

PLAT RECORDING SHEET

PLAT NAME: Creekside Ranch, Section 12

PLAT NO: _____

ACREAGE: 14.42

LEAGUE: John Foster Survey

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 66

NUMBER OF RESERVES: 3

OWNERS: Ashton Houston Residential, L.L.C., and Lennar Homes of Texas Land
and Construction, Ltd.

(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 14.42 acre tract described in the above and foregoing map of CREEKSIDE RANCH SEC 12, 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 cutting 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 Michael Johnson, Vice President, thereunto authorized,

this _____ day of _____, 2019 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 _____, 2019.

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: 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 _____ day of _____, 2019.

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 _____, 2019.

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 12 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 _____, 2019.

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

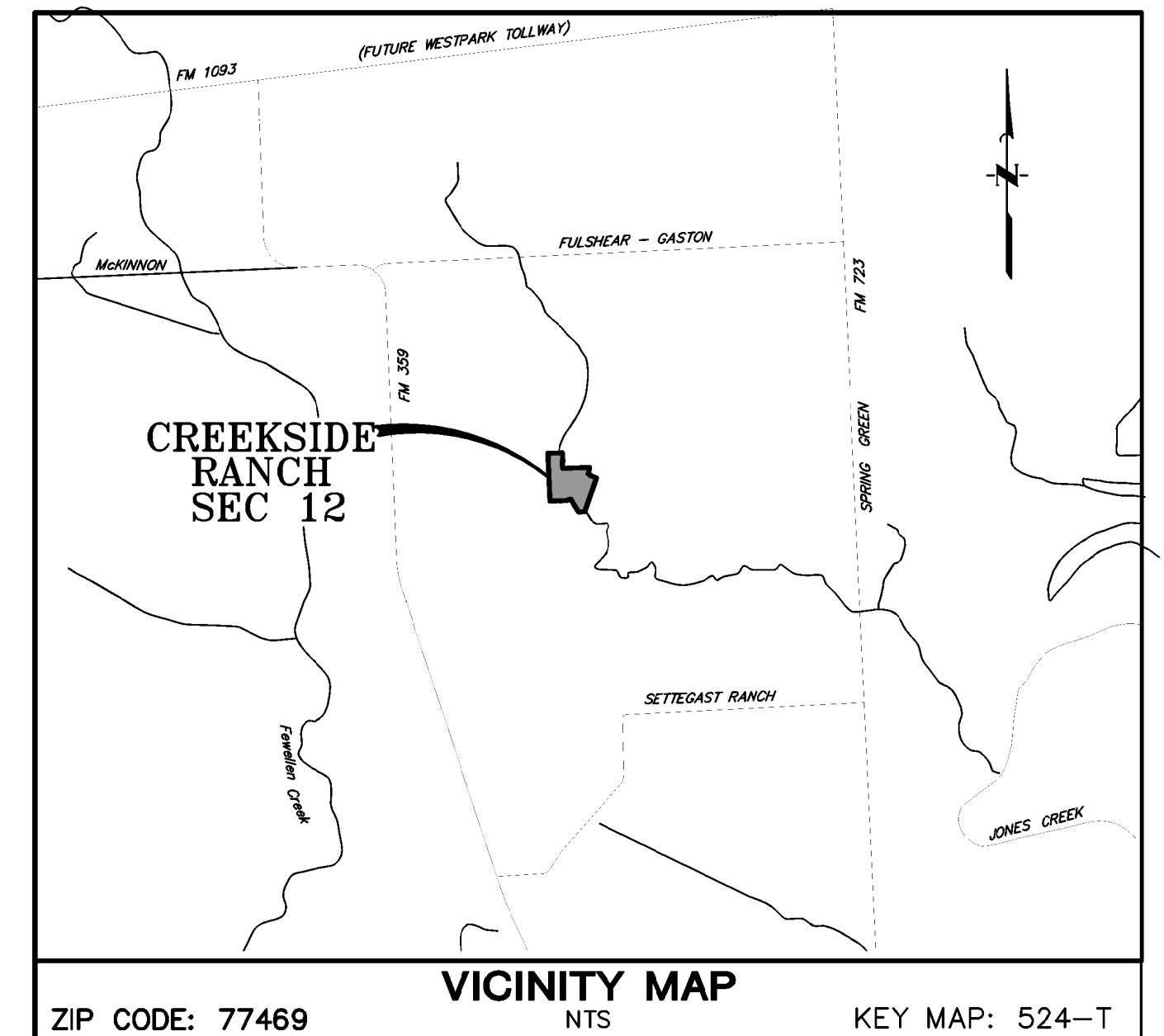
By: Margaret Wallace Brown
Secretary

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
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, J. Stacy Slawinski, 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.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer
Date

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

JP 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

CREEKSIDE RANCH SEC 12

A SUBDIVISION OF 14.42 ACRES OF LAND
OUT OF THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS

AW ASHTON WOODS 66 LOTS

3 RESERVES

4 BLOCKS

MAY 2019

DEVELOPER/OWNER:

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

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



RESTRICTED RESERVE "A"
Restricted to Landscape Purposes Only
1.23 Acres
53,492.9 Sq Ft

RESTRICTED RESERVE "B"
Restricted to Landscape Purposes Only
0.38 Acres
16,356 Sq Ft

RESTRICTED RESERVE "C"
Restricted to Drainage/Open Space Purposes Only
0.09 Acres
3,904 Sq Ft

DISTRICT NAMES	
FBC ASSISTANCE	FBCAD NO. 11
WCD	N/A
MUD	FORT BEND MUD No. 142
LD	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

FORT BEND COUNTY
MUNICIPAL UTILITY DISTRICT No. 142
CALLED 4.165 AC
C.C.F. NO. 2013108810
O.P.R.F.B.C.T.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N87°30'24"E	288.60'
L2	S02°29'36"E	172.00'
L3	S87°30'24"W	11.60'
L4	S02°29'36"E	125.00'
L5	N87°30'24"E	505.81'
L6	S19°01'36"W	43.55'
L7	S70°58'24"E	50.00'
L8	S19°01'36"W	20.03'
L9	S70°58'24"E	122.00'
L10	S19°01'36"W	675.61'
L11	S87°30'24"W	115.21'
L12	N31°29'29"W	165.28'
L13	N24°57'35"W	118.52'
L14	S71°07'41"W	95.01'
L15	S87°30'24"W	145.00'
L16	N02°29'36"W	3.31'
L17	S87°30'24"W	172.00'
L18	N02°29'36"W	906.30'
L19	N02°29'36"W	708.30'
L20	N47°29'36"W	5.00'
L21	N87°30'24"E	91.60'
L22	N87°30'24"E	156.90'
L23	N02°29'36"W	2.21'

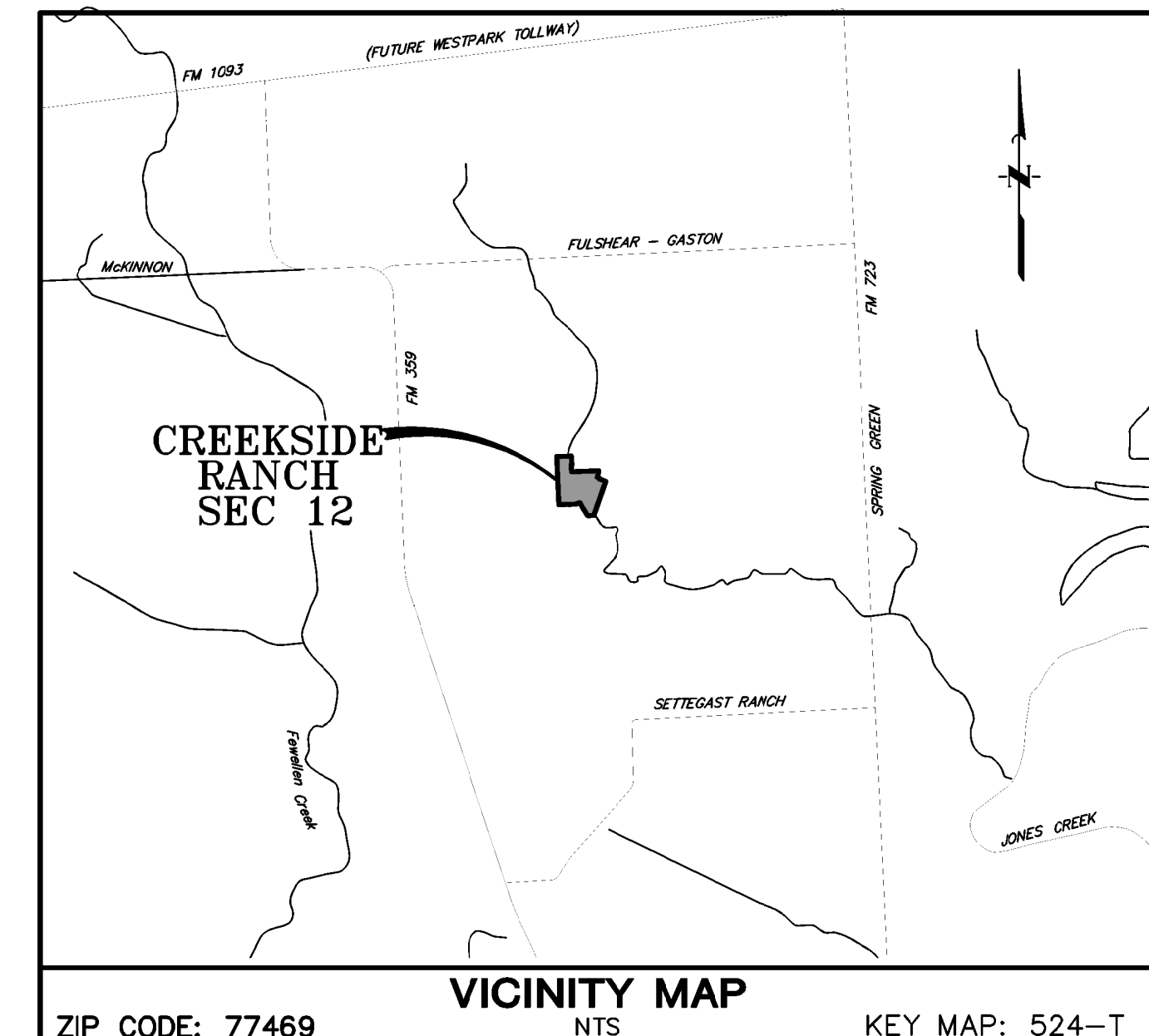
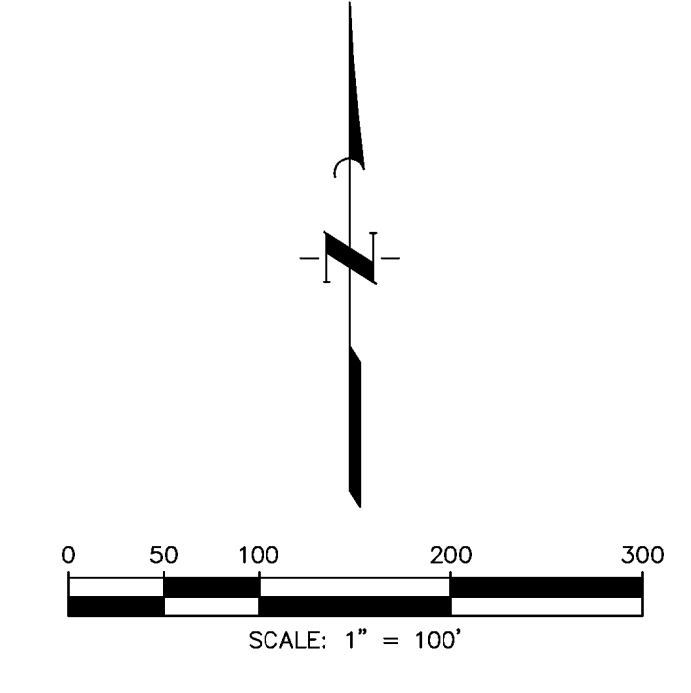
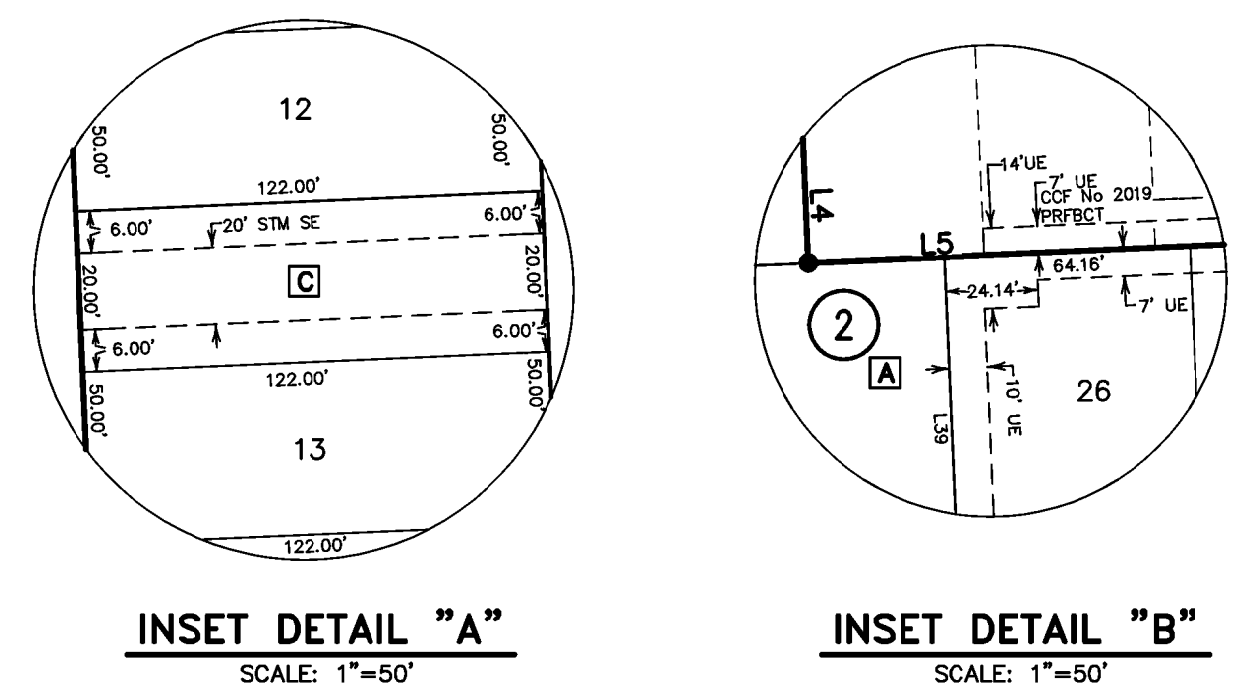
**CREEKSIDE RANCH
FBC MUD 142
ELEVATED STORAGE TANK No. 1
C.C.F. No. 20170052
P.R.F.B.C.T.**

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	275.00'	18°36'55"	89.35'	S09°43'09"W	88.95'	45.07'
C2	275.00'	00°57'54"	4.63'	S58°59'27"W	4.63'	2.32'
C3	50.00'	90°00'00"	78.54'	N42°30'24"E	70.71'	50.00'
C4	300.00'	39°28'54"	206.73'	N38°48'03"E	202.66'	107.66'
C5	500.00'	09°28'23"	82.38'	N75°41'35"W	82.28'	41.28'
C6	300.00'	21°31'12"	112.68'	N81°44'00"W	112.02'	57.01'
C7	25.00'	90°00'00"	39.27'	N42°30'24"E	35.36'	25.00'
C8	25.00'	45°52'48"	20.02'	N69°33'12"W	19.49'	10.58'
C9	50.00'	278°17'56"	241.12'	N04°45'48"W	66.72'	44.78'
C10	25.00'	50°25'08"	22.00'	N62°17'50"E	21.30'	11.77'
C11	25.00'	90°00'00"	39.27'	N47°29'36"W	35.36'	25.00'
C12	25.00'	90°00'00"	39.27'	N42°30'24"E	35.36'	25.00'
C13	25.00'	35°26'01"	15.46'	N74°46'36"W	15.22'	7.99'
C14	50.00'	160°52'02"	140.38'	N42°30'24"E	98.61'	296.68'
C15	25.00'	35°26'01"	15.46'	N20°12'37"W	15.22'	7.99'
C16	25.00'	90°00'00"	39.27'	N64°01'36"E	35.36'	25.00'
C17	25.00'	90°00'00"	39.27'	N25°58'24"W	35.36'	25.00'
C18	25.00'	87°04'57"	38.00'	N62°34'04"E	34.44'	23.76'
C19	25.00'	46°56'59"	20.49'	N69°01'07"W	19.92'	10.89'
C20	50.00'	278°21'21"	241.17'	N03°43'18"W	66.66'	44.74'
C21	25.00'	49°24'22"	21.56'	N62°48'13"E	20.90'	11.50'
C22	25.00'	94°05'11"	41.05'	N28°00'59"W	36.59'	26.85'
C23	25.00'	92°51'59"	40.52'	S65°27'36"W	36.23'	26.28'
C24	50.00'	185°43'57"	162.08'	N19°01'36"E	99.87'	998.63'
C25	25.00'	92°51'59"	40.52'	N27°24'23"W	36.23'	26.28'

- GENERAL NOTES:**
- AE "Aerial Easement"
 - BL "Building Line"
 - CCF "County Clerk's File"
 - DE "Drainage Easement"
 - DRFBCT "Deed Records, Fort Bend County, Texas"
 - Easmt "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - FND "Found 3/4-inch Iron Rod with Cap Stamped 'Jones/Carter'"
 - IRF "Found 3/4-inch Iron Rod with Cap Stamped 'Jones/Carter'"
 - No. "Number"
 - ORFBCT "Official Records, Fort Bend County, Texas"
 - ORPRBCT "Official Public Records, Fort Bend County, Texas"
 - PRFBCT "Plot 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

- 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 garage 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 vest 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 herein 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. 48157C0115L for Fort Bend County, Texas dated April 2, 2014, Creekside Ranch Sec 12 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 112.40. 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 said plat and on the contiguous right-of-way of all perimeter roads surrounding said 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 herein are based on the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
- The coordinates shown herein are Texas State Plane, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987975.
- This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".
- 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.
- Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 142.
- 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 lot 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- All utility easements are fourteen feet (14') wide unless otherwise noted.
- All lots shall have adequate wastewater collection service.
- A minimum distance of 10' shall be maintained between residential dwellings.
- All pipeline easements within the plotted area are shown herein.
- The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.
- 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.
- All Offsite Utility Easements shall be dedicated by separate instrument prior to recordation.
- This plat was prepared from information by Charter Title Company, File Number 1045002102-CR12, dated March 11, 2019. The surveyor has not abstracted the subject tract.
- That is subject to term and conditions in Development, Financing, and Annexation Agreement recorded under C.C.F. No. 2013108812, O.P.R.F.B.C.T., as affected by Partial Assignment and Assumption recorded under C.C.F. No. 2014105500, O.P.R.F.B.C.T., and by Acknowledgement and Notice of Indemnity recorded under C.C.F. No. 2014105501, O.P.R.F.B.C.T.
- Exhibits "F" & "G" of the Access and Utility Easement Agreement recorded under C.C.F. No. 2014105504, O.P.R.F.B.C.T., are not located on the subject tract.
- Tract is subject to Partial Assignment and Assumption Agreement recorded under C.C.F. No. 2014105500, O.P.R.F.B.C.T.
- Tract is subject to Acknowledgement of Notice and Indemnity recorded under C.C.F. No. 2014105501, O.P.R.F.B.C.T.

CREEKSIDE RANCH SEC 12

**A SUBDIVISION OF 14.42 ACRES OF LAND
OUT OF THE
JOHN FOSTER SURVEY, ABSTRACT 26
FORT BEND COUNTY, TEXAS**

ASHTON WOODS 66 LOTS 3 RESERVES 4 BLOCKS

MAY 2019

DEVELOPER/OWNER: ASHTON WOODS 66 LOTS
11375 W. SAM HOUSTON PKWY S., SUITE 100
HOUSTON, TEXAS 77031
(281) 561-7773

SURVEYOR: **JONES | CARTER**

PLANNER/ENGINEER: **JONES | CARTER**

Texas Board of Professional Land Surveying Registration No. 10065104
1229 Corporate Drive, Suite 100, Houston, Texas 77031
281.561.7773

SHEET 1 OF 2