

PLAT RECORDING SHEET

PLAT NAME: Silver Ranch, Sec. 18

PLAT NO: _____

ACREAGE: 1.989

LEAGUE: Alexander Philips Survey

ABSTRACT NUMBER: 300

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 6

NUMBER OF RESERVES: 1

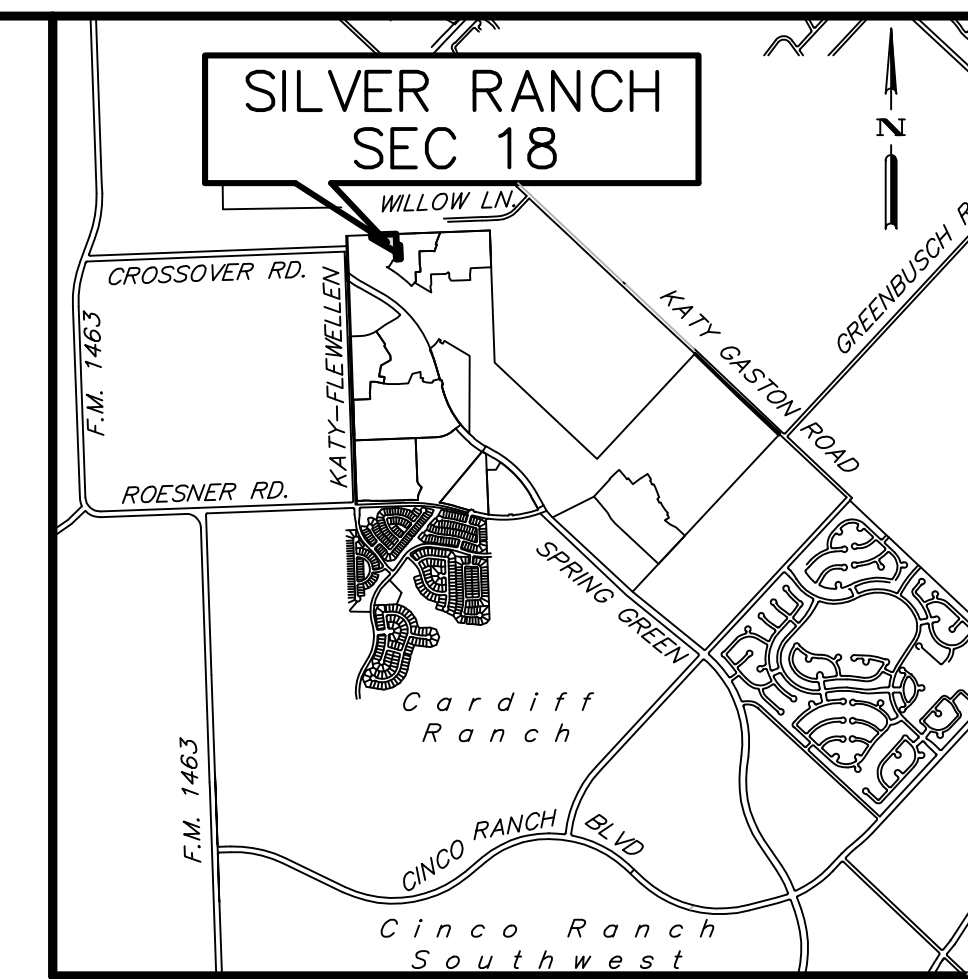
OWNERS: Katy 309 Venture, L.P., a Texas Limited Partnership

(DEPUTY CLERK)

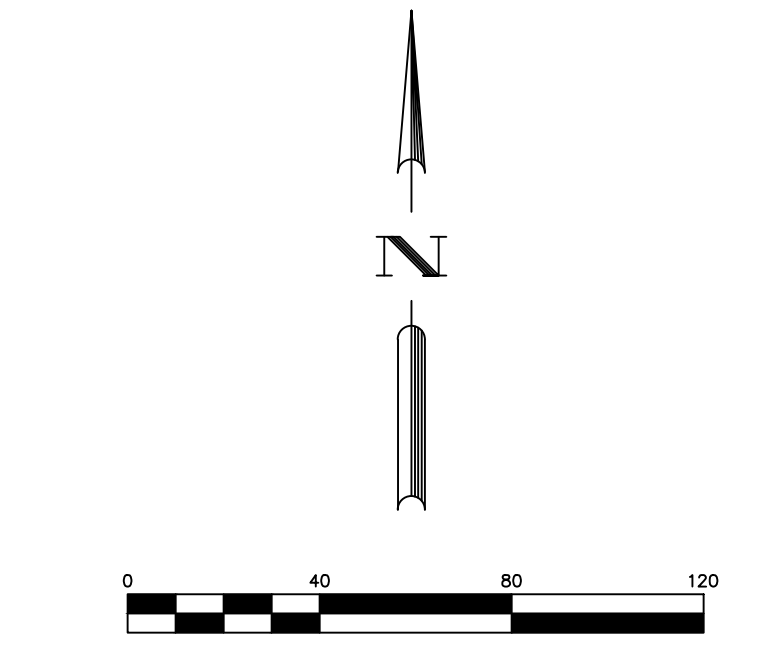
GENERAL NOTES

- "1" indicates Block Number.
- "U.E." indicates Utility Easement.
- "B.L." indicates Building Line.
- "O.D." indicates Outside Diameter.
- "W.L.E." indicates Water Line Easement.
- "SAN. S.E." indicates Sanitary Sewer Easement.
- "STM. S.E." indicates Storm Sewer Easement.
- "F.B.C.C.F. No." indicates Fort Bend County Clerk's File Number.
- "F.B.C.P.R." indicates Plat Records of Fort Bend County.
- "F.B.C.D.R." indicates Deed Records of Fort Bend County.
- "O.P.R.O.R.P." indicates Official Public Records of Real Property.
- All corners are Found 1/2-inch (OD) Iron Pipe with cap stamped "BGE INC" unless otherwise noted.
- The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by multiplying the following combined scale 1.00011495678.
- The property lies in the Unshaded Zone "X" (areas determined to be outside the 500-year flood plain) as delineated on the Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 4815700105L, April 2, 2014.
- The drainage system for the subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated right-of-ways within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.e
- This plot is located within Light Zone LZ3.
- The top of all floor slabs shall be a minimum of 133.50 feet above mean sea level. 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.
- Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. 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 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 more additional space shall be provided.
- Unless otherwise indicated, the building lines [B.L.], 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, in effect at the time this plat was approved, which may be amended from time to time.
- 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.
- Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone, NAD83, with a bearing and distance of S47°10'31"E, 1861.56 feet for the northeasterly line of a 159.9525-acre tract of land described in a deed recorded at Fort Bend County Clerk's File No. 2044134758 and monumented on the ground with a spindle from a cotton spindle found in the asphalt of Katy-Gaston Road on each end of said call.
- A minimum distance of 10' shall be maintained between residential dwellings.
- The drainage / detention basin will be owned and maintained by Fort Bend County Municipal Utility District No. 58.
- 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.
- All 14 foot Utility Easements shown extend 7 feet on each side of a common lot line unless otherwise indicated.
- All lots shall have adequate wastewater collection service.
- 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.
- Silver Ranch Community Association, Inc. shall maintain the drainage swale within Reserve A. These maintenance responsibilities shall be transferred to any future owners should the property be sold.
- All existing pipelines and pipeline easements within the platted boundary have been shown.

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.1529 AC. / 6,661 S.F.	LANDSCAPE/OPEN SPACE/DRAINAGE



VICINITY MAP
FBC KEY MAP 484 - N



DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	FORT BEND COUNTY ASSISTANCE DISTRICT NO 10
W. C. I. D.	N/A
M. U. D.	FORT BEND M. U. D. No. 58
L. I. D.	N/A
D. I. D.	N/A
SCHOOL	KATY I. S. D.
FIRE	FIRE DISTRICT NO. 2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON E. T. J.
UTILITIES CO.	CENTERPOINT ENERGY

LINE DATA			
NUMBER	BEARING	DISTANCE	
L1	N87°48'12"E	55.49'	
L2	S21°11'48"E	20.00'	
L3	S61°20'57"W	20.00'	

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	66°25'19"	28.98'	S 54°35'33" W	27.39'
C2	50.00'	267°27'41"	233.40'	S 24°53'16" E	72.26'
C3	25.00'	21°02'22"	9.18'	S 81°40'37" E	9.13'

SILVER RANCH SEC 18

A SUBDIVISION OF 1.989 ACRES OF LAND LOCATED IN THE ALEXANDER PHILIPS SURVEY, ABSTRACT NO. 300, FORT BEND COUNTY, TEXAS

LOTS: 6 RESERVES: 1 BLOCKS: 1
SCALE: 1"=40' DATE: JULY, 2018

OWNER: KATY 309 VENTURE, L.P., a Texas limited partnership
8901 WESTHEIMER RD., SUITE 250 HOUSTON, TEXAS 77042 713-627-1015

LAND PLANNER: BGE | KERRY R. GILBERT & ASSOCIATES, INC.
23501 CINCO RANCH BLVD., SUITE A-250 KATY, TEXAS 77494 281-579-0340

BGE Inc.
10777 Westheimer, Suite 400, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00