

PLAT RECORDING SHEET

PLAT NAME: Vanbrooke Sec 3

PLAT NO: _____

ACREAGE: 50.830

LEAGUE: Isaac N. Charles 1/2 League

ABSTRACT NUMBER: A-17

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 216

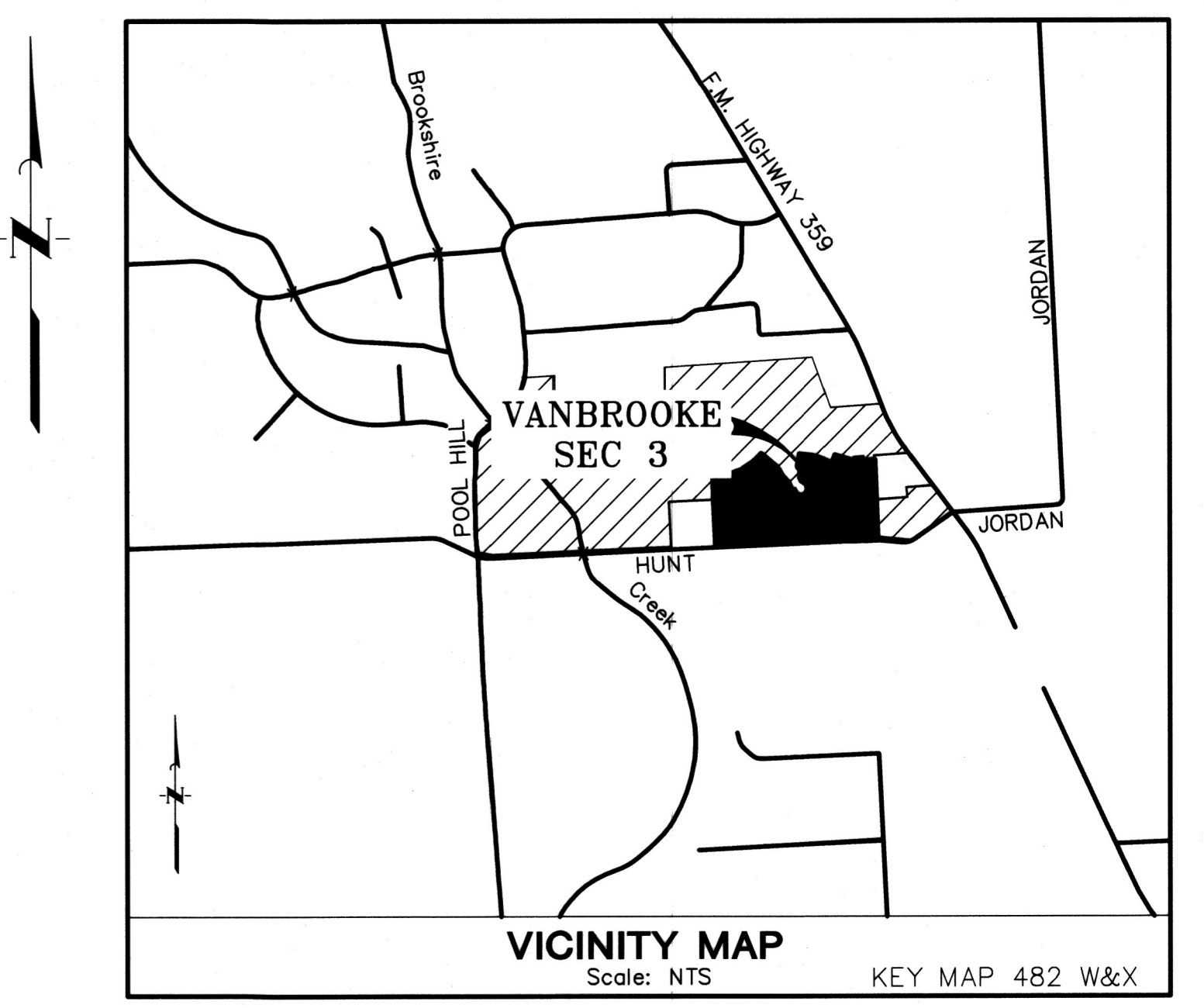
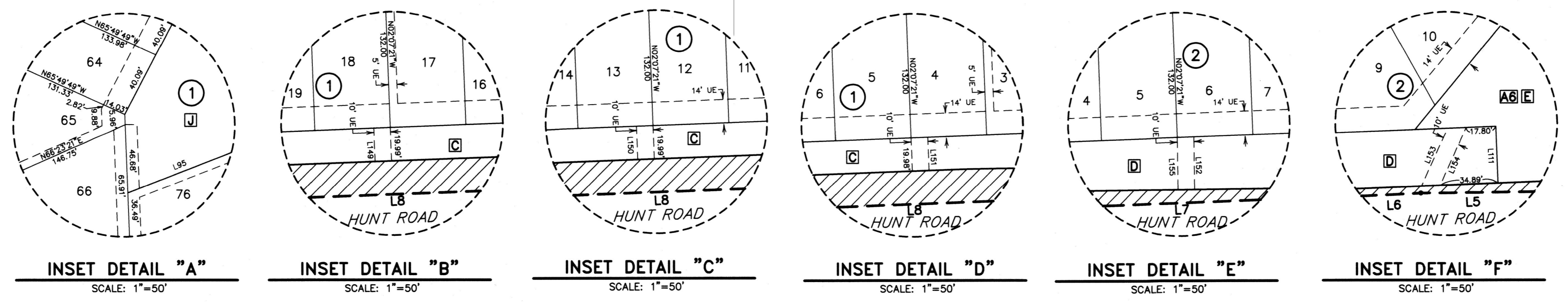
NUMBER OF RESERVES: 11

OWNERS: Vanbrooke, LLC

(DEPUTY CLERK)

DISTRICT NAMES	
WCD	N/A
MMD/MUD	FBOWD 220
ASSISTANCE DISTRICT	FBCAD 7
LID	N/A
FRCD	FBOPD
SCHOOL	LAMAR CONSOLIDATED I.S.D.
FIRE	FORT BEND COUNTY ESD No. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT ENERGY

- A1** CHAD LEBOUF
CALLED 0.1148 AC.
(Directors Lot No. 5)
C.C.F. No. 2020000704
O.P.R.F.B.C.T.
- A2** KRISTEN GEHRINGER
CALLED 0.1148 AC.
(Directors Lot No. 4)
C.C.F. No. 2020000701
O.P.R.F.B.C.T.
- A5** BRENT DAHL
CALLED 0.1148 AC.
(Directors Lot No. 1)
C.C.F. No. 2020000689
O.P.R.F.B.C.T.
- A3** BRAD COLLIANER
CALLED 0.1148 AC.
(Directors Lot No. 3)
C.C.F. No. 2020000697
O.P.R.F.B.C.T.
- A4** GENE KREJCI
CALLED 0.1148 AC.
(Directors Lot No. 2)
C.C.F. No. 2020000693
O.P.R.F.B.C.T.
- A6** FORT BEND COUNTY
MUNICIPAL UTILITY
DISTRICT NO. 220
CALLED 0.15 AC.
C.C.F. No. 2019132815
O.P.R.F.B.C.T.



- General Notes
- All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - AE "Aerial Easement"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - Emt "Easement"
 - F.B.C.T. "Fort Bend County Texas"
 - FND "Found 3/4\" Iron Rod with cap stamped \"Jones/Carter Property Corner"
 - IRF "Found 5/8\" Iron Rod with cap stamped \"Jones/Carter No.\""
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records of Fort Bend County Texas"
 - P.R.F.B.C.T. "Plat Records of Fort Bend County Texas"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - SSE "Sanitary Sewer Easement"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4\"-inch Iron Rod (with Cap Stamped \"Jones/Carter Property Corner\") as Per Certification"
 - "Street Break"

- 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 assessments are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- 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 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 800 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. (When applicable)
- There are no pipelines in the platted area.
- 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.
- The top of all floor slabs shall be a minimum of 140.68 feet above mean sea level (VAVD8 datum)/ In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 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 0.99988693
- This Plat is located in lighting zone LZ3.
- 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.
- 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.
- 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.
- The Flood Insurance Rate Map (FIRM) No. 4815700085L, Fort Bend County, Texas as revised April 2, 2014, shows this plat to be located within Unshaded Zone "X".
- Vanbrooke Sec 3 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.
- 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 are permitted, they too may be removed by any 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.
- A minimum distance of 10 feet shall be maintained between residential dwellings.
- All lots shall have adequate wastewater collection service.
- Contours shown hereon are NAVD 88 datum.
- Bearings shown hereon are based on the Texas Coordinate system of 1983, South Central Zone, NAD 83.
- Elevations shown hereon are based on NOS monument N-1505X, located per NDS as being 1.4 miles West from Fulbhear 0.1 mile South along F.M. Road 359 from the post office in Fulbhear, thence 1.34 miles West along F.M. Road 1093, in the Northwest corner of the T-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).
- Restricted Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K" will be maintained by Fort Bend County MUD 220.
- This plat was prepared from information by Charter Title Company, File Number 1076601800033, dated August 31, 2020. The surveyor has not abstracted the subject tract.
- Tract is subject to restrictions recorded under C.C.F. No.'s 2018019692, 2018020468, 2018070192, 2018026339, and 2018029357, O.P.R.F.B.C.T.

- A** RESTRICTED RESERVE "A"
Restricted to Landscape & Drainage Purposes Only
0.27 AC
314,246 Sq Ft
- B** RESTRICTED RESERVE "B"
Restricted to Landscape & Drainage Purposes Only
0.27 AC
11,683 Sq Ft
- C** RESTRICTED RESERVE "C"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.82 AC
35,551 Sq Ft
- D** RESTRICTED RESERVE "D"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.40 AC
17,372 Sq Ft
- E** RESTRICTED RESERVE "E"
Restricted to Water Well & Incidental Utility Purposes Only
0.20 AC
8,529 Sq Ft
- F** RESTRICTED RESERVE "F"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.20 AC
17,472 Sq Ft
- G** RESTRICTED RESERVE "G"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.20 AC
2,700 Sq Ft
- H** RESTRICTED RESERVE "H"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.06 AC
1,904 Sq Ft
- I** RESTRICTED RESERVE "I"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.20 AC
8,673 Sq Ft
- J** RESTRICTED RESERVE "J"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.27 AC
33,402 Sq Ft
- K** RESTRICTED RESERVE "K"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.08 AC
3,297 Sq Ft
- L** RESTRICTED RESERVE "L"
Restricted to Landscape, Open Space & Incidental Utility Purposes Only
0.08 AC
3,297 Sq Ft

VANBROOKE

SEC 3

A SUBDIVISION OF 50,830 ACRES OF LAND
OUT OF THE
ISAAC N. CHARLES 1/2 LEAGUE, A-17
FORT BEND COUNTY, TEXAS
216 LOTS 11 RESERVES 6 BLOCKS
NOVEMBER 2020

OWNER:
VANBROOKE, LLC
A TEXAS LIMITED LIABILITY COMPANY
2450 FONDREN, STE 210
HOUSTON, TX 77063
(713) 783-6702

SURVEYOR: ENGINEER:

JONES CARTER

JONES CARTER

Texas Board of Professional Engineers Registration No. 4439
Texas Board of Professional Land Surveying Registration No. 20963-04
6330 West Loop South, Suite 350 • Bellaire, TX 77401 • 713.777.5337

We, 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, hereinafter referred to as Owners of the 50.830 acre tract described in the above and foregoing map of Vanbrooke Sec 3, 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 purposes 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 (L.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 purposes 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 the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (L.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 subdivision 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, I (or 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, 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, 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 Sec 3 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.

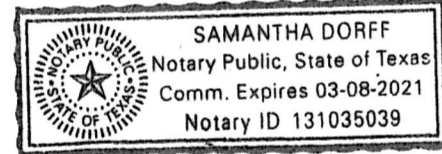
IN TESTIMONY WHEREOF, the Vanbrooke, LLC, a Texas Limited Liability Company, by VANBROOKE DEVELOPMENT, LLC, a Texas limited liability company, its Manager, by L.T. PARTNERSHIP, LTD., a Texas limited partnership, its Manager, by L.T. Management, Inc., a Nevada corporation, its general partner, has caused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

BEFORE ME, the undersigned authority, personally appeared Al P. Brende, known to be 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of November, 2020.

Samantha Duff
Notary Public in and for the State of Texas



Print Name: Samantha Duff

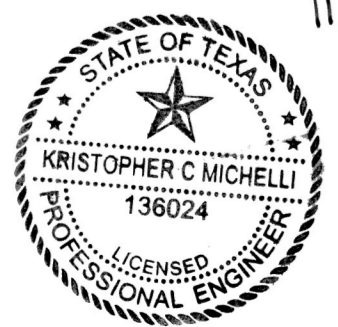
My commission expires: 3-8-2021

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
Registered Professional Land Surveyor
Texas Registration No. 5869

I, Kristopher 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

Line Table with columns: Line, Bearing, Distance. Contains lines L1 through L33.

Line Table with columns: Line, Bearing, Distance. Contains lines L34 through L66.

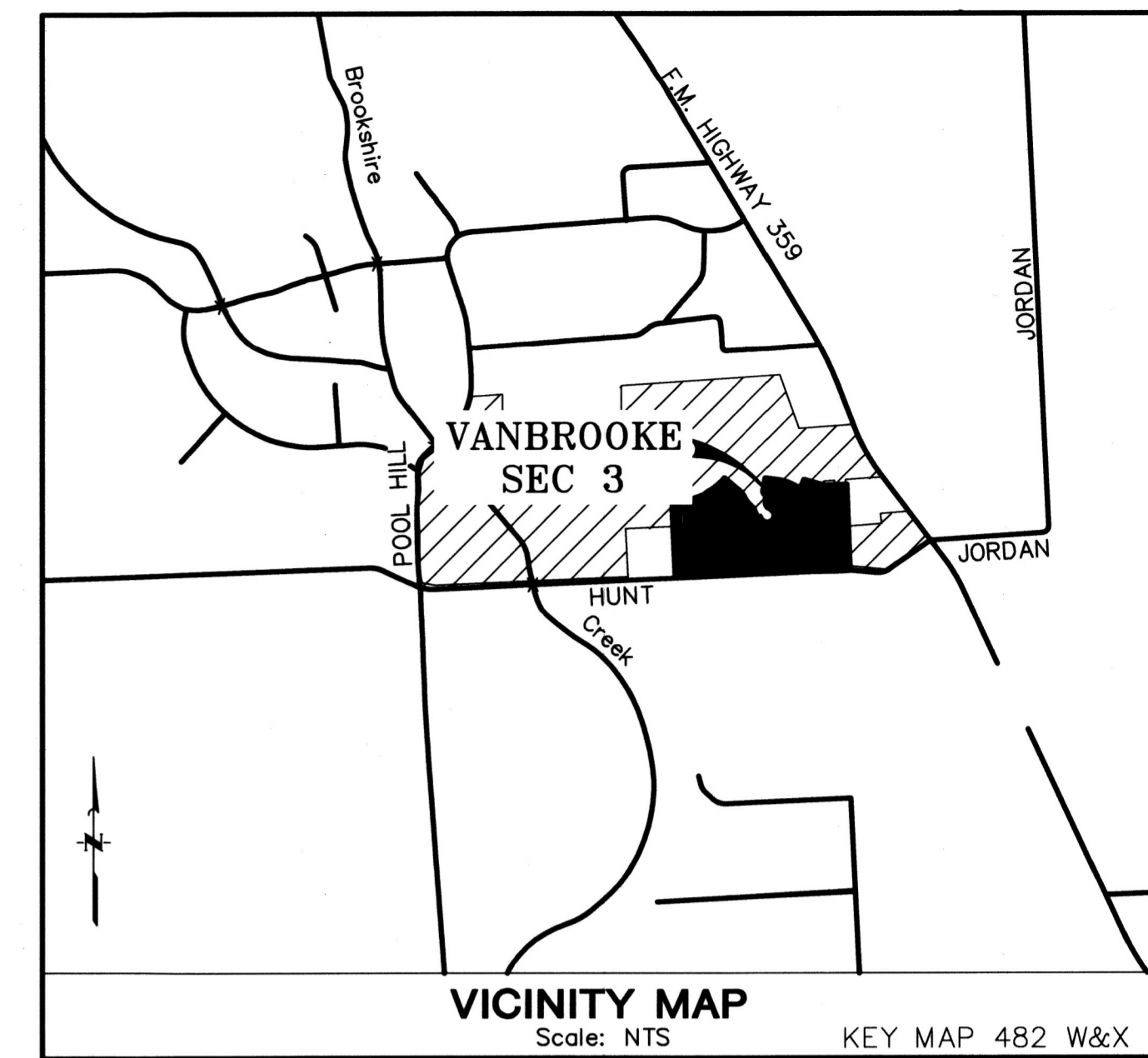
Line Table with columns: Line, Bearing, Distance. Contains lines L67 through L99.

Line Table with columns: Line, Bearing, Distance. Contains lines L100 through L132.

Line Table with columns: Line, Bearing, Distance. Contains lines L133 through L165.

Curve Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, TANGENT, CHORD BEARING, CHORD LENGTH. Contains curves C1 through C32.

Curve Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, TANGENT, CHORD BEARING, CHORD LENGTH. Contains curves C33 through C63.



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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this ___ day of _____, 2020.

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

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 recordation in my office on _____, 2020, at _____ o'clock _____ in Plat No. _____ 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, County Clerk
Fort Bend County, Texas

By: _____
Deputy

VANBROOKE SEC 3
A SUBDIVISION OF 50.830 ACRES OF LAND
OUT OF THE
ISAAC N. CHARLES 1/2 LEAGUE, A-17
FORT BEND COUNTY, TEXAS
216 LOTS 11 RESERVES 6 BLOCKS
NOVEMBER 2020

OWNER:
VANBROOKE, LLC
A TEXAS LIMITED LIABILITY COMPANY
2450 FONDREN, STE 210
HOUSTON, TX 77063
(713) 783-6702

JONES CARTER ENGINEERING
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100661-04