

PLAT RECORDING SHEET

PLAT NAME: Prose District West

PLAT NO: _____

ACREAGE: 17.2731

LEAGUE: William Stanley Survey

ABSTRACT NUMBER: 599

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: CRP/AR Prose District West Owner, L.P., D-W South Tract, LLC and
MKAAA Associates LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, CRP/AR PROSE DISTRICT WEST OWNER, L.P., acting by and through MARK BRAMLETT, MEMBER, and CYRUS BAHRAMI, MEMBER, owner, hereinafter referred to as Owners of the 17.2731 acre tract described in the above and foregoing plat of PROSE DISTRICT WEST, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 to 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 11 feet six inches for ten feet perimeter ground easements; five feet six inches for 16 feet perimeter ground easements; or seven feet six inches for 14 feet perimeter ground easements, from a plane 16 feet above 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 21 feet six inches 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 for ten feet back-to-back ground easements; seven feet for 16 feet back-to-back ground easements; or nine feet for 14 feet back-to-back ground easements, from a plane 16 feet 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 30 feet 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, Owners 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, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat 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, planting 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 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners' Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the CRP/AR PROSE DISTRICT WEST OWNER, L.P., has caused these presents to be signed by MARK BRAMLETT, MEMBER, and CYRUS BAHRAMI, MEMBER, hereunto authorized,

this _____ day of _____, 20____

CRP/AR PROSE DISTRICT WEST OWNER, L.P.

MARK BRAMLETT
MEMBER

CYRUS BAHRAMI
MEMBER

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared MARK BRAMLETT and CYRUS BAHRAMI, known to me to be the persons whose names are 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 the _____ day of _____, 20____

Notary Public in and for the
State of Texas

My Commission Expires:

I, LUCAS DAVIS, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.

LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

ENGINEER'S PLAT AFFIDAVIT

I, _____, 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.

(Signature and Title)

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PROSE DISTRICT WEST 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 the _____ day of _____, 20____.

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

By: Margaret Wallace Brown, AICP, CNU-A
Secretary

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
CT	25.00'	85°35'00"	37.34'	S 40°14'45" W	33.97'

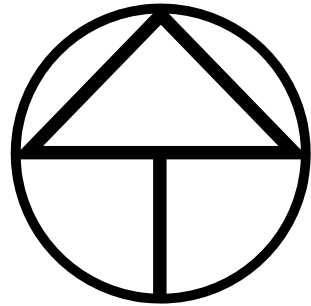
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°32'45" E	89.83'
L2	S 83°02'15" W	4.23'
L3	N 06°57'45" W	61.72'

DISTRICT NAMES

FORT BEND COUNTY ASSISTANCE DISTRICT	No. 9
WCID	NONE
MUD	FT BEND MUD 50
LID	12
DID	FBC DRAINAGE
SCHOOL	LAMAR ISD
FIRE	FT BEND CO ESD 100
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	RICHMOND
COUNTY COMMISSIONER	PRECINCT NO. 4

ABBREVIATIONS

FND - FOUND
F.C. - FILM CODE
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
IP - IRON PIPE
IR - IRON ROD
NO. - NUMBER
PG. - PAGE
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
VOL. - VOLUME
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
S.S.E. - SANITARY SEWER EASEMENT
ST.S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT
⑤ - SET CAPPED 5/8" IR "WINDROSE"
⑥ - FND CAPPED 5/8" IR "BENCHMARK"
① - BLOCK NUMBER



GRAPHIC SCALE: 1" = 50'

GENERAL NOTES

- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.9999827800.
- ALL OF THE PROPERTY LOCATED IN THIS PLAT IS WITHIN FORT BEND COUNTY, THE CITY OF HOUSTON'S EXTRATERRITORIAL JURISDICTION, AND LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR FORT BEND COUNTY, TEXAS, MAP NO. 48157C0101, DATED 07/01/2014, THE SUBJECT TRACT APPEARS TO BE IN FLOOD HAZARD ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- ALL PIPELINE EASEMENTS WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON, BASED ON THE TITLE RESEARCH PROVIDED IN CITY PLANNING LETTER PREPARED BY ALAMO TITLE INSURANCE.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE DESIGN OF THIS PROJECT, AS SHOWN ON THESE SIGNED AND SEALED CONSTRUCTION PLANS, HAS BEEN ANALYZED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL AND THE INTERIM ATLAS 14 DRAINAGE CRITERIA MANUAL AND MINIMUM SLAB ELEVATION CRITERIA EFFECTIVE JANUARY 1, 2020 AND IT HAS BEEN FOUND THAT FOR STORMS UTILIZING ATLAS 14 RAINFALL UP TO AND INCLUDING THE ONE PERCENT ANNUAL EXCEEDANCE PROBABILITY EVENT: (1) FLOODWATER WILL NOT INUNDATE ANY EXISTING STRUCTURES, AND (2) PROPOSED FINISHED FLOOR ELEVATIONS OF NEW STRUCTURES WILL COMPLY WITH FORT BEND COUNTY FLOODPLAIN REGULATIONS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS FOR STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO A DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY LIGHTING ZONE LZ3.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 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.
- SUBJECT TO SECTION 7 (GREENSPACE REGULATIONS) OF THE FORT BEND COUNTY REGULATIONS OF SUBDIVISIONS.
- 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, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- 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.
- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 99 FEET ABOVE MEAN SEA LEVEL (NAVD 88 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 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.
- ALL DRAINAGE AND DETENTION RESERVES SHALL BE MAINTAINED BY THE OWNER.
- A DRAINAGE EASEMENT FOR DRAINAGE PURPOSES, INCLUDING WITHOUT LIMITATION, THE CONSTRUCTION, MAINTENANCE, REPAIR, RECONSTRUCTION AND OPERATION OF DRAINAGE FACILITIES, AS SET FORTH AND DEFINED IN CERTAIN DRAINAGE EASEMENT RECORDED UNDER F.B.C.C. FILE NO. 2022086495 LIES WITHIN THIS PROPERTY.
- SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN RECIPROCAL ACCESS EASEMENT AGREEMENT BY AND BETWEEN ACE MANOR PROPERTY MANAGEMENT L.L.D., AND THE DISTRICT AT PARKWAY LAKES, LTD., AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 201610080, AS AMENDED BY INSTRUMENT RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2022021727.

PROSE DISTRICT WEST

A SUBDIVISION OF
17.2731 AC. / 752,418 SQ. FT.
SITUATED IN THE
WILLIAM STANLEY SURVEY, ABSTRACT NO. 599
CITY OF HOUSTON ETJ, FT. BEND COUNTY, TEXAS

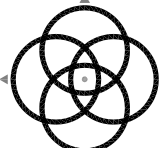
1 BLOCK 3 RESERVES

SEPTEMBER 2022

Owner
CRP/AR PROSE DISTRICT WEST OWNER, L.P.

820 GESSNER ROAD, SUITE 1000
Houston, TX 77024
713-599-0280

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77062 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

BENCHMARK PUBLISHED ELEVATION - 101.48

HARRIS COUNTY FLOODPLAIN REFERENCE MARK NO. 190015, BEING A BRASS DISC STAMPED 190015, LOCATED FROM THE INTERSECTION OF MASON ROAD AND FM 1093, TRAVEL NORTH ON MASON ROAD APPROXIMATELY 0.6 MILE TO THE BRIDGE ACROSS BAYOU.

TEMPORARY BENCHMARK "A" ELEVATION - 102.04

BEING A LETTERS "WILET" OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF PARK DR., APPROXIMATELY 1,187 FEET NORTH FROM THE INTERSECTION WITH BELLAIRE BOULEVARD.

TEMPORARY BENCHMARK "B" ELEVATION - 98.19

BEING A CUT BOX ON CONCRETE INLET LOCATED ON THE NORTH SIDE OF BELLAIRE BOULEVARD, APPROXIMATELY 703 FEET WEST FROM THE INTERSECTION WITH PEEK ROAD (BELLEFONT BOULEVARD)