

PLAT RECORDING SHEET

PLAT NAME: Creekside Ranch, Sec. 10

PLAT NO: _____

ACREAGE: 15.116

LEAGUE: John Foster Survey

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 69

NUMBER OF RESERVES: 3

OWNERS: Lennar Homes of Texas land and Construction, Ltd. &

Ashton Houston Residential, L.L.C.

(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 Michael Johnson, 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 15.116 acre tract described in the above and foregoing map of CREEKSIDE RANCH SEC 10, 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 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 some 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 bays, creeks, 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 Michael Johnson, Vice President, thereunto authorized,

this 30th day of November, 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 30th day of November, 2018.

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

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
d/b/a FRIENDSWOOD DEVELOPMENT COMPANY,
a Texas Limited Partnership
By: Michael Johnson
Michael Johnson, Vice President

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Johnson, 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 30th day of November, 2018.

Yolanda Barajas
Notary Public in and for the State of Texas
Print Name: Yolanda Barajas
My commission expires: 9-29-2020

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 30th day of November, 2018.

Chelsea R. Espinoza
Notary Public in and for the State of Texas
Print Name: Chelsea R. Espinoza
My commission expires: 4-12-2022

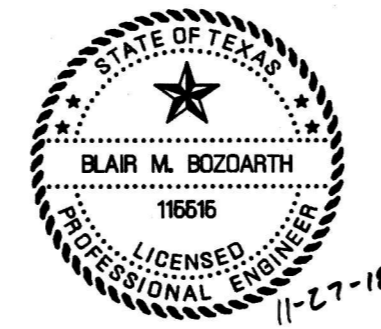
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CREEKSIDE RANCH SEC 10 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 11 day of December, 2018.

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

By: Margaret Wallace Brown
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.

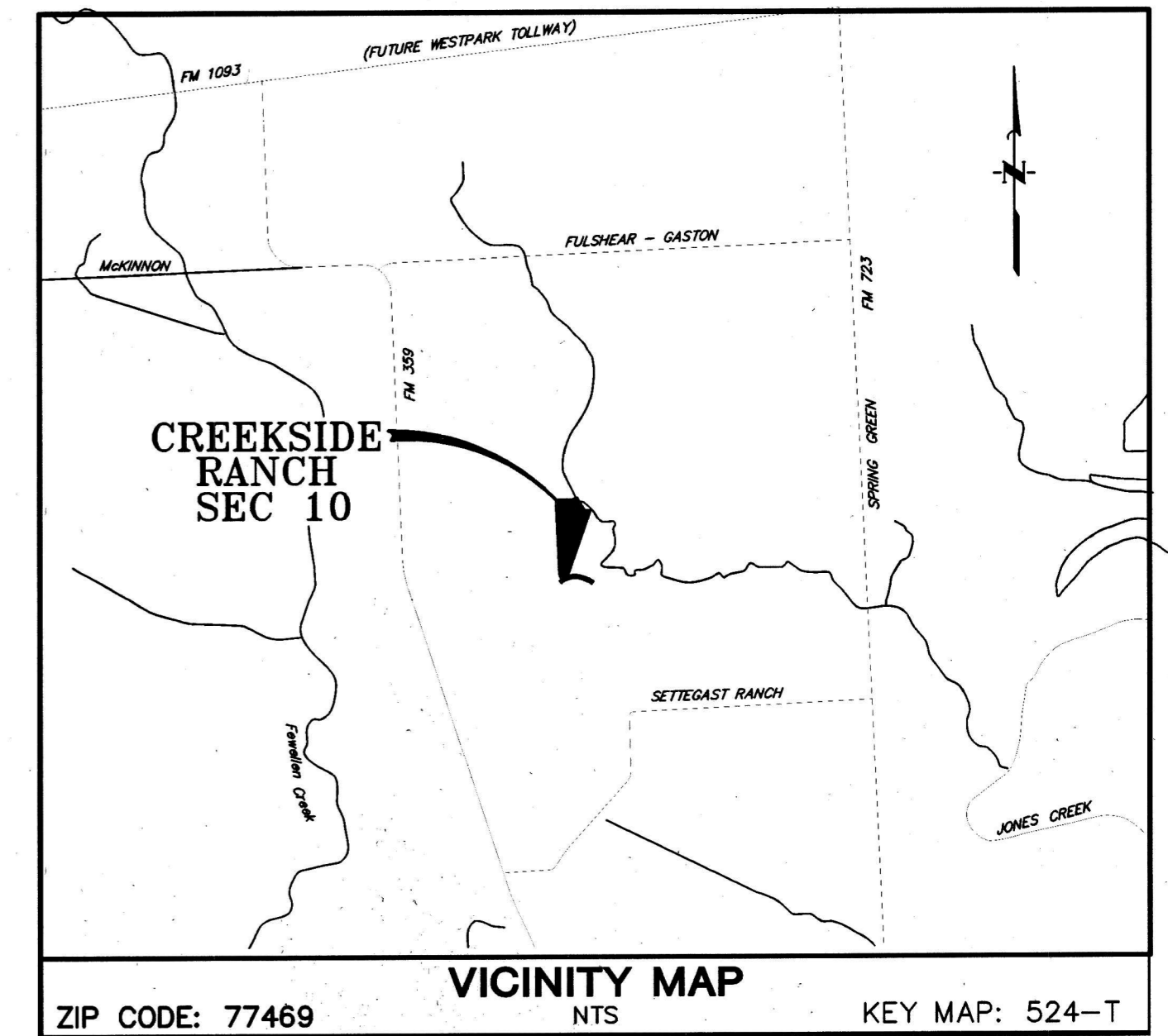


Blair M. Bozarth
Blair M. Bozarth, P.E.
Professional Engineer No. 115515

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
Chris D. Kalkomey
Texas Registration No. 5869



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.

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 _____ of the month of _____, 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
Laura Richard
Fort Bend County, Texas
By: _____
Deputy

CREEKSIDE RANCH SEC 10

A SUBDIVISION OF 15.116 ACRES OF LAND OUT OF THE

JOHN FOSTER SURVEY, ABSTRACT 26 FORT BEND COUNTY, TEXAS

3 RESERVES 4 BLOCKS

AW ASHTON WOODS 69 LOTS

DEVELOPER/OWNER:
ASHTON HOUSTON RESIDENTIAL, L.L.C.
11375 W. SAM HOUSTON PKWY S., SUITE 100
HOUSTON, TEXAS 77031
(281) 561-7773

DECEMBER 2018
SURVEYOR: JONES CARTER
PLANNER/ENGINEER: JONES CARTER



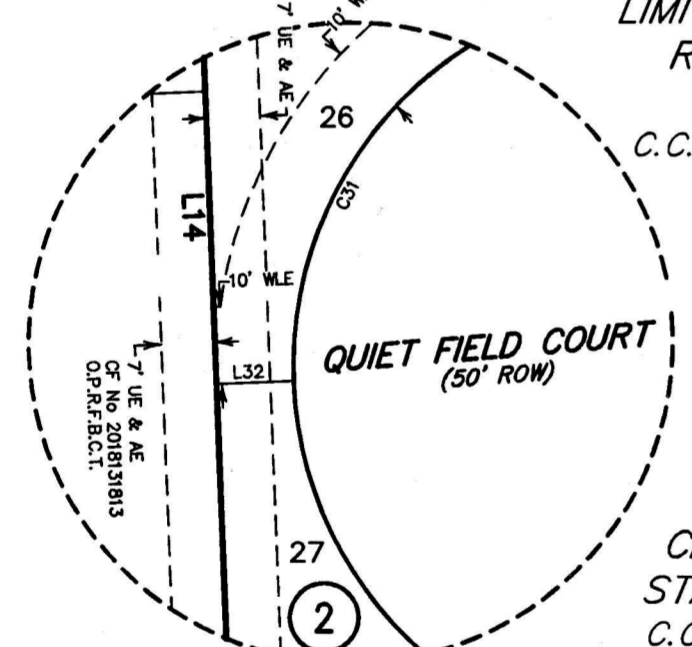
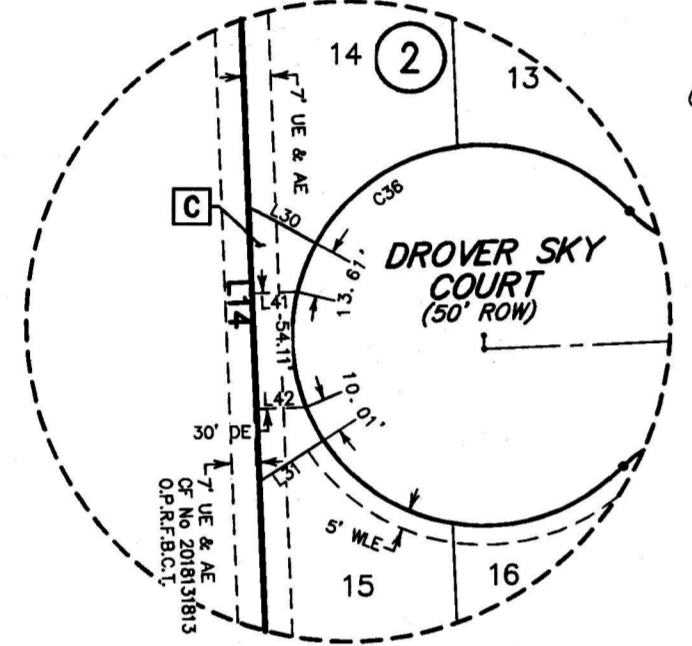
DEVELOPER/OWNER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
(713) 875-1552

Texas Board of Professional Land Surveying Registration No. 3556258
6415 Reading Road - Rosenberg, Texas 77471 - 281-342-2033

Texas Board of Professional Engineers Registration No. 1-438
22330 Northwest Way, Suite 170 - Katy, TX 77449 - 832-933-6000

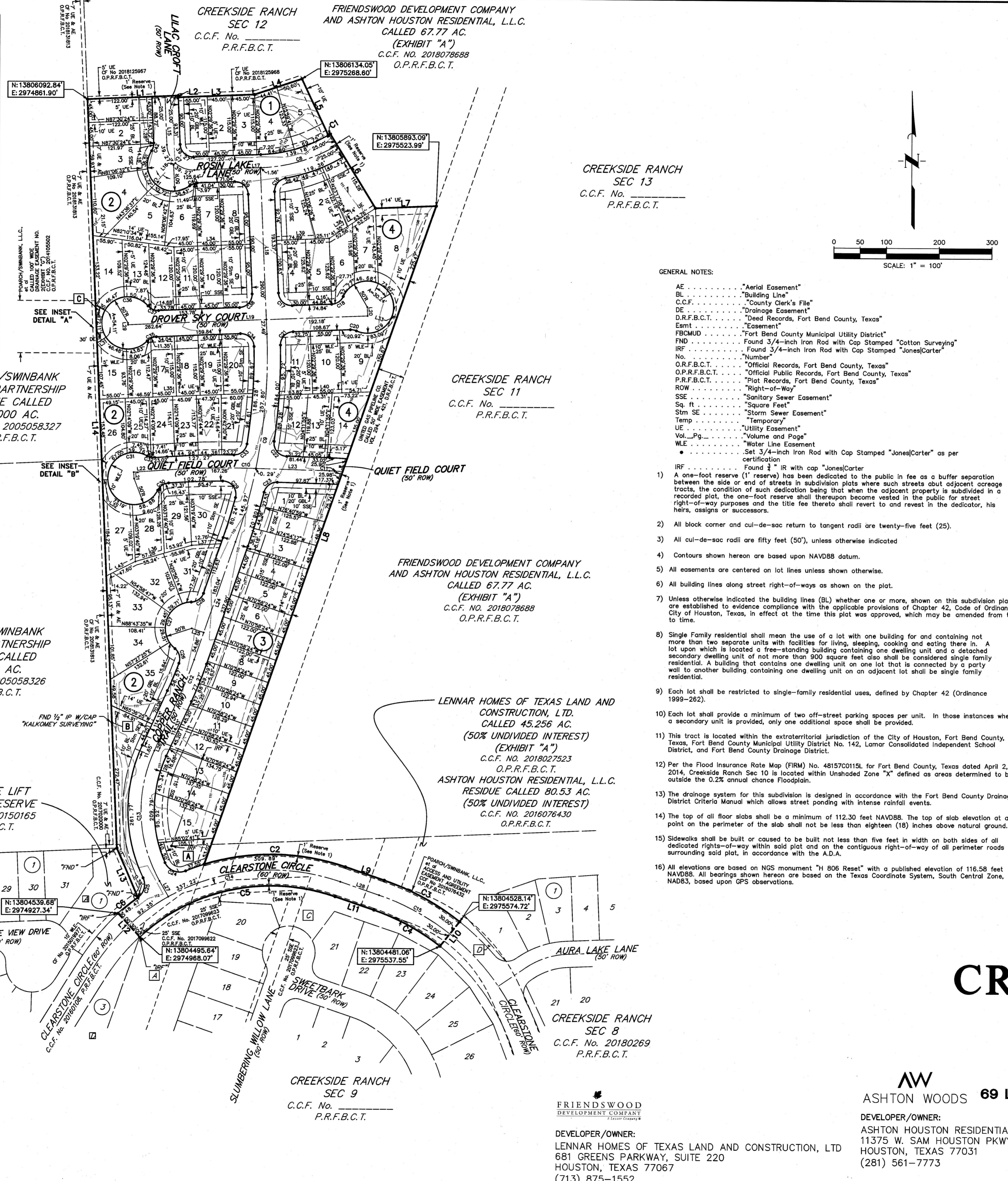
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	275.00'	00°57'54"	4.63'	N88°59'27"E	4.63'	2.32'
C2	430.00'	36°17'18"	272.34'	S89°22'58"E	267.81'	140.91'
C3	480.00'	19°33'58"	163.88'	S81°27'28"E	163.09'	82.75'
C4	420.00'	19°33'58"	143.43'	N61°27'20"W	142.73'	72.42'
C5	370.00'	61°31'50"	397.35'	S77°59'46"W	378.53'	220.26'
C6	430.00'	06°24'25"	48.08'	N50°26'03"E	48.06'	24.07'
C7	50.00'	90°00'00"	78.54'	N47°29'36"W	70.71'	50.00'
C8	300.00'	28°59'53"	151.83'	N73°00'27"E	150.22'	77.58'
C9	1075.00'	21°31'17"	403.77'	N08°16'00"E	401.40'	204.29'
C10	1700.00'	05°38'50"	167.55'	N88°39'49"E	167.49'	83.84'
C11	700.00'	02°03'47"	25.21'	N87°28'53"W	25.20'	12.60'
C12	800.00'	05°21'58"	74.93'	N21°42'35"E	74.90'	37.49'
C13	275.00'	63°52'54"	258.87'	N02°34'27"W	249.41'	139.92'
C14	400.00'	61°31'50"	429.87'	S77°59'46"W	409.22'	238.12'
C15	450.00'	19°33'50"	153.65'	N61°27'24"W	152.91'	77.58'
C16	25.00'	82°02'42"	35.80'	N38°31'45"E	32.82'	21.75'
C17	25.00'	90°00'00"	39.27'	N47°29'36"W	35.36'	25.00'
C18	25.00'	63°52'54"	27.87'	N55°33'57"E	26.45'	15.59'
C19	50.00'	27°03'55"	236.16'	N21°04'03"W	70.33'	49.47'
C20	25.00'	26°44'01"	11.66'	N79°07'36"W	11.56'	5.94'
C21	25.00'	88°51'13"	38.77'	N43°04'47"E	35.00'	24.50'
C22	25.00'	96°45'00"	42.22'	N40°08'16"W	37.38'	28.13'
C23	25.00'	78°05'13"	34.07'	N52°26'37"E	31.50'	20.28'
C24	30.00'	88°59'39"	36.52'	N69°06'30"W	42.00'	29.40'
C25	30.00'	79°17'26"	41.52'	N14°02'39"E	38.28'	24.88'
C26	25.00'	70°54'36"	30.94'	N15°14'41"W	29.00'	17.80'
C27	50.00'	139°34'59"	121.81'	N19°05'31"E	93.84'	135.83'
C28	25.00'	69°51'24"	30.48'	N53°57'18"E	28.63'	17.46'
C29	25.00'	105°18'09"	30.48'	N38°00'11"W	39.75'	32.76'
C30	25.00'	59°39'59"	26.03'	N55°59'48"E	24.87'	14.54'
C31	50.00'	273°44'12"	238.88'	S16°58'04"E	68.37'	46.84'
C32	25.00'	34°03'37"	14.86'	S77°07'47"E	14.64'	7.66'
C33	25.00'	81°08'16"	35.40'	N49°29'54"E	32.52'	21.40'
C34	25.00'	91°15'30"	39.82'	N47°29'36"W	35.74'	25.56'
C35	25.00'	44°29'02"	19.41'	N65°15'53"E	18.83'	10.22'
C36	50.00'	276°10'34"	241.01'	N01°06'39"E	66.80'	44.88'
C37	25.00'	51°41'32"	22.55'	S66°38'50"E	21.80'	12.11'
C38	25.00'	90°00'00"	39.27'	N47°29'36"W	35.36'	25.00'
C39	25.00'	63°52'54"	27.87'	N55°33'57"E	26.45'	15.59'
C40	25.00'	35°26'01"	15.46'	N47°29'36"W	15.22'	7.99'
C41	50.00'	160°52'02"	140.38'	N47°29'36"W	98.61'	296.67'
C42	25.00'	35°26'01"	15.46'	N15°13'24"E	15.22'	7.99'

LINE	BEARING	DISTANCE
L1	N87°30'24"E	172.00'
L2	S02°29'36"E	3.51'
L3	N87°30'24"E	148.00'
L4	N71°07'41"E	95.01'
L5	S24°57'35"E	118.52'
L6	S31°29'29"E	165.28'
L7	N87°30'24"E	115.21'
L8	S19°01'36"W	1331.96'
L9	S71°14'19"W	78.06'
L10	S38°17'37"W	60.00'
L11	N71°14'19"W	78.06'
L12	N42°46'09"W	60.00'
L13	N23°10'54"W	102.31'
L14	N02°29'36"W	1430.04'
L15	N02°29'36"W	93.31'
L16	N42°30'24"E	5.00'
L17	N87°30'24"E	127.20'
L18	N02°29'36"W	317.49'
L19	N87°30'24"E	454.82'
L20	N02°29'36"W	16.98'
L21	N04°09'36"W	12.13'
L22	N85°50'24"E	85.02'
L23	N88°30'46"W	138.91'
L24	N19°01'38"E	237.90'
L25	N70°58'24"W	24.17'
L26	N24°23'35"E	114.33'
L27	N29°32'29"W	34.12'
L28	N71°14'19"W	78.06'
L29	N02°29'36"W	3.51'
L30	N61°29'26"W	20.00'
L31	N58°30'14"E	20.00'
L32	N87°30'24"E	10.06'
L33	N70°58'24"W	9.47'
L34	N87°30'24"E	145.00'
L35	N87°30'24"E	291.59'
L36	N73°31'24"E	111.20'
L37	N86°40'20"E	55.55'
L38	N58°24'24"E	105.11'
L39	N87°30'24"E	100.00'
L40	N87°30'24"E	173.53'
L41	N87°30'24"E	11.80'
L42	N87°30'24"E	12.88'
L43	N63°08'46"E	61.82'



A RESTRICTED RESERVE "A" Restricted to Landscape Purposes Only 0.109 Acres 4,733 Sq Ft	B RESTRICTED RESERVE "B" Restricted to Landscape, Purposes Only 0.283 Acres 12,310 Sq Ft
C RESTRICTED RESERVE "C" Restricted to Open Space Purposes Only 0.019 Acres 811 Sq Ft	

DISTRICT NAMES	
WCD	N/A
MUD	FORT BEND MUD No. 142
LID	N/A
DD	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



CREEKSIDE RANCH SEC 13
C.C.F. No. _____
P.R.F.B.C.T.

CREEKSIDE RANCH SEC 11
C.C.F. No. _____
P.R.F.B.C.T.

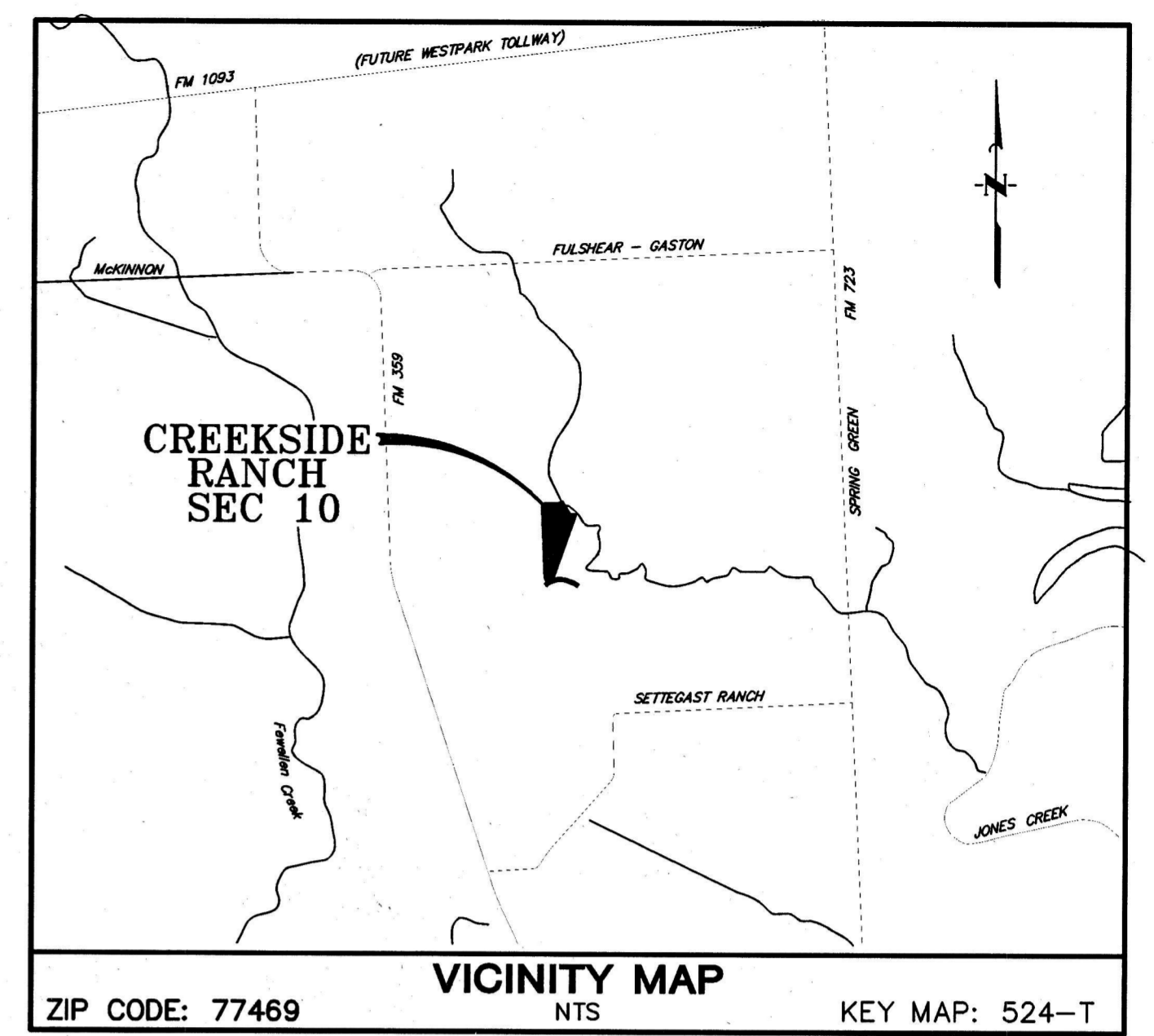
FRIENDSWOOD DEVELOPMENT COMPANY AND ASHTON HOUSTON RESIDENTIAL, L.L.C. CALLED 67.77 AC. (EXHIBIT "A")
C.C.F. No. 2018078688
O.P.R.F.B.C.T.

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.

CREEKSIDE RANCH SEC 4
C.C.F. No. 20160108
P.R.F.B.C.T.

- GENERAL NOTES:
- 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"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - FND "Found 3/4-inch Iron Rod with Cap Stamped 'Cotton Surveying'"
 - IRF "Found 3/4-inch Iron Rod with Cap Stamped 'Jones/Carter'"
 - No. "Number"
 - O.R.F.B.C.T. "Official Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.L.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - 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"
 - IRF "Found 1/2" IR with cap 'Jones/Carter'"
- 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 to and revest in the dedicator, his heirs, assigns or successors.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - Contours shown hereon are based upon NAVD83 datum.
 - 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, 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. 48157C015L for Fort Bend County, Texas dated April 2, 2014, Creekside Ranch Sec 10 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 112.30 feet NAVD83. 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 sold plat and on the contiguous right-of-way of all perimeter roads surrounding sold 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 NAVD83. All bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.



CREEKSIDE RANCH SEC 10

A SUBDIVISION OF 15.116 ACRES OF LAND OUT OF THE JOHN FOSTER SURVEY, ABSTRACT 26 FORT BEND COUNTY, TEXAS

69 LOTS **3 RESERVES** **4 BLOCKS**

DECEMBER 2018

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

DEVELOPER/OWNER: ASHTON HOUSTON RESIDENTIAL, L.L.C.
11375 W. SAM HOUSTON PKWY S., SUITE 100 HOUSTON, TEXAS 77031
(281) 561-7773

SURVEYOR: J.C. JONES | CARTER
PLANNER/ENGINEER: J.C. JONES | CARTER

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING REGISTRATION NO. 13061204
1203 GREENBAY DRIVE, SUITE 100 • HOUSTON, TEXAS 77071 • (281) 368-2000

SHEET 1 OF 2