

PLAT RECORDING SHEET

PLAT NAME: Creekside Ranch, Sec. 6

PLAT NO: _____

ACREAGE: 14.990

LEAGUE: John Foster Survey

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 48

NUMBER OF RESERVES: 4

OWNERS: Ashton Houston Residential, L.L.C., Lennar Homes of Texas Land and
Construction, Ltd.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., d/b/a FRIENDSWOOD DEVELOPMENT COMPANY, a Texas limited partnership, by Lennar Texas Holding Company, a Texas corporation, its General Partner, acting by and through John Hammond, 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 14.990-acre tract described in the above and foregoing map of CREEKSIDE RANCH SEC 6, 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 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., d/b/a FRIENDSWOOD DEVELOPMENT COMPANY, a Texas limited partnership, by Lennar Texas Holding Company, a Texas corporation, its General Partner has caused these presents to be signed by John Hammond, Vice President, thereunto authorized,

this 1st day of March, 2018 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 8th day of September, 2017.

Ashton Houston Residential, L.L.C. A Texas Limited Liability Company

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY,
a Texas Limited Partnership

By: Paul Sims
Paul Sims, Authorized Representative

By: Lennar Texas Holding Company,
a Texas corporation,
its General Partner

By: John Hammond
John Hammond, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

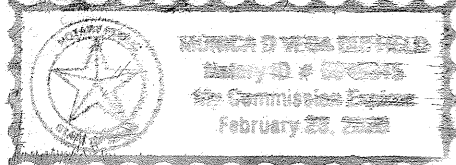
BEFORE ME, the undersigned authority, on this day personally appeared John Hammond, Vice President, Lennar Texas Holding Company, a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1st day of March, 2018.

Mona Dugg-Duffield
Notary Public in and for the State of Texas

Mona Dugg-Duffield
Print Name

My commission expires: 02-23-2020



STATE OF TEXAS
COUNTY OF HARRIS

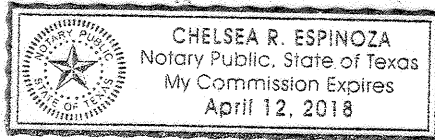
BEFORE ME, the undersigned authority, on this day personally appeared Paul Sims, Authorized Representative for Ashton Houston Residential, L.L.C. A Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of September, 2017.

Chelsea R. Espinoza
Notary Public in and for the State of Texas

Chelsea R. Espinoza
Print Name

My commission expires: April 12, 2018

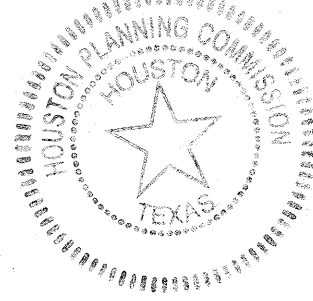


This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CREEKSIDE RANCH SEC 6 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 21st day of September, 2017.

By: Martha L. Stein
Martha L. Stein
Title Chair

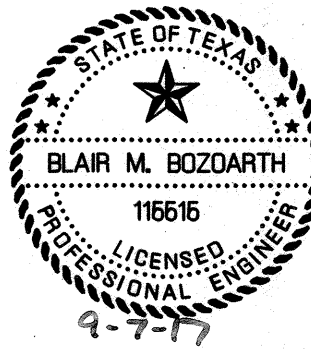
M. Sonny Garza
Vice Chairman

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



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.

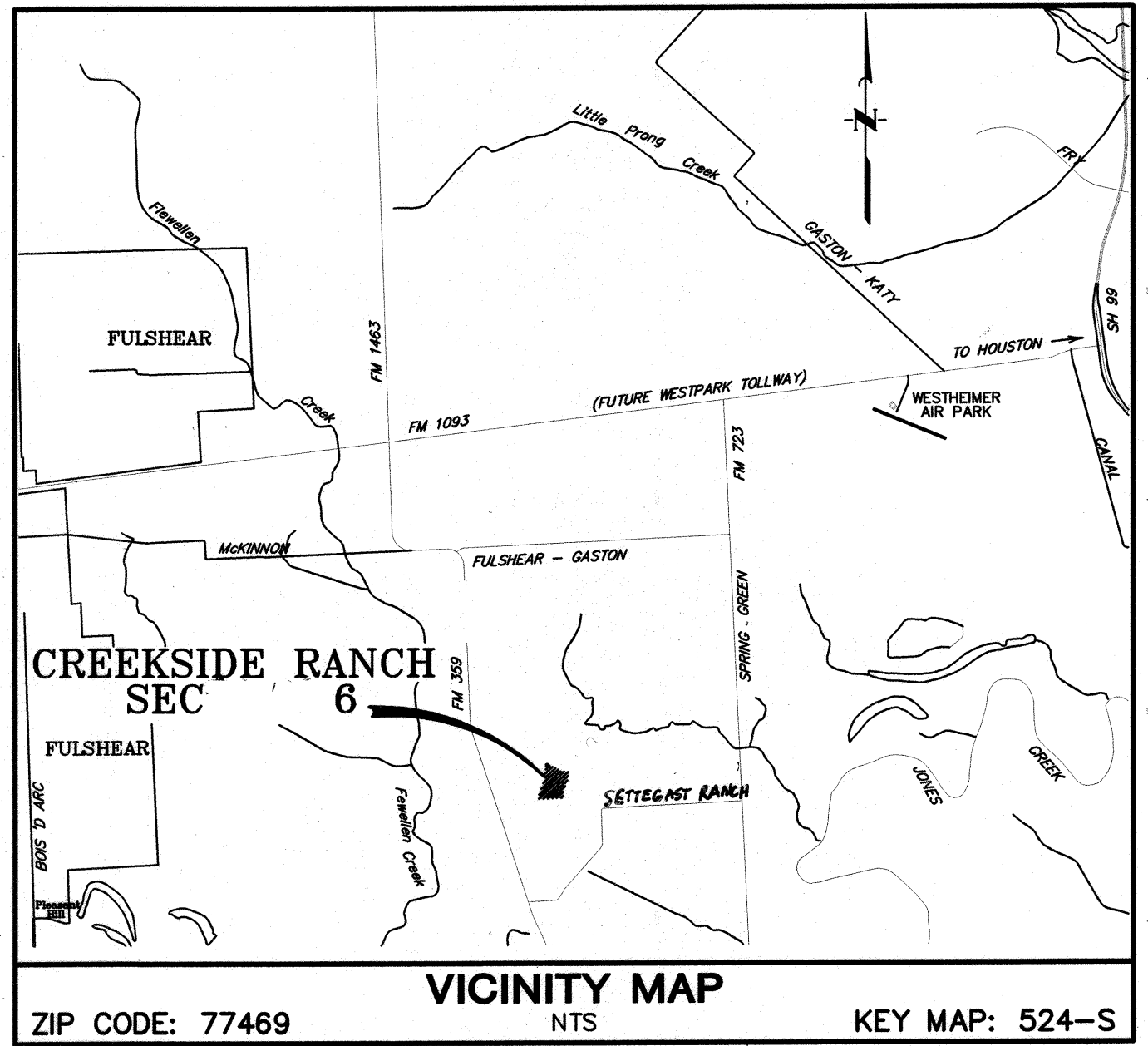
Blair M. Bozarth, P.E.
Professional Engineer No. 115515



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 _____, 2018.

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 _____, 2018 at _____ 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 6
A SUBDIVISION OF 14.990 ACRES OF LAND
OUT OF THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS
48 LOTS 4 RESERVES (2.127 ACRES) 3 BLOCKS
APRIL 2018

DEVELOPER/OWNER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
(713) 875-1552

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:



PLANNER/ENGINEER:



CHARLIE KALKOMEY SURVEYING DIVISION
Texas Board of Professional Land Surveying Registration No. 1004230
6415 Reading Road - Kellenburg, Texas 77417 - 281.542.3033

SHANE JONES
Texas Board of Professional Engineers Registration No. F-439
22300 Merchants Way, Suite 170 - Katy, TX 77449 - 832.913.4000

SHEET 2 OF 2

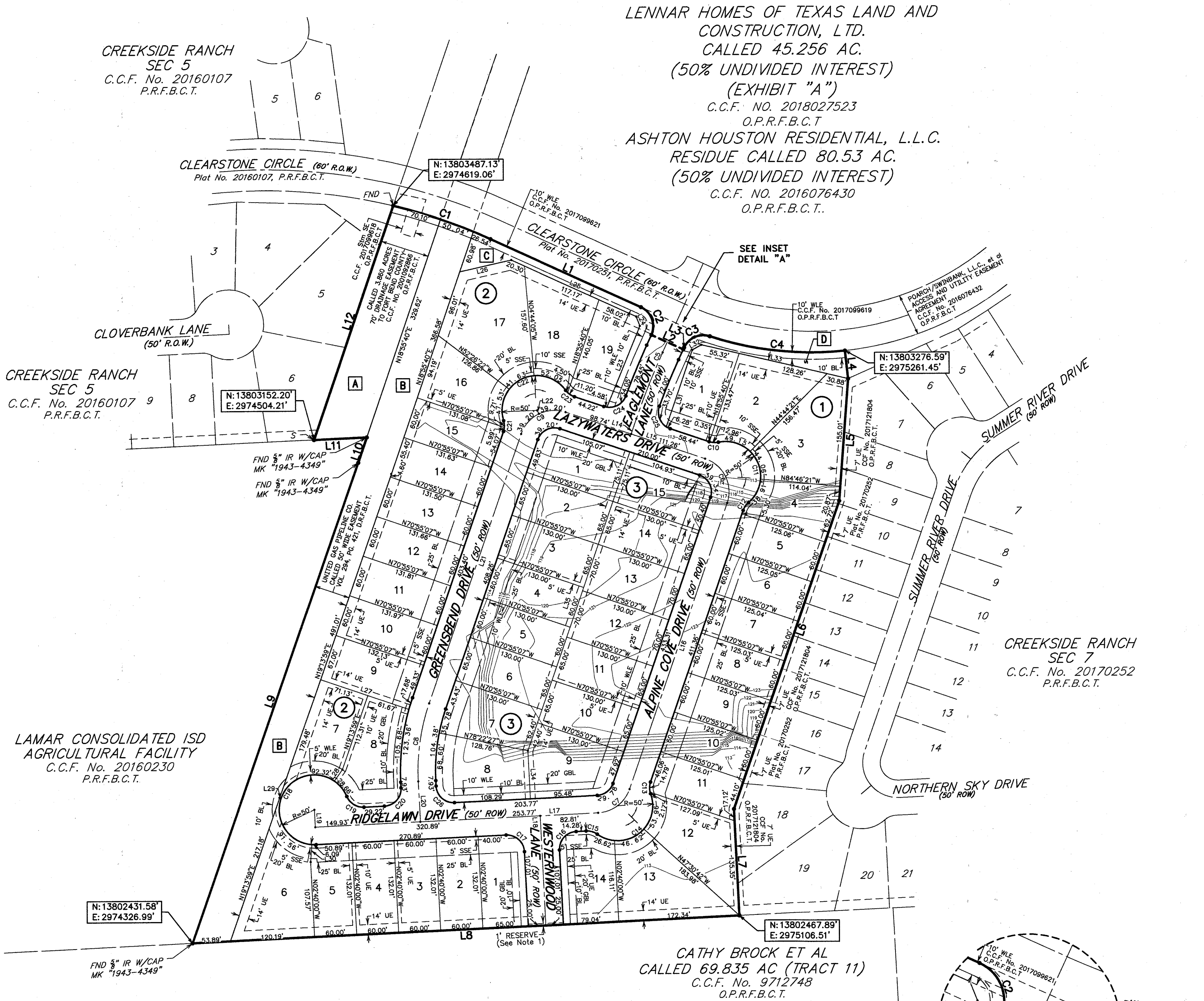
DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND MUD No. 142
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	FORT BEND COUNTY ESD 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

RESTRICTED RESERVE [A]
Restricted to Landscape
& Incidental Utility Purposes Only
0.550 Acres
23,970 Sq Ft

RESTRICTED RESERVE [B]
Restricted to Landscape, Pipeline
& Incidental Utility Purposes Only
1.246 Acres
54,291 Sq Ft

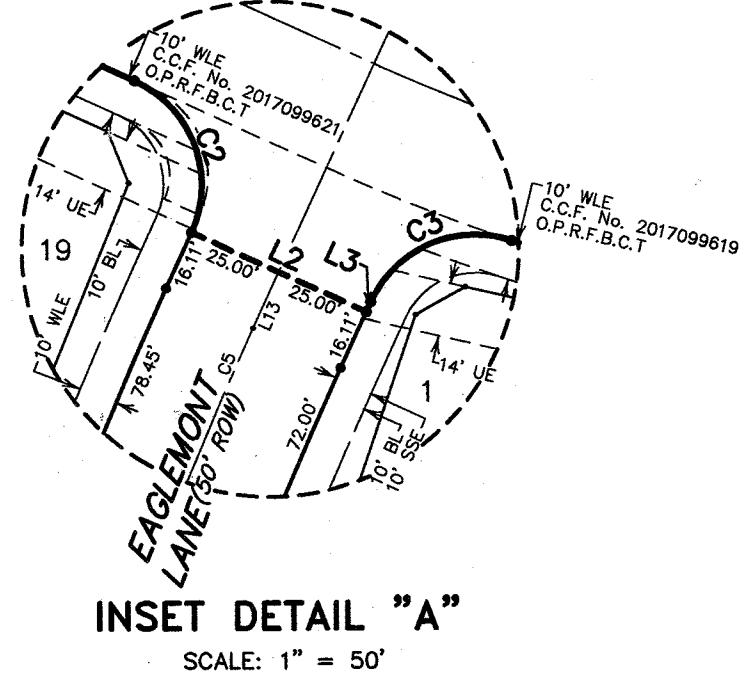
RESTRICTED RESERVE [C]
Restricted to Landscape,
& Incidental Utility Purposes Only
0.188 Acres
8,181 Sq Ft

RESTRICTED RESERVE [D]
Restricted to Landscape,
& Incidental Utility Purposes Only
0.143 Acres
6,233 Sq Ft



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	770.00'	100°54'51"	146.68'	S70°40'50"E	146.45'	73.56'
C2	30.00'	90°00'00"	47.12'	S20°13'24"E	42.43'	30.00'
C3	30.00'	83°46'08"	43.86'	N66°39'40"E	40.06'	26.90'
C4	455.00'	24°33'36"	195.04'	S63°44'04"E	193.55'	99.04'
C5	1000.00'	5°50'56"	102.04'	N2°51'08"E	102.04'	51.03'
C6	50.00'	80°09'13"	78.67'	N25°59'43"W	70.81'	50.13'
C7	50.00'	68°15'07"	59.56'	N53°12'27"E	56.10'	33.89'
C8	300.00'	21°44'53"	113.87'	N08°12'27"E	113.19'	57.63'
C9	50.00'	89°50'47"	78.41'	N64°00'17"E	70.62'	48.87'
C10	25.00'	30°30'33"	13.31'	N86°19'37"W	13.16'	6.82'
C11	50.00'	15°12'34"	12.12'	N25°53'02"W	96.90'	196.12'
C12	25.00'	30°43'56"	13.41'	N34°26'51"E	13.25'	6.87'
C13	25.00'	38°52'47"	16.96'	N00°21'30"W	16.64'	8.82'
C14	50.00'	145°45'06"	127.19'	N53°04'39"E	95.57'	162.28'
C15	25.00'	38°37'13"	16.85'	N73°21'24"W	16.53'	8.76'
C16	25.00'	90°00'00"	15.70'	N42°20'00"E	35.36'	25.00'
C17	25.00'	90°00'00"	39.27'	N47°40'00"W	35.36'	25.00'
C18	50.00'	250°31'44"	218.63'	N32°35'52"E	81.65'	70.71'
C19	25.00'	70°31'44"	30.77'	N57°24'08"W	28.87'	17.68'
C20	25.00'	90°00'00"	39.27'	N42°20'00"E	35.36'	25.00'
C21	25.00'	35°59'00"	15.70'	N01°05'23"E	15.44'	8.12'
C22	50.00'	161°48'47"	141.21'	N64°00'17"E	98.74'	312.39'
C23	25.00'	35°59'00"	15.70'	N53°04'50"W	15.44'	8.12'
C24	25.00'	88°32'12"	38.63'	N64°39'34"E	34.90'	24.37'
C25	25.00'	91°37'03"	39.98'	N25°15'48"W	35.85'	25.72'
C26	25.00'	90°00'00"	39.27'	N47°40'00"W	35.36'	25.00'

LINE	BEARING	DISTANCE
L1	S65°13'24"E	235.50'
L2	S65°13'24"E	50.00'
L3	N24°46'36"E	2.87'
L4	S06°08'02"E	40.23'
L5	S04°22'05"W	175.88'
L6	S19°05'25"W	466.82'
L7	S02°40'00"E	152.47'
L8	S87°20'00"W	780.46'
L9	N19°15'59"E	728.16'
L10	N18°55'40"E	38.58'
L11	S87°28'51"W	75.21'
L12	N18°55'35"E	354.12'
L13	N24°46'36"E	16.11'
L14	N18°55'40"E	23.18'
L15	N71°04'22"W	210.00'
L16	N19°04'53"E	433.31'
L17	N87°20'00"E	403.70'
L18	N02°40'00"W	157.01'
L19	N02°40'00"W	25.00'
L20	N02°40'00"W	57.93'
L21	N19°04'53"E	408.26'
L22	N25°59'43"W	5.52'
L23	N22°20'20"E	125.41'
L24	N21°26'32"W	14.44'
L25	N65°13'24"W	195.48'
L26	N77°08'41"E	75.38'
L27	N70°55'07"W	132.79'
L28	N35°01'10"E	20.00'
L29	N70°46'01"W	2.08'
L30	N04°18'29"E	25.00'
L31	N18°55'40"E	116.19'
L32	N61°04'12"E	14.83'
L33	S76°47'17"E	214.46'
L34	N02°40'00"W	69.03'
L35	N19°04'53"E	452.51'



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 in the dedicator, his heirs, assigns or successors.
- 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"
Esmt "Easement"
FBMUD "Fort Bend County Municipal Utility District"
FND "Found 3/4-inch Iron Rod with Cap Stamped 'Cotton Surveying'"
GBL "Garage Building Line"
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"
S "Found 1/2-inch Iron Pipe with Cap Stamped 'Kalkomey Surveying'"
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"
- 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 as 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 5 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 114.50 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 Reset" 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.
- The coordinates shown hereon are Texas State Plane, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987975.
- This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
- 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.
- Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 142.
- 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 owners 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.
- Contours show hereon are based upon NAVD88 datum.
- All lots shall have adequate wastewater collection service.
- A minimum distance of 10' shall be maintained between residential dwellings.
- All pipeline easements within the platted area are shown hereon.
- The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.
- 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.
- The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

CREEKSIDE RANCH SEC 6

A SUBDIVISION OF 14,990 ACRES OF LAND
OUT OF THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS

48 LOTS 4 RESERVES (2.127 ACRES) 3 BLOCKS
APRIL 2018

AW
ASHTON WOODS

DEVELOPER/OWNER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
(713) 875-1552

SURVEYOR:
JONES & CARTER

PLANNER/ENGINEER:
JONES & CARTER

Texas Board of Professional Land Surveying Registration No. 10060104
6415 Reading Road • Rosenberg, Texas 77469 • 281.942.2093

SHEET 1 OF 2