

PLAT RECORDING SHEET

PLAT NAME: Vanbrooke Drainage Reserve

PLAT NO: _____

ACREAGE: 10.63

LEAGUE: Isaac N. Charles 1/2 League

ABSTRACT NUMBER: 17

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: Vanbrooke, LLC

(DEPUTY CLERK)

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 10.63 acre tract described in the above and foregoing plan of VANBROOKE DRAINAGE RESERVE, do hereby make and establish 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 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.

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 DRAINAGE RESERVE 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, thereto authorized, this 7th day of October, 2020.

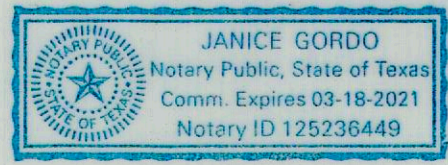
Vanbrooke, LLC
a Texas Limited Liability Company
By: VANBROOKE DEVELOPMENT, LLC,
a Texas limited liability company
its Manager
By: L.T. PARTNERSHIP, LTD.,
a Texas limited partnership
its Manager
By: L.T. Management, Inc.,
a Nevada corporation, its general partner
By: Al P. Brende, President

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.

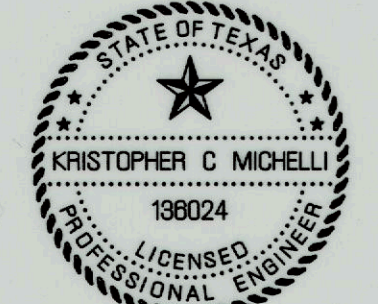
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of October, 2020.

Janice Gordo
Notary Public in and for the State of Texas
Print Name
My commission expires: 03/18/2021



I, Christopher C. Michelli, 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.

Kristopher C. Michelli, PE
Professional Engineer No. 136024



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
Texas Registration No. 5869



- General Notes
1) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
3) AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
Esmt. "Easement"
IRF "Found 3/4" IR w/cap "Jones/Carter"
P.R.F.B.C.T. "Plat Records of Fort Bend County Texas"
No. "Number"
ROW "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
Vol Pg "Volume and Page"
WLE "Waterline Easement"
1) "Block Number"
2) "Set 3/4-inch Iron Rod (with Cap Stamped Jones/Carter Property Corner)" as Per Certification.

- 12) 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.
13) 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.
14) The Flood Insurance Rate Map (FIRM) No. 48157C0085L, Fort Bend County, Texas as revised April 2, 2014, shows this plot to be located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance floodplain.
15) Vanbrooke Detention Reserve 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.
16) 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
17) A minimum distance of 10 feet shall be maintained between residential dwellings.
18) All lots shall have adequate wastewater collection service.
19) Contours shown hereon are NAVD 88 datum.
20) Bearings shown hereon are based on the Texas Coordinate system of 1983, South Central Zone. Elevations shown hereon are based on NGS monument N-1505K, located per NGS as being 1.4 miles West from Fulbeur 0.1 mile South along F.M. Road 359 from the post office in Fulbeur, thence 1.34 miles West along F.M. Road 1093, in the Northwest corner of the L-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).
21) This his plat was prepared from information by Charter Title Company, File Number 1076601800033, dated August 13, 2020. The surveyor has not obstructed the subject tract.

Table with 7 columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, CHORD BEARING, CHORD LENGTH, TANGENT. Contains data for curves C1 through C4.

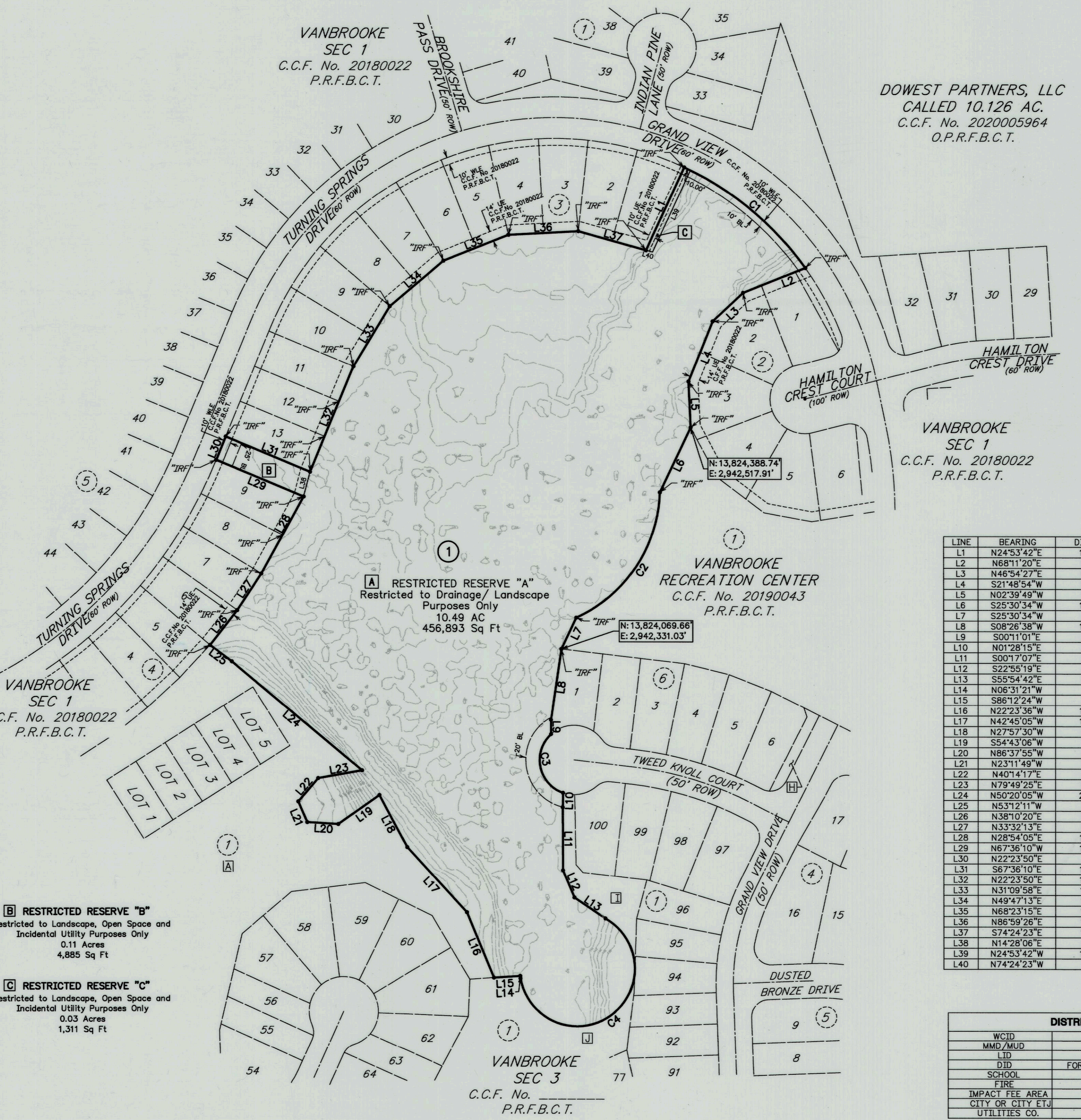
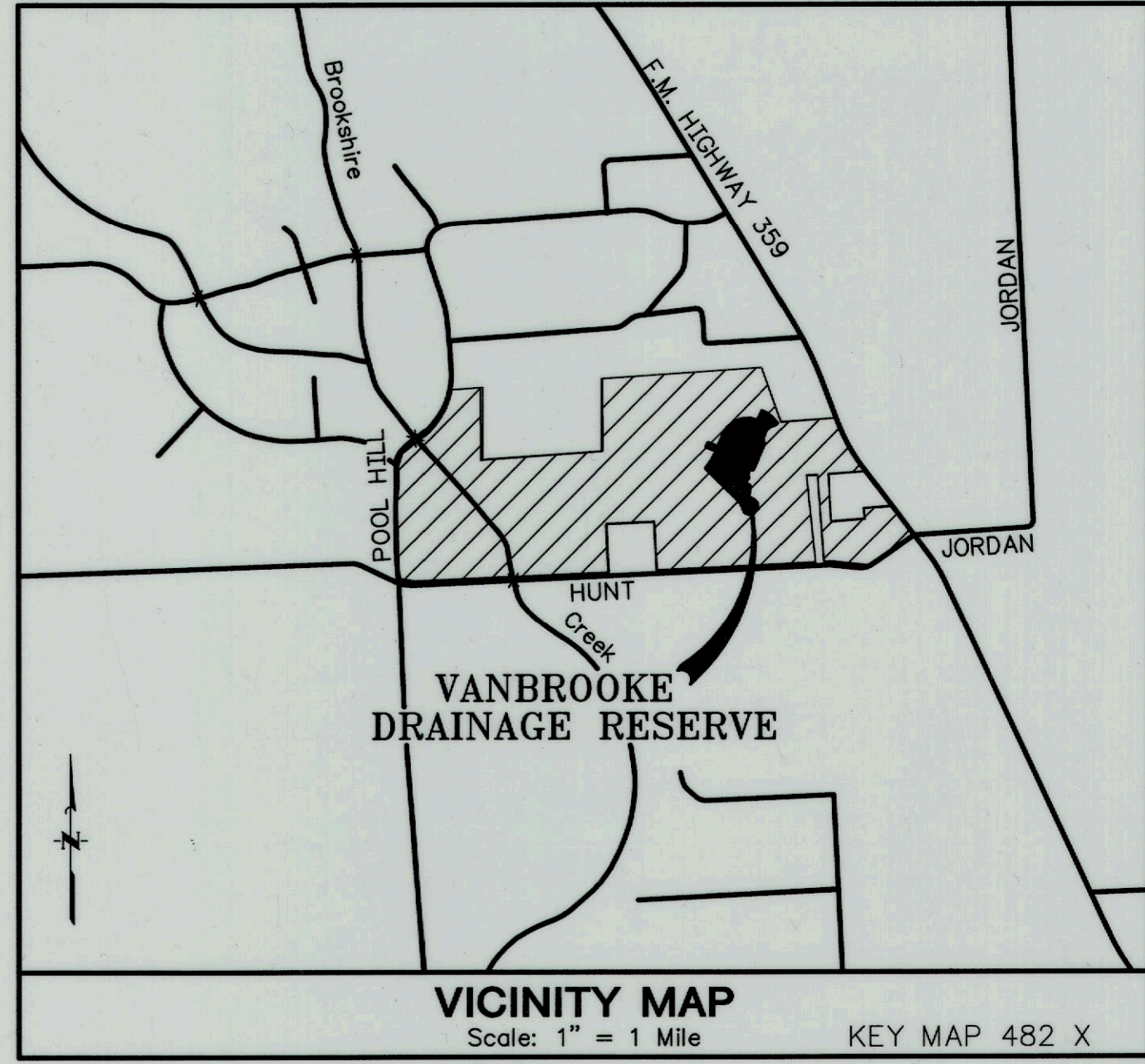


Table with 3 columns: LINE, BEARING, DISTANCE. Lists boundary lines L1 through L40 with their respective bearings and distances.

DISTRICT NAMES table with columns for WCID, MMD/MUD, LD, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY E/J, UTILITIES CO. Lists districts like FORT BEND COUNTY DRAINAGE DISTRICT and LAMAR CISD.

I, J. Stacy Slawinski, PE, 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 ___ 2020.
Signatures of Vincent M. Morales, Jr., KP George, W.A. "Andy" Meyers, Ken R. DeMerchant, and Grady Prestage.

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 ___ 2020, 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.

VANBROOKE DRAINAGE RESERVE
A SUBDIVISION OF 10.63 ACRES OF LAND
OUT OF THE ISAAC N. CHARLES 1/2 LEAGUE, A-17
FORT BEND COUNTY, TEXAS
0 LOTS 3 RESERVES 1 BLOCK
SEPTEMBER 2020

OWNER: VANBROOKE, LLC
PLANNER/ENGINEER/SURVEYOR: JONES & CARTER
2450 FONDREN, STE 210
HOUSTON, TEXAS 77063
713-783-6702