

PLAT RECORDING SHEET

PLAT NAME: Clearstone Circle and Sunhollow Drive St. Ded. Sec. 1 Replat No. 1

PLAT NO: _____

ACREAGE: 3.52

LEAGUE: John Foster Survey

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Calatlantic Homes of Texas, Inc., Ashton Houston Residential, L.L.C.

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, CalAtlantic Homes of Texas, Inc. a Delaware Corporation, acting by and through John W. 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 3.52 acre tract described in the above and foregoing map of CLEARSTONE CIRCLE AND SUNHOLLOW DRIVE STREET DEDICATION SEC 1 REPLAT No 1, 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 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, CalAtlantic Homes of Texas, Inc. a Delaware Corporation has caused these presents to be signed by John W. Hammond, Vice President, thereunto authorized, this 8th day of May, 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 9th day of May, 2018.

Ashton Houston Residential, L.L.C. A Texas Limited Liability Company
By: Paul Sims
Paul Sims, Authorized Representative
No By: John W. Hammond
John W. Hammond, Vice President

STATE OF TEXAS §
COUNTY OF HARRIS §

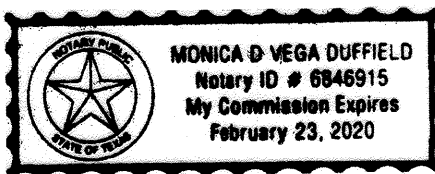
BEFORE ME, the undersigned authority, on this day personally appeared John W. Hammond, Vice President, CalAtlantic Homes of Texas, Inc. a Delaware Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of May, 2018.

Monica D Vega-Duffield
Notary Public in and for the State of Texas

Monica D Vega-Duffield
Print Name

My commission expires: 02-23-2020



STATE OF TEXAS §
COUNTY OF HARRIS §

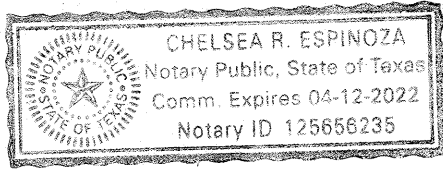
BEFORE ME, the undersigned authority, on this day personally appeared Paul Sims, Authorized Representative for Ashton Houston Residential, L.L.C. A Texas Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of May, 2018.

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

Chelsea R. Espinoza
Print Name

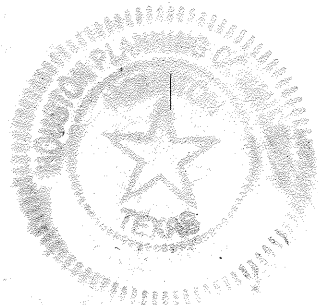
My commission expires: April 12, 2022



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CLEARSTONE CIRCLE AND SUNHOLLOW DRIVE STREET DEDICATION SEC 1 REPLAT No 1 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 15 day of May, 2018.

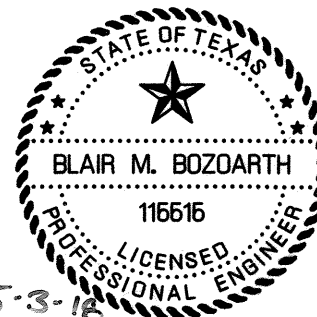
By: Martha L. Stein
Martha L. Stein
Title Chair
or
M. Sonny Garza
Vice Chairman

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

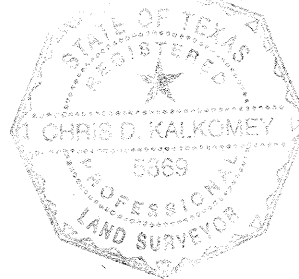


I, Blair M. Bozoarth, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

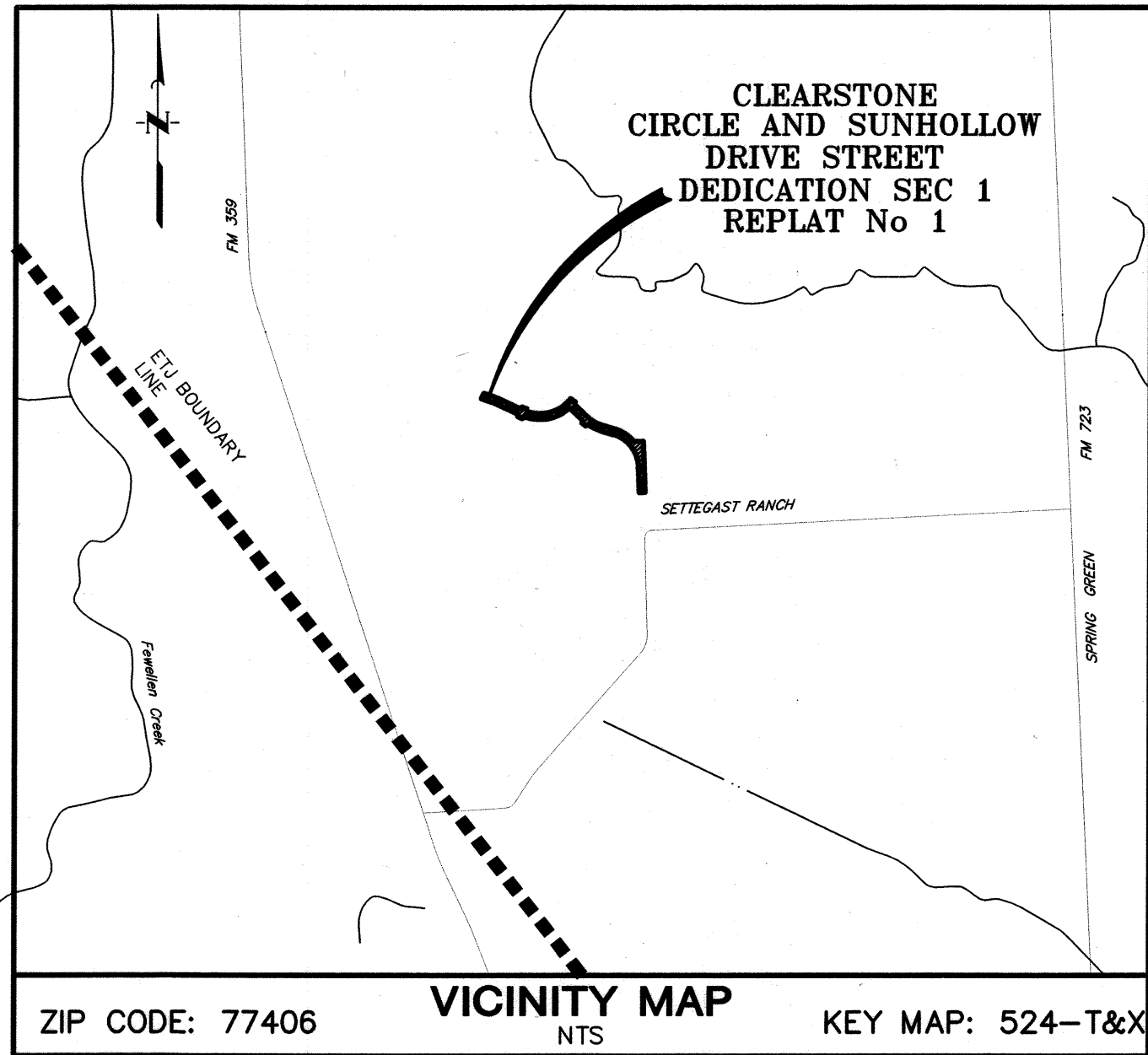
Blair M. Bozoarth
Blair M. Bozoarth, P.E.
Professional Engineer No. 115515



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
Chris D. Kalkomey
Texas Registration No. 5869



I, Richard W. Stollie, 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. Stollie, P.E.
Fort Bend County Engineer
Date

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

CLEARSTONE CIRCLE AND SUNHOLLOW DRIVE STREET DEDICATION SEC 1 REPLAT No 1

A SUBDIVISION OF 3.52 ACRES OF LAND
BEING A REPLAT OF CLEARSTONE CIRCLE AND SUNHOLLOW DRIVE STREET DEDICATION SEC 1
AS RECORDED IN PLAT No 20170251
OF THE FORT BEND COUNTY PLAT RECORDS
OUT OF THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS
MAY 2018

REASON FOR REPLAT: TO CORRECT A STREET NAME

SURVEYOR:

JC JONES CARTER

PLANNER/ENGINEER:

JC JONES CARTER

Texas Board of Professional Land Surveying Registration No. 30060304
6415 Reading Road - Rosenberg, Texas 77471 - 281.342.3033

Texas Board of Professional Engineers Registration No. 1-439
2002 W Grand Parkway North Suite 100, Suite 100, Houston, Texas 77060-1901

SHEET 2 OF 2

