

PLAT RECORDING SHEET

PLAT NAME: Park Hill Villas

PLAT NO: _____

ACREAGE: 4.9826

LEAGUE: William T. Neal Survey

ABSTRACT NUMBER: 64

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 85

NUMBER OF RESERVES: 10

OWNERS: Montage Partners LLC and Christopher D. Sims

(DEPUTY CLERK)

STATE OF TEXAS:
COUNTY OF FORT BEND:

WE, MONTAGE PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHRISTOPHER D. SIMS, MANAGER OF MONTAGE PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY, AND CHRISTOPHER D. SIMS, INDIVIDUAL; HERINAFTER REFERRED TO AS OWNERS OF THE 4.9826 ACRE AND 5.3311 ACRE TRACTS DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PARK HILL VILLAS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LAWS, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAP OR PLAT DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, 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 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 ELEVEN (11) FEET, SIX (6) INCHES FOR TEN (10) FEET PERIMETER GROUND EASEMENTS; FIVE (5) FEET, SIX (6) INCHES FOR SIXTEEN (16) FEET PERIMETER GROUND EASEMENTS; OR SEVEN (7) FEET, SIX (6) INCHES FOR FOURTEEN (14) FEET PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (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 TWENTY-ONE (21) FEET, SIX (6) 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 (10) FEET FOR TEN (10) FEET BACK-TO-BACK GROUND EASEMENTS, SEVEN (7) FEET FOR SIXTEEN (16) FEET BACK-TO-BACK GROUND EASEMENTS; OR NINE (9) FEET FOR FOURTEEN (14) FEET BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN (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 THIRTY (30) FEET IN WIDTH.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED AND DEPICTED UPON IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF STAFFORD, 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 OPERATION 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.

IN TESTIMONY WHEREOF THE, MONTAGE PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHRISTOPHER D. SIMS, MANAGER OF MONTAGE PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY, THEREUNTO AUTHORIZED, THIS ____ DAY OF _____, 2023.

BY: MONTAGE PARTNERS LLC,
A TEXAS LIMITED LIABILITY COMPANY

CHRISTOPHER D. SIMS, MANAGER

STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER D. SIMS, MANAGER OF MONTAGE PARTNERS 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

NOTARY

WITNESS MY HAND IN FORT BEND COUNTY, TEXAS THIS ____ DAY OF _____, 2023.

BY: CHRISTOPHER D. SIMS, INDIVIDUAL

STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER D. SIMS, INDIVIDUAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

NOTARY

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF STAFFORD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARK HILL VILLAS IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 202____.

BY: ADAM SANCHEZ, CHAIRMAN

BY: LANA HOESING, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL FOR THE CITY OF STAFFORD, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF PARK HILL VILLAS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF STAFFORD AS SHOWN AND AUTHORIZE THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 202____.

BY: CECIL WILLIS, MAYOR

BY: ROXEAANNE BENITEZ, CITY SECRETARY

I, BRIAN NESVADBA, AM AUTHORIZED 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 RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF THREE (3) FEET, OR AS SHOWN HEREON; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION.

BRIAN NESVADBA, R.P.L.S.
TEXAS REGISTRATION NO. 5776



OWNERS DO HEREBY DEDICATE TO FORT BEND COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 2 (WCID2) FOR PUBLIC WATER UTILITY PURPOSES THE WATERLINE AND SANITARY SEWER EASEMENT AS DEPICTED ON THIS PLAT. WCID2 MAY LAY, CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RELOCATE, REPLACE, REMOVE, MODIFY AND OPERATE THE WATER UTILITIES ACROSS, ALONG, UNDER, OVER, UPON AND THROUGH THE EASEMENT, AND MAY ENTER UPON THE EASEMENT TO ENGAGE IN ALL ACTIVITIES AS MAY BE NECESSARY, REQUISITE, CONVENIENT, OR APPROPRIATE IN CONNECTION THEREWITH. WCID2'S RIGHTS SHALL INCLUDE, WITHOUT LIMITATION, THE RIGHT TO CLEAR AND REMOVE TREES, UNDERGROWTH, SHRUBBERY, AND OTHER IMPROVEMENTS FROM WITHIN THE EASEMENT AND THE RIGHT TO BRING AND OPERATE SUCH EQUIPMENT ON THE EASEMENT AS MAY BE NECESSARY, REQUISITE, CONVENIENT, OR APPROPRIATE TO EFFECTUATE THE PURPOSES FOR WHICH THE EASEMENT IS GRANTED. SUBJECT TO THE RIGHTS GRANTED TO WCID2 HEREIN, WCID2 WILL, AT ALL TIMES AFTER DOING ANY WORK IN CONNECTION WITH THE EASEMENT, RESTORE THE SURFACE OF THE EASEMENT TRACT AS NEARLY AS REASONABLY PRACTICABLE TO SUBSTANTIALLY THE CONDITION PRIOR TO THE UNDERTAKING OF SUCH WORK; PROVIDED, HOWEVER, WCID2 SHALL NOT BE OBLIGATED TO REPLACE OR RESTORE ANY TREES, GROWTH, SHRUBBERY, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS REMOVED FROM WITHIN THE EASEMENT IN CONNECTION WITH THE CONSTRUCTION, INSTALLATION, REPAIR, MAINTENANCE, RELOCATION, REPLACEMENT, REMOVAL, UPGRADE, CHANGE IN THE SIZE OF, OPERATION, PLACEMENT, INSPECTION, PROTECTION, OR ALTERATION OF THE FACILITIES. OWNERS EXPRESSLY RESERVES THE RIGHT TO THE USE AND ENJOYMENT OF THE SURFACE OF THE EASEMENT FOR ANY AND ALL PURPOSES, PROVIDED, HOWEVER, THAT SUCH USE AND ENJOYMENT OF THE SURFACE OF THE EASEMENT SHALL NOT INTERFERE WITH OR RESTRICT THE FULL AND COMPLETE USE AND ENJOYMENT OF THE EASEMENT FOR THE PURPOSES SET FORTH HEREIN.

THIS IS THE CERTIFY THAT THE FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 HAS ACCEPTED THE DEDICATED WATER AND SANITARY EASEMENTS IN THIS PLAT, PARK HILL VILLAS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS.

AGREED TO AND ACCEPTED THIS ____ DAY OF _____, 2023, BY THE DISTRICT.

FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2

BY: _____ ATTESTED BY: _____

PRINTED NAME: _____ PRINTED NAME: _____

TITLE: _____

STATE OF TEXAS:
COUNTY OF FORT BEND:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2023, BY _____

AND ATTESTED BY _____
OF THE BOARD OF DIRECTORS OF FORT BEND COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS, ON BEHALF OF SAID POLITICAL SUBDIVISION.

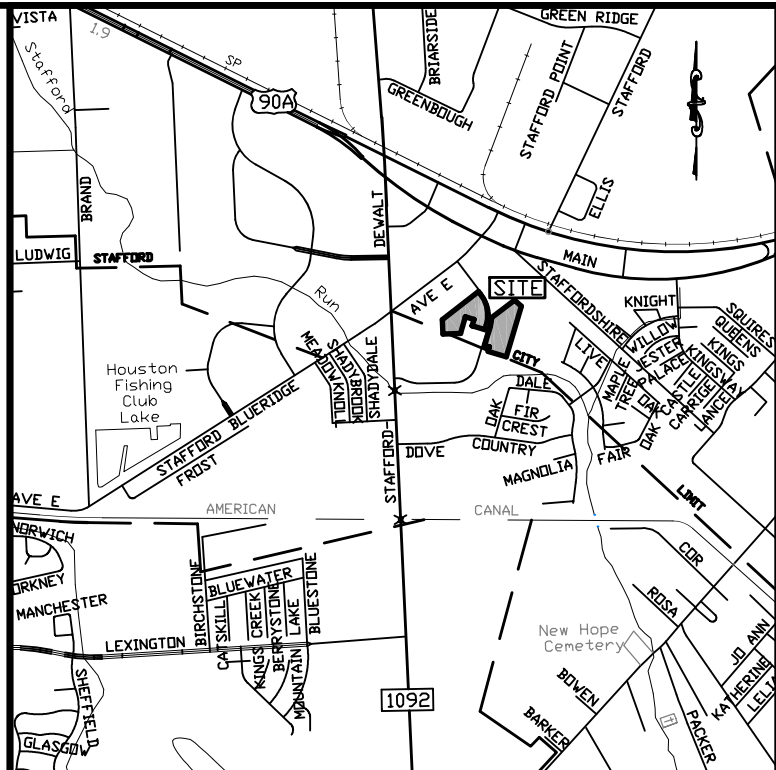
NOTARY PUBLIC, STATE OF TEXAS

NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE AS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE NGS CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.) SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987561488.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48157-C-0285 M, EFFECTIVELY DATED JANUARY 29, 2021, BOTH TRACTS LIE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 3.) THERE IS NO VISIBLE EVIDENCE OF ANY PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- 4.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL.
- 5.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 6.) ● - INDICATES A SET 5/8" IRON ROD WITH CAP STAMPED: "MCKIM & CREED", UNLESS OTHERWISE NOTED.
- 7.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES WHOLLY WITHIN THE CITY OF STAFFORD, THE CITY OF STAFFORD'S EXTRA TERRITORIAL JURISDICTION, FORT BEND COUNTY WCID NO. 2, AND FORT BEND COUNTY, TEXAS.
- 8.) ALL PRIVATE EASEMENTS SHOWN HEREON WILL BE DEDICATED TO AND MAINTAINED BY THE PARK HILL VILLAS HOMEOWNER'S ASSOCIATION.
- 9.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS SET FORTH IN RESTRICTIONS RECORDED IN PLAT NOS. 20040154 AND 20040211 OF THE FORT BEND COUNTY PLAT RECORDS.
- 10.) LANDSCAPE BUFFER ARE HEREBY ESTABLISHED ON THE REAR OF ALL LOTS THAT ADJOIN VACANT AND/OR COMMERCIAL PROPERTY PER ORDINANCE #1215 ADOPTED ON JANUARY 2ND, 2022.

LINE	BEARING	DISTANCE
L1	S 37°32'00" E	41.92'
L2	S 16°44'31" W	62.06'
L3	N 16°45'55" E	94.98'
L4	N 73°08'41" W	128.97'
L5	S 47°48'19" E	130.34'
L6	N 16°44'31" E	63.00'
L7	N 73°15'29" W	71.00'
L8	N 16°44'31" E	6.03'
L9	S 52°28'00" W	7.42'
L10	S 73°15'29" E	4.33'
L11	N 47°48'19" W	14.24'
L12	N 52°28'00" E	37.76'
L13	N 02°09'31" W	15.00'
L14	S 77°44'53" E	18.10'
L15	N 73°15'29" W	27.30'
L16	S 02°26'00" E	17.48'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	473.66'	456.15'	S 10°23'41" E	54°16'38"
C2	560.00'	132.85'	132.54'	N 09°56'52" E	13°35'32"
C3	200.00'	201.30'	192.91'	S 12°14'47" E	57°40'08"
C4	50.00'	78.41'	70.62'	S 28°20'06" E	89°50'46"
C5	50.00'	78.54'	70.71'	N 61°44'31" E	90°00'00"
C6	50.00'	56.33'	53.40'	N 15°31'54" W	64°32'50"
C7	30.00'	65.83'	53.39'	S 10°23'45" E	125°43'29"
C8	25.00'	37.78'	34.29'	S 09°08'56" W	86°34'55"
C9	50.00'	197.47'	91.95'	S 67°39'18" E	226°16'53"
C10	75.00'	69.68'	67.21'	N 25°49'20" E	53°14'07"
C11	25.00'	45.62'	39.55'	S 75°16'42" E	104°33'50"
C12	175.00'	118.41'	116.16'	S 03°36'45" E	38°46'04"
C13	25.00'	9.58'	9.53'	S 26°45'12" W	21°57'51"
C14	50.00'	96.86'	82.41'	S 17°45'41" E	110°59'37"
C15	25.00'	39.27'	35.36'	S 28°15'29" E	90°00'00"
C16	25.00'	42.30'	37.43'	S 58°16'16" W	96°56'31"
C17	25.00'	39.20'	35.31'	N 28°20'06" W	89°50'46"
C18	225.00'	178.56'	173.91'	N 06°08'50" W	45°28'14"
C19	25.00'	35.48'	32.58'	N 11°46'43" E	81°19'20"
C20	25.00'	46.11'	39.85'	S 74°43'25" E	105°40'23"
C21	25.00'	36.81'	33.58'	S 31°04'26" E	84°22'06"
C22	25.00'	39.27'	35.36'	N 61°44'31" E	90°00'00"
C23	25.00'	39.27'	35.36'	N 28°15'29" W	90°00'00"
C24	50.00'	123.91'	94.55'	N 02°15'56" W	141°59'06"
C25	25.00'	7.09'	7.07'	N 60°35'49" E	16°15'37"
C26	25.00'	5.79'	5.77'	N 45°50'10" E	13°15'41"
C27	50.00'	120.74'	93.47'	S 71°36'50" E	138°21'42"
C28	75.00'	25.10'	24.98'	S 07°09'16" W	19°10'31"
C29	25.00'	9.18'	9.13'	S 06°13'20" W	21°02'22"
C30	50.00'	115.26'	91.38'	S 61°44'31" W	132°04'44"
C31	25.00'	9.18'	9.13'	N 62°44'18" W	21°02'22"
C32	25.00'	39.27'	35.36'	S 61°44'31" W	90°00'00"
C33	25.00'	39.27'	35.36'	S 28°15'29" E	90°00'00"
C34	25.00'	39.27'	35.36'	N 61°44'31" E	90°00'00"
C35	25.00'	39.27'	35.36'	N 28°15'29" W	90°00'00"
C36	25.00'	39.27'	35.36'	S 61°44'31" W	90°00'00"
C37	15.00'	37.77'	28.55'	N 55°23'44" W	144°16'31"
C38	15.00'	32.91'	26.70'	S 10°23'45" E	125°43'29"
C39	15.00'	23.56'	21.21'	N 61°44'31" E	90°00'00"
C40	320.00'	269.71'	261.80'	N 06°46'55" W	48°17'32"
C41	75.00'	9.10'	9.10'	N 48°57'46" E	06°57'14"



VICINITY MAP
SCALE: 1" = 1/2 MILE

KEY MAP PAGE:
569 U

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 ON 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 _____, 2023.

VINCENT M. MORALES, JR., COMMISSIONER
PRECINCT 1

GRADY PRESTAGE, COMMISSIONER
PRECINCT 2

KP GEORGE, COUNTY JUDGE

W. A. "ANDY" MEYERS, COMMISSIONER
PRECINCT 3

DEXTER L. MCCOY, COMMISSIONER
PRECINCT 4

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2023, AT ____ O'CLOCK ____M., 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.

BY: LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: DEPUTY

PARK HILL VILLAS

A SUBDIVISION OF A 4.9826 ACRE TRACT
BEING OUT OF COMMERCIAL RESERVE 'B',
CLARK PLAZA ONE, SECTION FOUR
(PLAT NO. 20040154; F.B.C.P.R.)
AND A 5.3311 ACRE TRACT
BEING OUT OF RESTRICTED RESERVE 'C-2',
CLARK PLAZA ONE, SECTION THREE,
RESERVE "C" REPLAT
(PLAT NO. 20040211; F.B.C.P.R.)
IN THE WILLIAM T. NEAL SURVEY,
ABSTRACT NO. 64,
FORT BEND COUNTY, TEXAS

85 LOTS – 5 BLOCKS – 10 RESERVES

~ OWNER ~

MONTAGE PARTNERS LLC,
a Texas limited liability company
123 North Post Oak, Suite 440
Houston, Texas 77024
PHONE: 713.824.9393

CHRISTOPHER D. SIMS
4655 Sweetwater Boulevard, Suite 100
Sugar Land, Texas 77479
PHONE: 713.824.9393

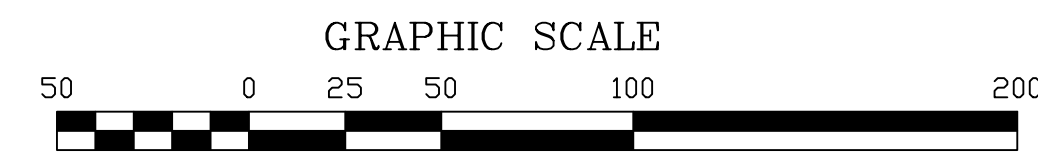
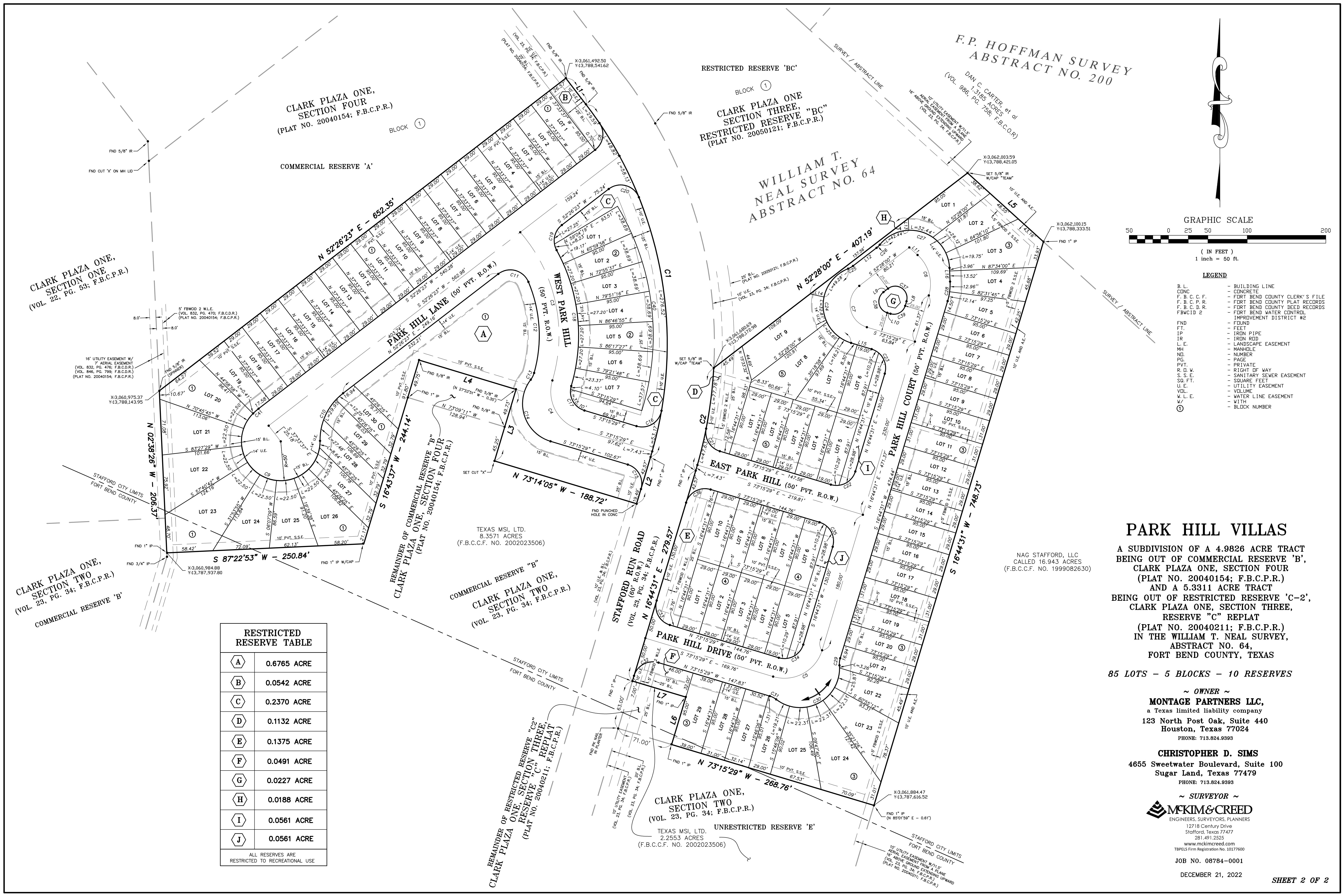
~ SURVEYOR ~

MCKIM & CREED
ENGINEERS, SURVEYORS, PLANNERS
12718 Century Drive
Stafford, Texas 77477
281.491.2525
www.mckimcreed.com
TBPELS Firm Registration No. 10177600

JOB NO. 08784-0001

DECEMBER 21, 2022

SHEET 1 OF 2



- LEGEND**
- B.L. CONC. - BUILDING LINE
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - FWCID 2 - FORT BEND WATER CONTROL IMPROVEMENT DISTRICT #2
 - FND - FOUND
 - FT. - FEET
 - IP - IRON PIPE
 - IR - IRON ROD
 - L.E. - LANDSCAPE EASEMENT
 - MH - MANHOLE
 - PG. - NUMBER
 - PVT. - PRIVATE
 - R.O.W. - RIGHT OF WAY
 - S.S.E. - SANITARY SEWER EASEMENT
 - S.O. FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT
 - VOL. - VOLUME
 - W.L.E. - WATER LINE EASEMENT
 - W/ - WITH
 - ⓐ - BLOCK NUMBER

PARK HILL VILLAS

A SUBDIVISION OF A 4.9826 ACRE TRACT
BEING OUT OF COMMERCIAL RESERVE 'B',
CLARK PLAZA ONE, SECTION FOUR
(PLAT NO. 20040154; F.B.C.P.R.)
AND A 5.3311 ACRE TRACT
BEING OUT OF RESTRICTED RESERVE 'C-2',
CLARK PLAZA ONE, SECTION THREE,
RESERVE "C" REPLAT
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a Texas limited liability company
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CHRISTOPHER D. SIMS
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~ SURVEYOR ~
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JOB NO. 08784-0001
DECEMBER 21, 2022