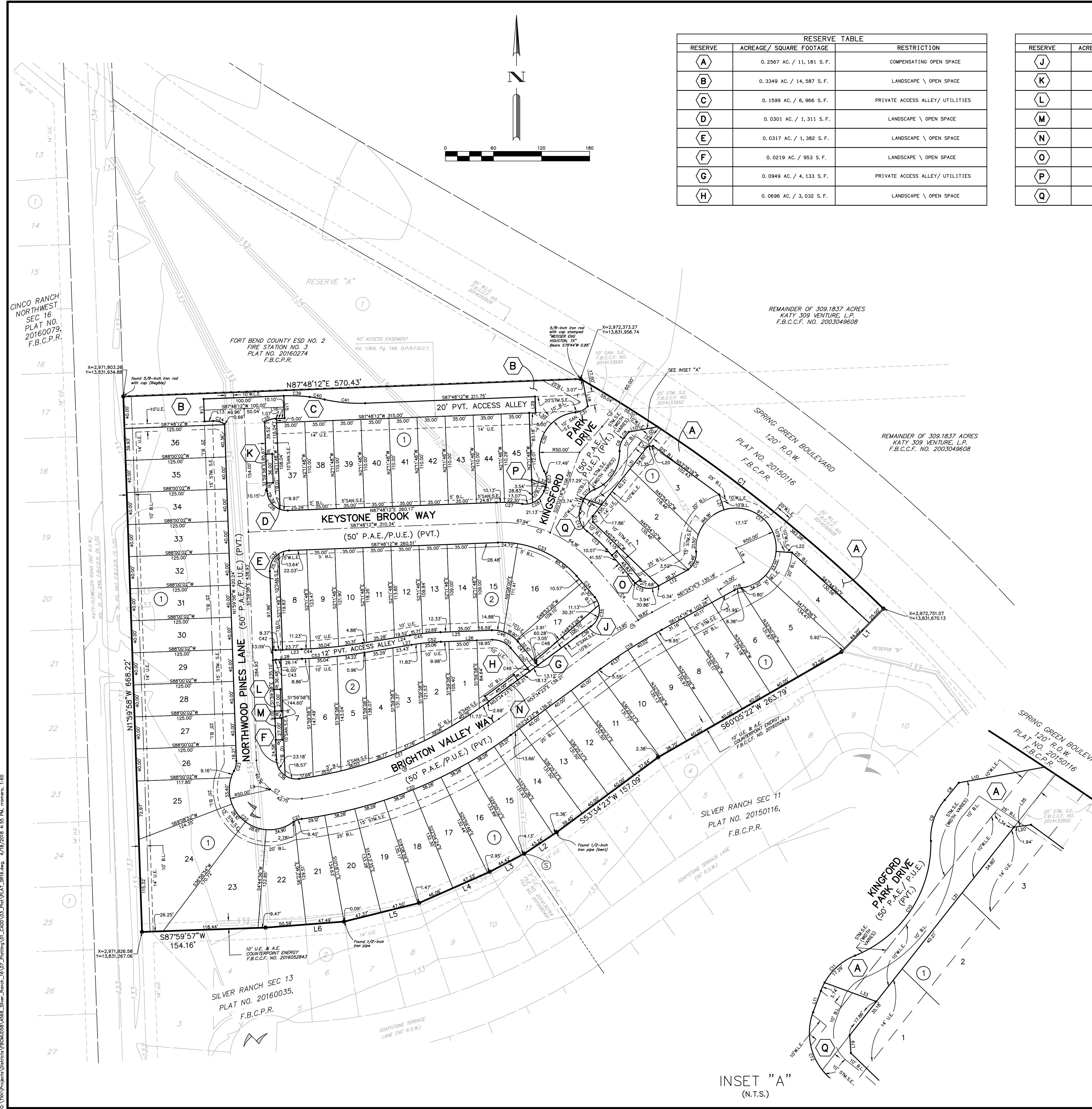
NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 62

NUMBER OF RESERVES: 16

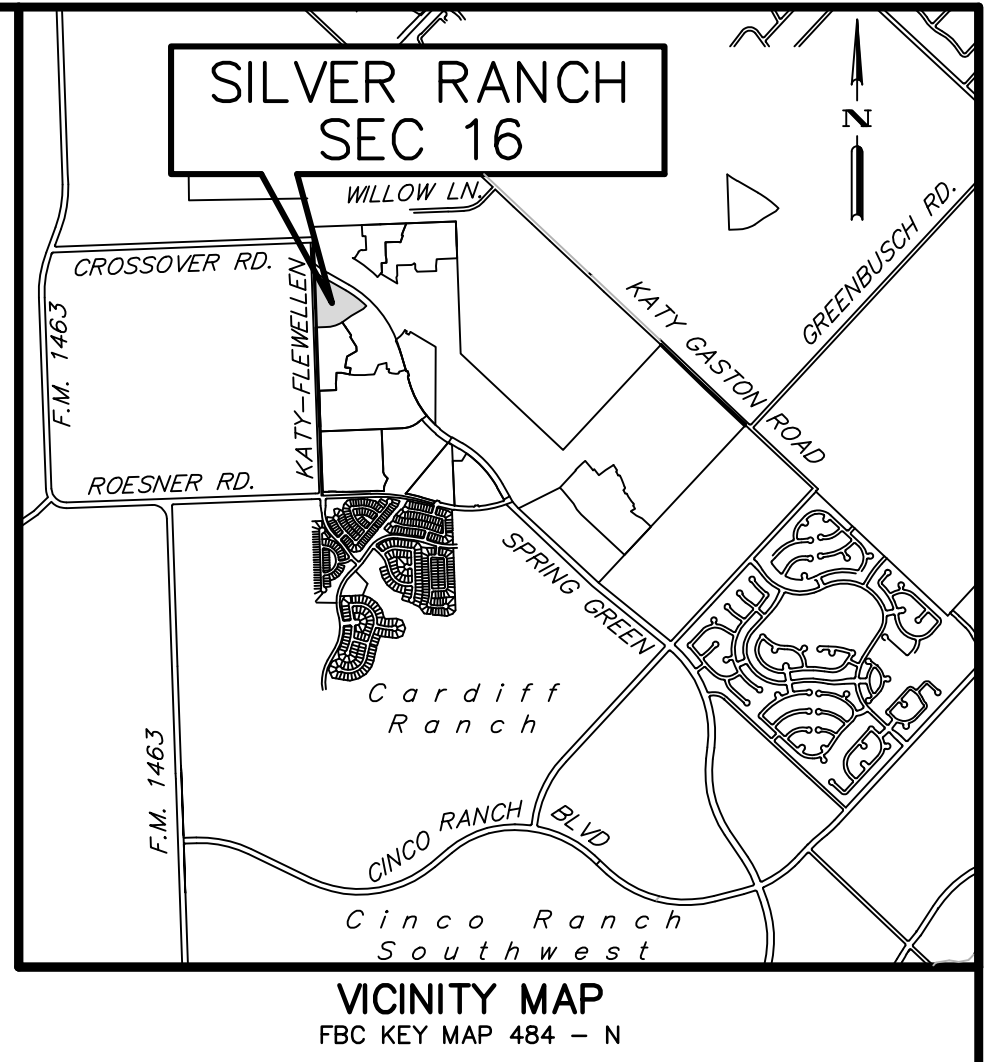
OWNERS: CND-Silver Ranch, LLC.

(DEPUTY CLERK)



RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.2567 AC. / 11,181 S.F.	COMPENSATING OPEN SPACE
B	0.3349 AC. / 14,587 S.F.	LANDSCAPE \ OPEN SPACE
C	0.1599 AC. / 6,966 S.F.	PRIVATE ACCESS ALLEY/ UTILITIES
D	0.0301 AC. / 1,311 S.F.	LANDSCAPE \ OPEN SPACE
E	0.0317 AC. / 1,382 S.F.	LANDSCAPE \ OPEN SPACE
F	0.0219 AC. / 953 S.F.	LANDSCAPE \ OPEN SPACE
G	0.0949 AC. / 4,133 S.F.	PRIVATE ACCESS ALLEY/ UTILITIES
H	0.0696 AC. / 3,032 S.F.	LANDSCAPE \ OPEN SPACE

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
J	0.0244 AC. / 1,062 S.F.	LANDSCAPE \ OPEN SPACE
K	0.0066 AC. / 288 S.F.	GUEST PARKING
L	0.0050 AC. / 216 S.F.	GUEST PARKING
M	0.0050 AC. / 216 S.F.	GUEST PARKING
N	0.0083 AC. / 360 S.F.	GUEST PARKING
O	0.0084 AC. / 365 S.F.	GUEST PARKING
P	0.0074 AC. / 321 S.F.	LANDSCAPE \ OPEN SPACE
Q	0.0418 AC. / 1,821 S.F.	LANDSCAPE \ OPEN SPACE



CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1940.00'	14'02'26"	475.40'	S 52°48'52" E	474.21'
C2	300.00'	7'07'24"	37.30'	N 37°42'01" E	37.27'
C3	150.00'	50'27'58"	132.12'	N 66°57'49" W	127.89'
C4	1000.00'	5'17'13"	92.28'	N 39°05'13" W	92.24'
C5	686.00'	7°49'53"	93.76'	S 57°29'20" W	93.69'
C6	534.00'	28°44'00"	267.80'	N 67°56'23" E	265.00'
C7	50.00'	95°41'39"	83.51'	S 49°50'47" E	74.14'
C8	330.00'	1°36'10"	9.23'	S 39°07'00" W	9.23'
C9	25.00'	41°35'57"	18.15'	S 19°07'07" W	17.76'
C10	50.00'	69°54'33"	61.01'	S 33°16'24" W	57.29'
C11	25.00'	48°11'23"	21.03'	S 44°07'59" W	20.41'
C12	25.00'	72°37'32"	31.69'	S 16°16'28" E	29.61'
C13	175.00'	10°51'24"	33.16'	S 47°09'32" E	33.11'
C14	1025.00'	2°53'08"	51.62'	S 40°17'16" E	51.62'
C15	25.00'	79°45'02"	34.80'	S 78°43'13" E	32.06'
C16	25.00'	66°25'19"	28.98'	N 28°11'37" E	27.39'
C17	50.00'	26°27'41"	233.40'	S 51°17'12" E	72.26'
C18	25.00'	21°02'22"	9.18'	S 71°55'27" W	9.13'
C19	661.00'	7°49'53"	90.35'	S 57°29'20" W	90.28'
C20	559.00'	29°06'33"	284.00'	S 68°07'39" W	280.95'
C21	25.00'	27°55'15"	12.18'	S 68°43'18" W	12.06'
C22	50.00'	153°09'56"	133.66'	N 48°39'21" W	97.27'
C23	25.00'	29°55'35"	13.06'	N 12°57'50" E	12.91'
C24	25.00'	34°15'11"	14.95'	N 75°04'13" W	14.72'
C25	25.00'	33°51'31"	14.77'	S 70°52'27" W	14.56'
C26	25.00'	90°11'50"	39.36'	S 47°05'53" E	35.42'
C27	175.00'	10°37'01"	32.43'	S 86°53'17" E	32.38'
C28	25.00'	78°22'55"	34.20'	N 59°13'46" E	31.60'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C29	25.00'	48°11'23"	21.03'	N 40°32'3" W	20.41'
C30	50.00'	112°05'49"	97.82'	N 27°53'50" E	82.95'
C31	25.00'	40°32'00"	17.69'	N 63°40'44" E	17.32'
C32	25.00'	89°48'10"	39.18'	S 42°54'07" W	35.29'
C33	125.00'	50°27'58"	110.10'	N 66°57'49" W	106.58'
C34	975.00'	2°02'57"	34.87'	N 40°42'22" W	34.87'
C35	25.00'	94°59'19"	41.45'	N 74°48'46" E	36.86'
C36	711.00'	1°44'02"	21.52'	N 54°26'24" E	21.52'
C37	509.00'	28°44'00"	255.26'	N 67°56'23" E	252.59'
C38	25.00'	95°41'39"	41.75'	S 49°50'47" E	37.07'
C39	203.03'	9'07'43"	32.35'	N 87°33'47" W	32.31'
C40	200.00'	5°22'50"	18.78'	N 80°14'22" W	18.77'
C41	200.00'	14°38'51"	51.13'	N 84°52'23" W	50.99'
C42	15.00'	15°27'58"	4.05'	S 84°15'59" E	4.04'
C43	15.00'	15°27'58"	4.05'	S 80°16'03" W	4.04'
C44	594.00'	7°23'12"	76.58'	N 84°18'26" E	76.53'
C45	306.00'	7°11'22"	38.40'	N 84°12'31" E	38.37'
C46	41.00'	5°16'47"	36.69'	S 66°33'25" E	35.48'
C47	866.00'	2°19'33"	35.15'	S 39°45'15" E	35.15'
C48	15.00'	13°18'06"	3.48'	S 45°14'32" E	3.47'
C49	15.00'	17°44'19"	4.64'	N 29°49'49" W	4.63'
C50	854.00'	2°13'03"	33.05'	N 39°48'30" W	33.05'
C51	29.00'	5°16'47"	25.95'	N 66°33'25" W	25.10'
C52	294.00'	7°11'22"	36.89'	S 84°12'31" W	36.87'
C53	606.00'	7°23'12"	78.13'	S 84°18'26" W	78.07'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S44°12'21"W	75.12'
L2	S56°26'56"W	48.60'
L3	S62°21'02"W	48.54'
L4	S66°07'46"W	96.34'
L5	S76°05'15"W	96.34'
L6	S85°37'50"W	98.17'
L7	S41°15'43"W	42.77'
L8	N28°35'44"W	20.00'
L9	N41°17'52"E	1.04'
L10	S79°38'27"W	36.27'
L11	S20°02'18"E	9.48'
L12	N61°24'16"E	38.65'
L13	S87°48'12"W	10.83'
L14	N2°11'48"W	28.00'
L15	S2°11'48"E	28.00'
L16	S87°48'12"W	11.17'
L17	N20°02'18"E	4.46'
L18	N11°04'35"W	33.26'
L19	S3°48'56"E	7.46'
L20	N82°18'59"E	7.19'
L21	N17°27'29"W	20.00'
L22	S85°25'07"E	20.00'
L23	N88°00'02"E	32.14'
L24	N80°36'50"E	59.69'
L25	N87°48'12"E	63.93'

LINE DATA		
NUMBER	BEARING	DISTANCE
L26	S87°48'12"W	63.93'
L27	S80°36'50"W	59.69'
L28	S88°00'02"W	32.14'
L29	N2°11'48"W	20.00'
L30	S60°34'02"E	27.42'
L31	N38°16'18"E	92.33'
L32	N69°57'04"W	19.07'
L33	S69°58'33"E	22.87'
L34	S51°43'42"E	10.00'
L35	N33°56'36"E	1.56'

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

SILVER RANCH SEC 16

A SUBDIVISION OF 10.73 ACRES OF LAND
LOCATED IN THE ALEXANDER PHILLIPS SURVEY,
ABSTRACT NO. 300,
FORT BEND COUNTY, TEXAS

LOTS: 62 RESERVES: 16 BLOCKS: 2
SCALE: 1"=60' DATE: JANUARY, 2018

OWNER: LAND PLANNER:
CND-SILVER RANCH, LLC, BGE | KERRY R. GILBERT & ASSOCIATES, INC.
a Texas limited liability company 23501 CINCO RANCH BLVD., SUITE A-250
1111 N. Post Oak Blvd. KATY, TEXAS 77494
HOUSTON, TEXAS 77055 281-579-0340
713-627-1015

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

INSET "A"
(N.T.S.)

STATE OF TEXAS
COUNTY OF HARRIS

We, CND-SILVER RANCH, LLC, a Texas limited liability company, acting by and through John Burchfield, Secretary & General Counsel, hereinafter referred to as Owners of the 10.73 acre tract described in the above and foregoing map of SILVER RANCH SEC 16, 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 sown 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 some 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, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

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 CND-SILVER RANCH, LLC, a Texas limited liability company, has caused these presents to be signed by John Burchfield, Secretary & General Counsel,

this _____ day of _____, 2018,

CND-SILVER RANCH, LLC, a Texas limited liability company

By: _____
John Burchfield,
Secretary & General Counsel

STATE OF TEXAS
COUNTY OF COUNTY

BEFORE ME, the undersigned authority, on this day personally appeared John Burchfield, Secretary & General Counsel, 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 _____, 2018.

Printed Name: _____

Notary Public in and for the State of Texas

Commission Expires: _____

I, Nicolas Vann, 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.

Nicolas Vann, R.P.L.S.
Texas Registration No. 6393

Shawn L. Pachhofer, P.E.
Texas Registration No. 96539

Brown & Gay Engineers, Inc.
TBPE Registration No. F-1046

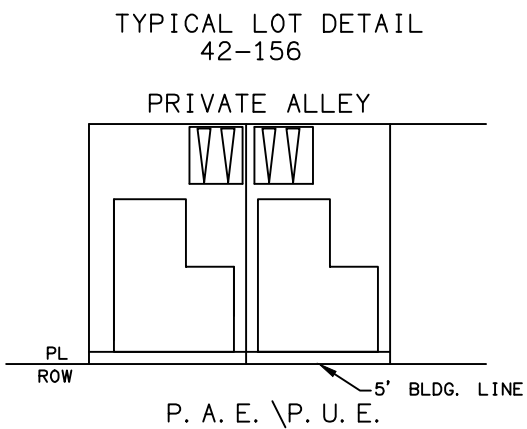
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SILVER RANCH SEC 16 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat

this _____ day of _____, 2018,

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

By: _____
Patrick Walsh, P.E.
Secretary

- "①" indicates Block Number.
- "U.E." indicates Utility Easement.
- "A.E." indicates Aerial Easement.
- "B.L." indicates Building Line.
- "O.P.R.F.B.C.T." indicated Official Public Records Fort Bend County Texas..
- "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.
- "Ⓢ" Set 1/2-inch Iron Pipe with cap stamped "BGE INC".
- All corners are found 1/2-inch iron pipe (3/4" O.D.) with cap stamped "BGE, Inc." unless otherwise noted.
- 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 48157C0105L, 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 134.96 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.
- 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.



1) LOTS 1-17, BLOCK 2, ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE. VEHICULAR ACCESS TO EACH LOT IS PROVIDED BY A PRIVATE ALLEY. VEHICULAR ACCESS IS DENIED TO THE P.A.E./P.U.E.

2) REFERENCE ABOVE TYPICAL LOT LAYOUT.

3) A VARIANCE WAS GRANTED ON OCTOBER 12, 2017 BY THE CITY OF HOUSTON PLANNING COMMISSION TO ALLOW TYPICAL LOT LAYOUT ON LOTS FRONTING ON TYPE 1 P.A.E./P.U.E. AND TAKE VEHICULAR ACCESS FROM THE REAR FROM PRIVATE ALLEYS.

GENERAL NOTES

- 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-Goston Road on each end of said coll.
- 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 lots shall have adequate wastewater collection service.
- Site plans shall be submitted for 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.
- This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the Owners of property in this subdivision.
- Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision.

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. Habert
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

COMPENSATING OPEN SPACE TABLE -- SUBURBAN AREA

TOTAL NUMBER OF LOTS (LESS THAN 5,000 S.F.):		
BLOCK NUMBER	LOT NUMBER	LOT AREA
2	1	3,337 S.F.
	2	3,991 S.F.
2	3	4,438 S.F.
1	26	4,942 S.F.
1	37	3,844 S.F.
1	38	3,850 S.F.
1	39	3,850 S.F.
1	40	3,850 S.F.
1	41	3,850 S.F.
1	42	3,850 S.F.
1	43	3,850 S.F.
1	44	3,851 S.F.
1	45	3,921 S.F.
2	4	4,723 S.F.
2	5	4,921 S.F.
2	8	4,308 S.F.
2	9	4,301 S.F.
2	10	4,209 S.F.
2	11	4,062 S.F.
2	12	3,910 S.F.
2	13	3,821 S.F.
2	14	3,815 S.F.
2	15	4,638 S.F.
2	17	3,808 S.F.

TOTAL AREA OF LOTS (LESS THAN 5,000 S.F.):
AVERAGE LOT SIZE:
COMPENSATING OPEN SPACE REQUIRED PER LOT
COMPENSATING OPEN SPACE REQUIRED:
COMPENSATING OPEN SPACE PROVIDED:

24
97,940 S.F.
4,081 S.F.
200 S.F.
4,800 S.F.
11,181 S.F.

SILVER RANCH SEC 16

A SUBDIVISION OF 10.73 ACRES OF LAND
LOCATED IN THE ALEXANDER PHILLIPS SURVEY,
ABSTRACT NO. 300,
FORT BEND COUNTY, TEXAS

LOTS: 62 RESERVES: 16 BLOCKS: 2
SCALE: 1"=60' DATE: JANUARY, 2018

OWNER:
CND-SILVER RANCH, LLC,
a Texas limited liability company
1111 N. Post Oak Blvd.
HOUSTON, TEXAS 77055
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