

PLAT RECORDING SHEET

PLAT NAME: Creekside Ranch, Sec. 8

PLAT NO: _____

ACREAGE: 19.083

LEAGUE: John Foster Survey

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 81

NUMBER OF RESERVES: 5

OWNERS: Lennar Homes of Texas Land and Construction, Ltd. & Ashton Houston

Residential, L.L.C.

(DEPUTY CLERK)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	430.00'	51°45'58"	388.50'	N28°07'27"W	375.42'	208.64'
C2	30.00'	84°57'52"	44.49'	N11°31'30"W	40.52'	27.47'
C3	652.00'	00°58'18"	11.06'	N30°28'18"E	11.06'	5.53'
C4	30.00'	96°00'26"	50.27'	S77°59'21"W	44.59'	33.32'
C5	30.00'	83°26'13"	43.69'	N12°17'19"W	39.93'	28.75'
C6	645.00'	37°24'03"	421.03'	N10°43'46"E	413.60'	218.33'
C7	420.00'	43°42'06"	320.35'	N29°49'18"W	312.64'	168.42'
C8	675.00'	37°24'03"	440.62'	N10°43'46"E	432.84'	228.48'
C9	450.00'	43°42'14"	343.25'	N29°49'22"W	334.99'	180.46'
C10	150.00'	32°08'53"	84.16'	N71°40'42"E	83.06'	43.22'
C11	50.00'	30°27'58"	13.29'	N47°14'51"W	70.71'	50.00'
C12	300.00'	10°00'56"	52.44'	N87°14'23"W	52.38'	26.29'
C13	50.00'	60°26'43"	52.75'	N57°31'47"E	50.34'	29.13'
C14	627.00'	02°40'43"	29.31'	N28°38'47"E	29.31'	14.66'
C15	30.00'	83°48'32"	43.88'	N82°27'57"W	40.07'	26.92'
C16	25.00'	30°27'58"	13.29'	N72°31'10"E	13.14'	6.81'
C17	50.00'	150°55'56"	131.71'	N47°14'51"W	96.80'	192.87'
C18	25.00'	30°27'58"	13.29'	N12°59'08"E	13.14'	6.81'
C19	25.00'	90°00'00"	39.27'	N47°14'51"W	35.36'	25.00'
C20	25.00'	90°00'00"	39.27'	N42°45'09"E	35.36'	25.00'
C21	25.00'	48°11'23"	21.03'	N26°20'32"W	20.41'	11.18'
C22	50.00'	276°22'46"	241.19'	N87°45'09"E	66.67'	44.72'
C23	25.00'	48°11'23"	21.03'	N21°50'50"E	20.41'	11.18'
C24	25.00'	90°00'00"	39.27'	N47°14'51"W	35.36'	25.00'
C25	25.00'	32°15'56"	14.08'	N11°10'28"E	13.89'	7.23'
C26	50.00'	122°38'15"	107.02'	N56°21'37"E	87.73'	91.40'
C27	25.00'	29°55'35"	13.06'	N77°17'03"W	12.91'	6.68'
C28	25.00'	90°00'00"	39.27'	N42°45'09"E	35.36'	25.00'
C29	25.00'	90°00'00"	39.27'	N47°14'51"W	35.36'	25.00'
C30	30.00'	84°21'44"	44.17'	N55°35'13"E	40.29'	27.18'
C31	30.00'	87°39'19"	45.90'	N39°00'29"W	41.55'	28.80'
C32	30.00'	83°48'32"	43.88'	N13°43'51"E	40.07'	26.92'
C33	30.00'	90°00'00"	39.27'	N42°45'09"E	35.36'	25.00'
C34	25.00'	48°11'23"	21.03'	N68°09'10"W	20.41'	11.18'
C35	50.00'	276°22'46"	241.19'	N02°14'51"W	66.67'	44.72'
C36	25.00'	48°11'23"	21.03'	N63°39'28"E	20.41'	11.18'
C37	25.00'	90°00'00"	39.27'	N47°14'51"W	35.36'	25.00'
C38	25.00'	90°00'00"	39.27'	N42°45'09"E	35.36'	25.00'

LINE	BEARING	DISTANCE
L1	N381°7'37"E	75.04'
L2	N551°6'29"E	77.06'
L3	N702°1'29"E	80.43'
L4	N85°45'27"E	122.96'
L5	N87°45'09"E	371.43'
L6	N54°00'26"W	409.69'
L7	N60°00'51"W	50.00'
L8	N54°00'26"W	87.55'
L9	N60°34'12"W	80.00'
L10	N29°25'48"E	151.84'
L11	N07°58'15"W	133.76'
L12	N29°25'48"E	151.84'
L13	N07°58'15"W	133.76'
L14	N55°36'16"E	62.93'
L15	N87°45'09"E	236.82'
L16	N02°14'51"W	1240.73'
L17	N87°45'09"E	156.97'
L18	N87°45'09"E	252.94'
L19	N80°56'28"W	56.65'
L20	N87°45'09"E	242.10'
L21	N87°45'09"E	235.57'
L22	N271°8'26"E	114.39'
L23	N581°9'27"W	230.01'
L24	N35°59'34"E	5.00'
L25	N52°06'33"W	201.51'
L26	N36°47'46"W	185.70'
L27	N14°59'18"E	128.58'
L28	N02°14'51"W	156.22'
L29	N54°00'26"W	131.31'
L30	N291°3'08"E	146.80'
L31	N26°52'13"E	100.86'
L32	N87°45'09"E	331.41'
L33	N16°50'01"E	136.89'
L34	N02°16'45"E	115.78'
L35	N87°45'09"E	266.41'
L36	N05°39'54"W	145.43'
L37	N82°01'45"E	5.00'
L38	N10°55'25"W	157.28'
L39	N87°45'09"E	306.39'
L40	N23°33'57"W	100.11'
L41	N42°06'16"W	116.81'
L42	N2°35'10"E	143.32'
L43	N29°51'02"E	149.05'
L44	N34°38'31"W	8.55'
L45	N60°08'58"W	58.07'
L46	N87°45'09"E	27.75'
L47	N02°17'43"W	7.00'
L48	N87°45'09"E	74.83'

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
CALLED 45.256 AC.
(50% UNDIVIDED INTEREST)
(EXHIBIT "A")
C.C.F. NO. 2018027523
O.P.R.F.B.C.T.
ASHTON HOUSTON RESIDENTIAL, L.L.C.
RESIDUE CALLED 80.53 AC.
(50% UNDIVIDED INTEREST)
C.C.F. NO. 2016076430
O.P.R.F.B.C.T.

CLEARSTONE CIRCLE
AND SUNHOLLOW DRIVE
STREET DEDICATION SEC 1
REPLAT No. 1
C.C.F. NO. 20180154
O.P.R.F.B.C.T.

- [A] RESTRICTED RESERVE "A"**
Restricted to Landscape
Purposes Only
0.340 Acres
14,802 Sq Ft
- [B] RESTRICTED RESERVE "B"**
Restricted to Landscape,
Purposes Only
0.183 Acres
7,967 Sq Ft
- [C] RESTRICTED RESERVE "C"**
Restricted to Landscape
Purposes Only
0.123 Acres
5,376 Sq Ft
- [D] RESTRICTED RESERVE "D"**
Restricted to Landscape
Purposes Only
0.025 Acres
1,078 Sq Ft
- [E] RESTRICTED RESERVE "E"**
Restricted to Landscape
Purposes Only
0.119 Acres
5,179 Sq Ft

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

FRIENDSWOOD DEVELOPMENT COMPANY
AND ASHTON HOUSTON RESIDENTIAL, L.L.C.
CALLED 67.77 AC.
(EXHIBIT "A")
C.C.F. NO. 2018078688
O.P.R.F.B.C.T.

DARREL T. USELTON
AND LORENA G. USELTON
CALLED 9.3424 AC.
C.C.F. NO. 2008029313
O.P.R.F.B.C.T.

THOMAS A. STAUDT
CALLED 229.7256 AC
CCF NO. 1999042343
O.P.R.F.B.C.T.

CREEKSIDE RANCH SEC 8

A SUBDIVISION OF 19.083 ACRES OF LAND
OUT OF THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS

AW 81 LOTS
5 RESERVES
4 BLOCKS
AUGUST 2018

SURVEYOR: PLANNER/ENGINEER:



Texas Board of Professional Land Surveying Registration No. 100606104, 1228 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

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 19.083 acre tract described in the above and foregoing map of CREEKSIDE RANCH SEC 8, 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 _____ day of _____, 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 _____ day of _____, 2018.

Ashton Houston Residential, L.L.C. A Texas Limited Liability Company
By: _____
Paul Sims, Authorized Representative
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
By: _____
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 _____ day of _____, 2018.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

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 _____ day of _____, 2018.

Notary Public in and for the State of Texas

Print Name

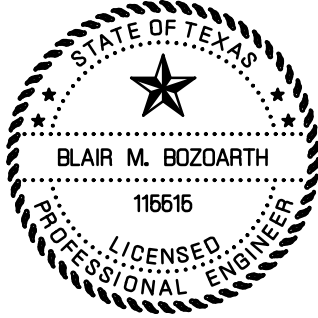
My commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CREEKSIDE RANCH SEC 8 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
Title Chair Vice Chairman

By: Patrick Walsh, P.E.
Secretary

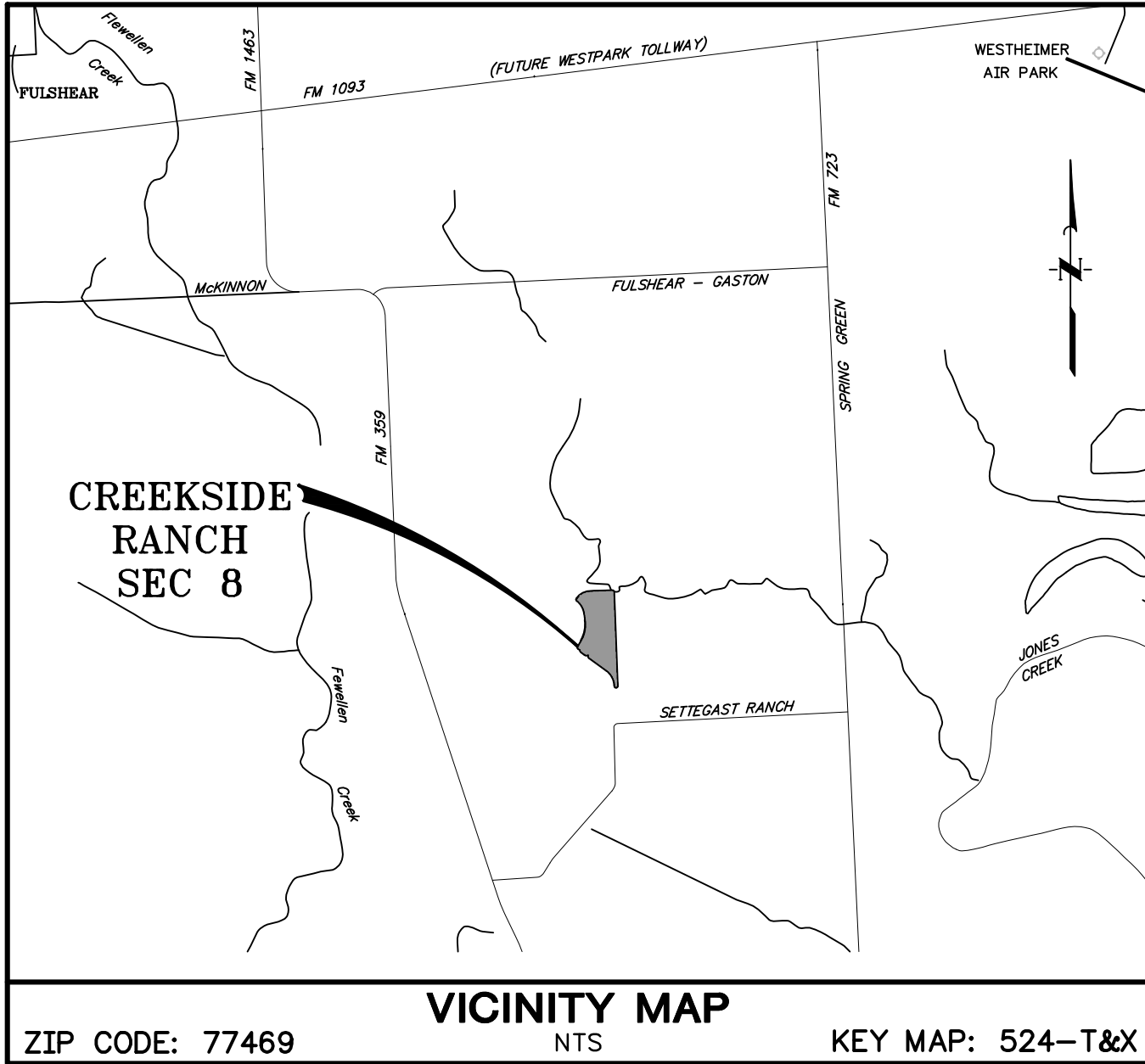
I, Blair M. Bozarth, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.



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
James Patterson
Commissioner, Precinct 4

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 8

A SUBDIVISION OF 19.083 ACRES OF LAND
OUT OF THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS

AW 81 LOTS 5 RESERVES 4 BLOCKS
AUGUST 2018

DEVELOPER/OWNER:
ASHTON HOUSTON RESIDENTIAL, L.L.C.
11375 W. SAM HOUSTON PKWY S., SUITE 100
HOUSTON, TEXAS 77031
(281) 875-1552

SURVEYOR: JONES | CARTER
PLANNER/ENGINEER: JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 10060204
1228 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033
Texas Board of Professional Engineers Registration No. F-439
22350 Merchants Way, Suite 170 • Katy, TX 77449 • 832.933.4000