

# PLAT RECORDING SHEET

**PLAT NAME:** Vanbrooke Recreation Center

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 2.28

**LEAGUE:** Isaac N. Charles 1/2 League

**ABSTRACT NUMBER:** 17

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Vanbrooke, LLC, a Texas Limited Liability Co.

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS §  
 COUNTY OF FORT BEND §

We, Vanbrooke, LLC, a Texas Limited Liability Company, acting by and through Al P. Brende, President, by VANBROOKE DEVELOPMENT, LLC, a Texas limited liability company, its Manager, by L.T. PARTNERSHIP, LTD., a Texas limited partnership, its Manager, by L.T. Management, Inc., a Nevada corporation, its general partner, owner hereinafter referred to as Owners of the 2.28 acre tract described in the above and foregoing map of VANBROOKE RECREATION CENTER, 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 bays, 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.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of VANBROOKE RECREATION CENTER where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, the Vanbrooke, LLC, a Texas Limited Liability Company, by VANBROOKE DEVELOPMENT, LLC, a Texas limited liability company, its Manager, by L.T. PARTNERSHIP, LTD., a Texas limited partnership, its Manager, by L.T. Management, Inc., a Nevada corporation, its general partner, has caused these presents to be signed Al P. Brende, its President, thereunto authorized, this 15 day of January, 2019.

Vanbrooke, LLC  
 a Texas Limited Liability Company  
 By: VANBROOKE DEVELOPMENT, LLC,  
 a Texas limited liability company  
 its Manager  
 By: L.T. PARTNERSHIP, LTD.,  
 a Texas limited partnership  
 its Manager  
 By: L.T. Management, Inc.,  
 a Nevada corporation,  
 its general partner  
 By: Al P. Brende  
 Al P. Brende, President

STATE OF TEXAS §  
 COUNTY OF HARRIS §

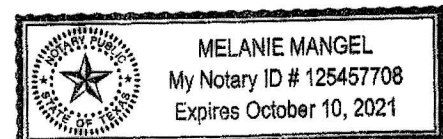
BEFORE ME, the undersigned authority, on this day personally appeared Al P. Brende, President of L.T. Management, Inc., a Nevada corporation, as General Partner of L.T. Partnership, Ltd., a Texas limited partnership, as Manager of Vanbrooke Development, LLC, a Texas limited liability company, as Manager of VANBROOKE, LLC, 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 15 day of January, 2019.

Melanie Mangel  
 Notary Public in and for the State of Texas

Melanie Mangel  
 Print Name

My commission expires: 10/10/21

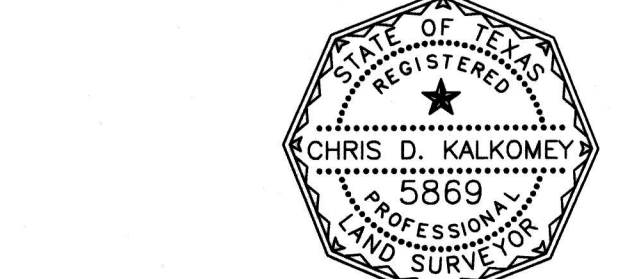


I, Angela K. Sanchez, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Angela K. Sanchez  
 Angela K. Sanchez, P.E.  
 Professional Engineer No. 117443



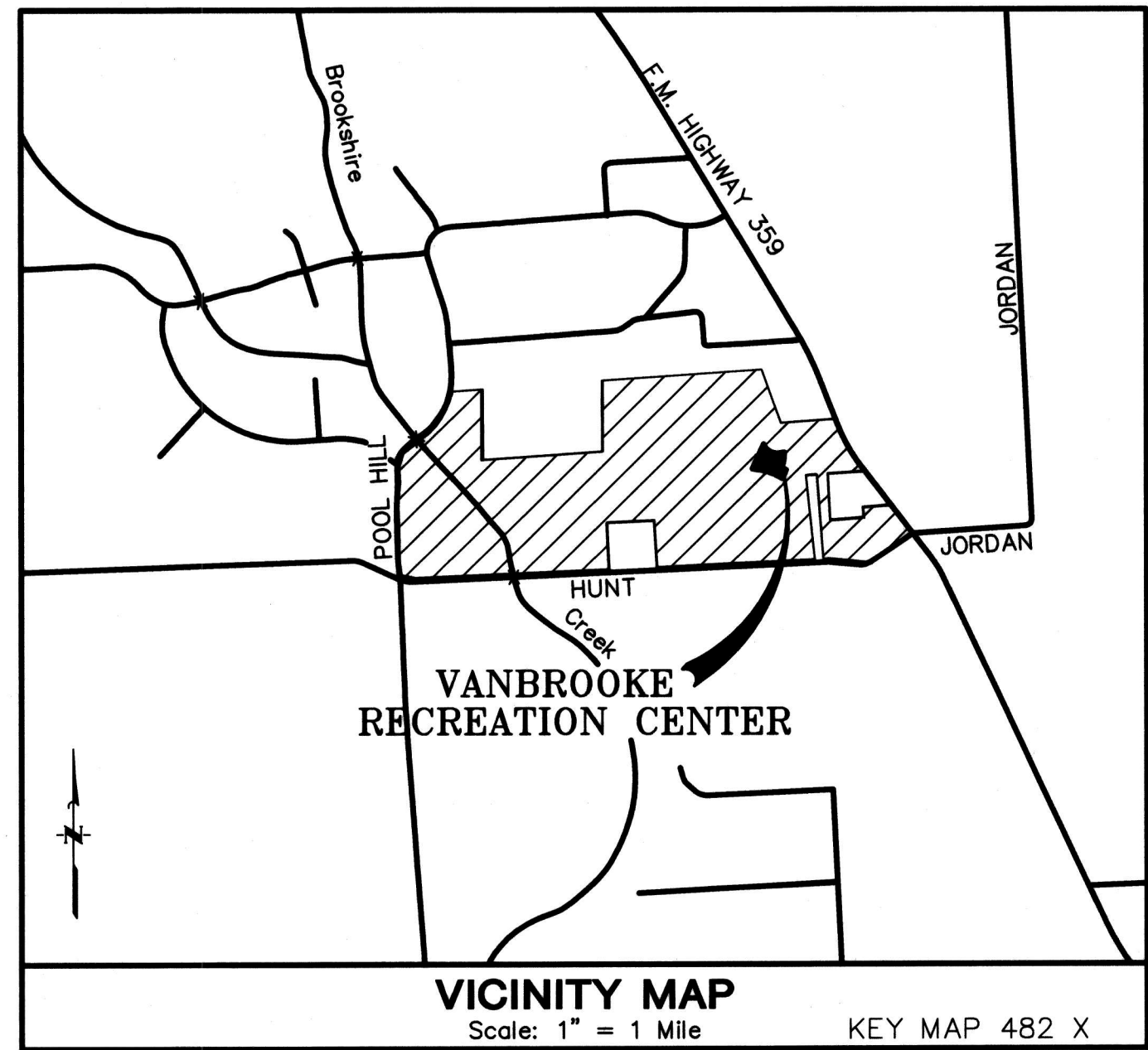
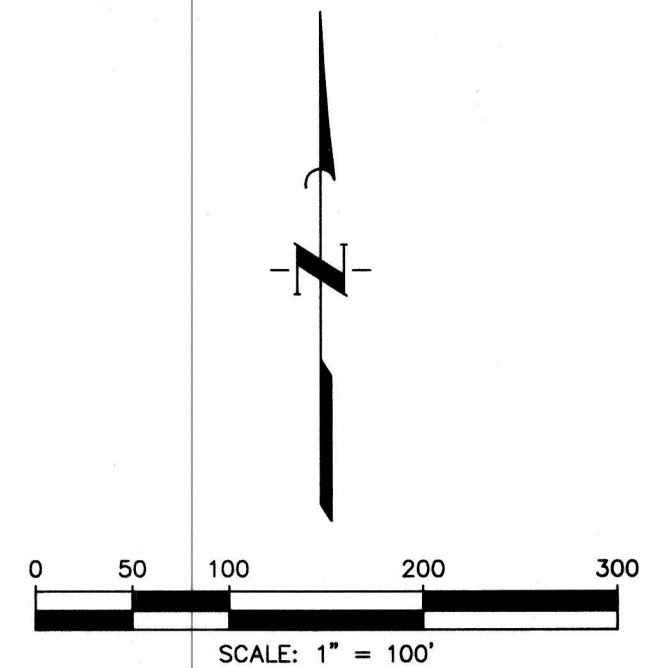
I, Chris D. Kalkomey, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except 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

General Notes

- 1) 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 plots 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 to and re-vest in the dedicator, his heirs, assigns or successors.
- 2) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 4) AE ..... "Aerial Easement"  
 CCF ..... "County Clerk's File"  
 Esmt ..... "Easement"  
 DRFBCT ..... "Deed Records of Fort Bend County Texas"  
 IRF ..... "Iron Rod W/Cap Stamped Jones/Carter"  
 PRFBCT ..... "Plat Records of Fort Bend County Texas"  
 OPRFBCT ..... "Official Public Records of Fort Bend County Texas"  
 ORFBCT ..... "Official Records of Fort Bend County Texas"  
 No ..... "Number"  
 ROW ..... "Right-of-Way"  
 Sq Ft ..... "Square Feet"  
 SSE ..... "Sanitary Sewer Easement"  
 Ssm SE ..... "Storm Sewer Easement"  
 UE ..... "Utility Easement"  
 Vol - Pg ..... "Volume and Page"  
 WLE ..... "Waterline Easement"  
 ① ..... "Block Number"  
 ..... "Set 3/4-inch Iron Rod (with Cap Stamped Jones/Carter Property Corner)" as Per Certification.
- 5) All easements are centered on lot lines unless shown otherwise.
- 6) All building lines along street rights-of-way as shown on the plat.
- 7) There are no pipeline easements within the platted area.
- 8) 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 rights-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- 9) The minimum slab elevation for this section shall be 147.50 feet. 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.
- 10) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.9998693.
- 11) This Plat is located in lighting zone LZ3.
- 12) 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 additional space shall be provided.
- 13) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- 14) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
- 15) The Flood Insurance Rate Map (FIRM) No. 48157C0085L, Fort Bend County, Texas as revised April 2, 2014, shows this plat to be located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance floodplain.
- 16) Vanbrooke Recreation Center lies within Fort Bend County Municipal Utility District No. 220, Lamar CISD, Fort Bend County, & Fort Bend County Drainage District. All drainage easements & reserves will be owned and maintained by Fort Bend County Municipal Utility District No. 220.
- 17) 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.
- 18) A minimum distance of 10 feet shall be maintained between residential dwellings.
- 19) All lots shall have adequate wastewater collection service.
- 20) Contours shown hereon are NAVD 88 datum.
- 21) Bearings shown hereon are based on the Texas Coordinate system of 1983, South Central Zone, based upon GPS observations.
- 22) Elevations shown hereon are based on NGS monument N-1505X, located per NGS as being 1.4 miles West from Fulshear 0.1 mile South along F.M. Road 359 from the post office in Fulshear, hence 1.34 miles West along F.M. Road 1093, in the Northwest corner of the 1-junction of a dirt road, 42-feet North of the centerline of F.M. Road 1093, 13.0-feet West of the center of the dirt road, 3.0-feet South of the West post of a gate, the mark is 0.3 meters East from a witness post with a published elevation of 109.50' (NAVD88).
- 23) 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.
- 24) Restrictions recorded in Volume 516, Page 400, Deed Records, Fort Bend County, Texas, do not apply to the subject tract.
- 25) Tract is subject to Restrictions recorded under County Clerk's File Numbers 2018019692 and 2018020468, Official Public Records, Fort Bend County, Texas.
- 26) Tract is subject to a 10' wide Water Line Easement recorded under County Clerk's File Number 20180022, Plat Records, Fort Bend County, Texas, as shown hereon.



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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Vincent M. Morales, Jr. Commissioner, Precinct 1  
 Grady Prestage Commissioner, Precinct 2

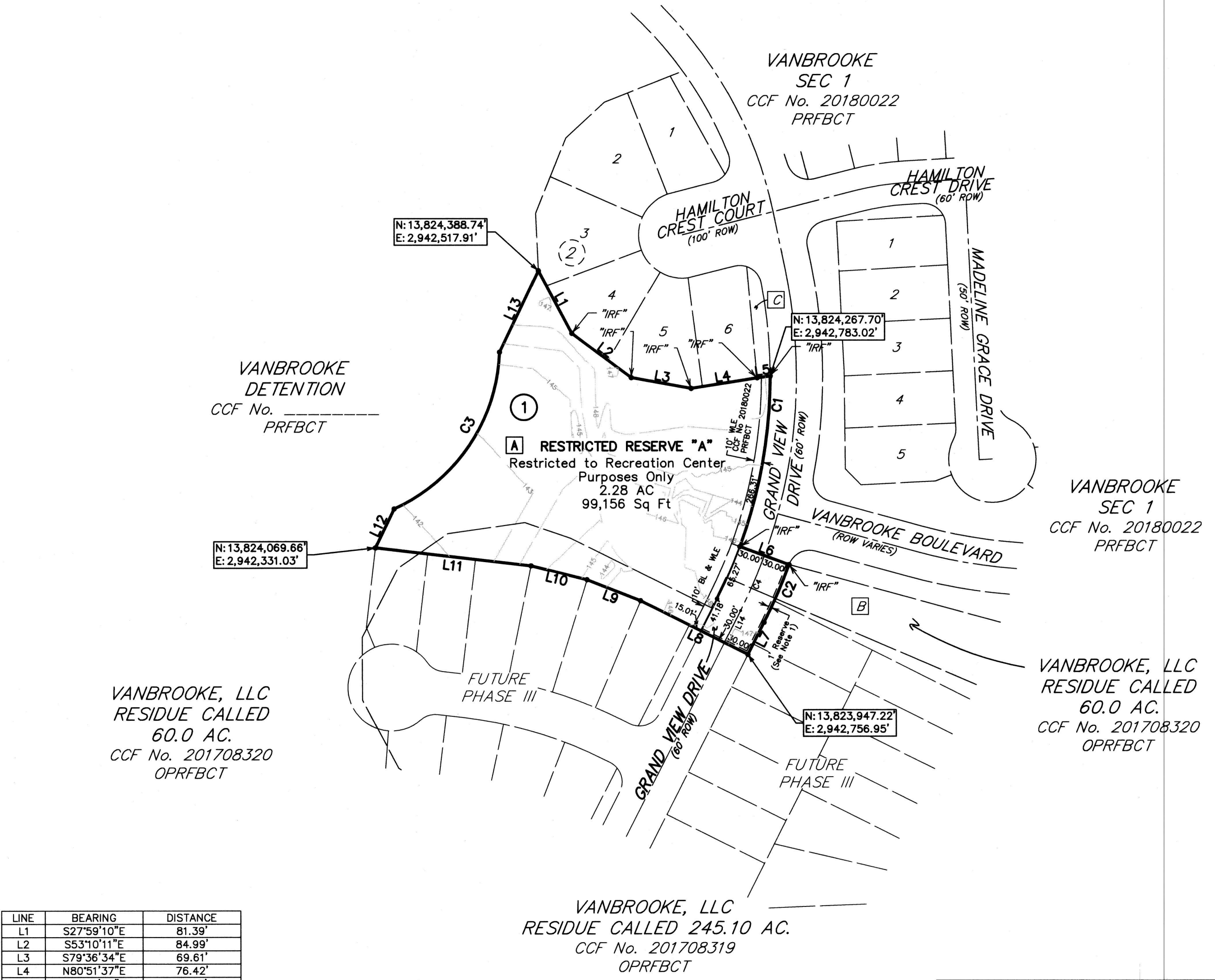
KP George  
 County Judge

W.A. "Andy" Meyers Commissioner, Precinct 3  
 Ken R. DeMerchant 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 \_\_\_\_\_, 2019, 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



LINE	BEARING	DISTANCE
L1	S27°59'10"E	81.39'
L2	S53°10'11"E	84.99'
L3	S79°36'34"E	69.61'
L4	N80°51'37"E	76.42'
L5	N81°43'52"E	15.17'
L6	S69°47'26"E	60.00'
L7	S26°46'13"W	41.18'
L8	N63°13'47"W	137.18'
L9	N68°31'14"W	65.94'
L10	N76°07'59"W	65.97'
L11	N83°21'53"W	179.28'
L12	N25°30'34"E	49.82'
L13	N25°30'34"E	103.50'
L14	N26°46'13"E	41.18'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	570.00'	201°22'29"	201.04'	S10°06'19"W	200.00'	101.57'
C2	630.00'	06°33'40"	72.14'	S23°29'24"W	72.10'	36.11'
C3	206.81'	63°25'27"	228.93'	N33°46'27"E	217.42'	127.79'
C4	600.00'	06°33'40"	68.71'	N23°29'24"E	68.67'	34.39'

DISTRICT NAMES	
WCID	N/A
MMO/MUD	FBCMUD No. 220
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	FORT BEND COUNTY ESD No. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT ENERGY

# VANBROOKE RECREATION CENTER

A SUBDIVISION OF 2.28 ACRES OF LAND

OUT OF THE  
 ISAAC N. CHARLES 1/2 LEAGUE, A-17  
 FORT BEND COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK

DECEMBER 2018  
 PLANNER/ENGINEER/SURVEYOR:  
**JONES CARTER**  
 Texas Board of Professional Engineers Registration No. F-439  
 4510 West Loop South, Suite 1000, Houston, TX 77025-1102  
 TBPLS FIRM No. 10046104  
 SHEET 1 OF 1

OWNER:  
 VANBROOKE, LLC  
 a Texas Limited Liability Company  
 2450 FONDREN, STE 210  
 HOUSTON, TEXAS 77063  
 713-783-6702