

PLAT RECORDING SHEET

PLAT NAME: Shadowbrooke Court

PLAT NO: _____

ACREAGE: 24.2824

LEAGUE: William Stafford League Survey

ABSTRACT NUMBER: 89

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

OWNERS: Shadowbrooke Limited Partnership and VR Silverbrooke LP

(DEPUTY CLERK)

ALLISA STREET
(60' PUBLIC RIGHT-OF-WAY)
PLAT NO. 20040136, F.B.C.P.R.



COLONY LAKE ESTATES
SECTION 1
RESERVE "A"
SLIDE NO. 2452B & 2453A, F.B.C.P.R.

BRAND LANE
(60' PUBLIC RIGHT-OF-WAY)
PLAT NO. 20060210, F.B.C.M.R.

SHADOWBROOKE COURT

0 LOTS, 1 BLOCK, 2 UNRESTRICTED RESERVE

A SUBDIVISION OF 24.2824 ACRES (1,057,742 SQ.FT.) OF LAND BEING A REPLAT OF BLOCK ONE (1), OF SILVERBROOKE APARTMENTS, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER PLAT NO. 20060210 OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS AND OUT OF THE WILLIAM STAFFORD LEAGUE SURVEY, ABSTRACT NO. 89, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT:

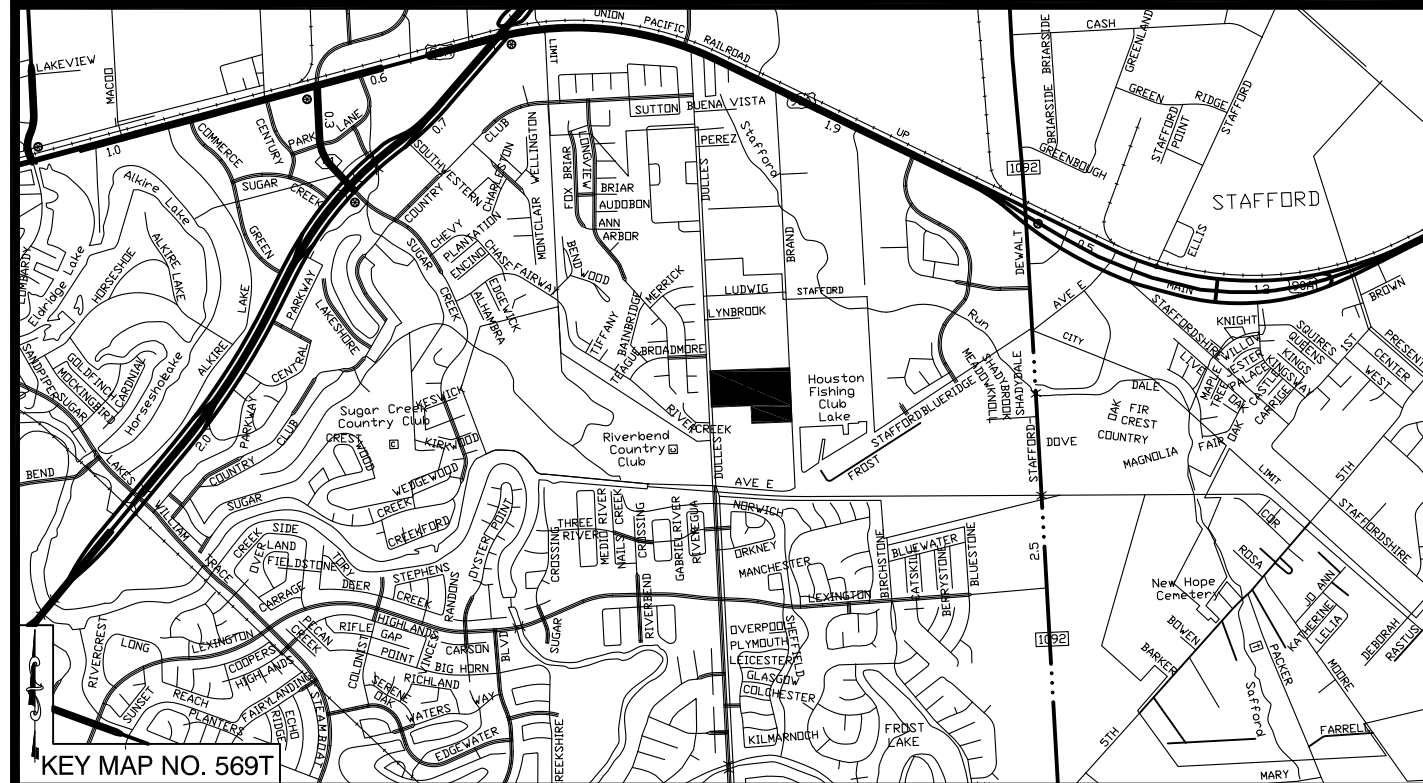
TO CREATE 2 UNRESTRICTED RESERVES
SCALE: 1"= 60' DATE: 5/2023
SHEET 1 OF 2

SHADOWBROOKE LIMITED PARTNERSHIP
AND VR SILVERBROOKE LP
20333 HWY 249 SUITE 650
HOUSTON, 77070
PHONE NO. 832-493-4994



LANDCO, L.P.

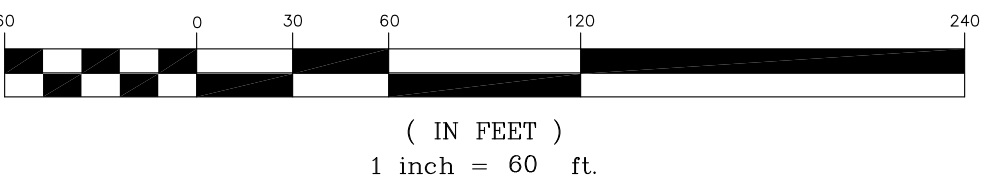
11281 RICHMOND, BLDG. J, SUITE 105, HOUSTON, TEXAS 77062
OFFICE (281) 556-1200
INFO@LANDCOSERVICES.COM
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Firm Number: 10045300



VICINITY MAP
NOT TO SCALE

LEGEND:
SQ. FT. - SQUARE FEET
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
C.F. - CLERK'S FILE
VOL. - VOLUME
PG. - PAGE
FND - FOUND
IP - IRON PIPE
IR - IRON ROD
CIR - CAPPED IRON ROD
"S2321" - STAMPED 2321
NO. - NUMBER
W/ - WITH
P.A.E. - PRIVATE ACCESS EASEMENT
P.U.E. - PRIVATE UTILITY EASEMENT
W.M.E. - WATER METER EASEMENT

GRAPHIC SCALE



DISTRICT NAMES	
WCID	WCID NO. 2
MUD	NONE
LID	NONE
DID	FBC DRAINAGE
SCHOOL	FORT BEND ISD
FIRE DISTRICT	STAFFORD
CITY OR CITY ETJ	CITY OF STAFFORD ETJ
UTILITY COMPANY	CENTERPOINT ENERGY
COUNTY ASSISTANCE DISTRICT	NONE

STATE OF TEXAS
COUNTY OF HARRIS

We, VR Shadowbrooke Limited Partnership and VR Silverbrooke Limited Partnership, acting by and through Andrew Stewart, its managing member, being officers of VR Shadowbrooke Limited Partnership and VR Silverbrooke Limited Partnership, owner hereinafter referred to as Owners (whether one or more) of the 24.2824 acre tract described in the above and foregoing map of SHADOWBROOKE COURT, 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 ariel easements. The ariel easements shall extend horizontally on 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 ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel 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 ariel easements. The ariel 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 ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") 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, Harris 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 Area 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, the VR Shadowbrooke Limited Partnership and VR Silverbrooke Limited Partnership has caused these presents to be signed by Andrew Stewart, its president, thereunto authorized, this 5 day of May, 2023.

VR Shadowbrooke Limited Partnership and VR Silverbrooke Limited Partnership

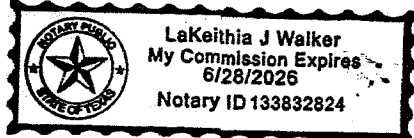
By: Andrew Stewart
managing member

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Stewart, 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 5 day of May, 2023

Signature: Lakitha J Walker
Notary Public in and for the State of Texas
Printed Name: LAKITHA J WALKER



My Commission expires: 05/28/2026

We, Fannie Mae, owner and holder of a lien (or liens) against the property described in the plat known as, SHADOWBROOKE COURT said liens being evidenced by instrument of record in the Clerk's File Nos. 2019044511, 2019044512, 201904856, 2020001258 and 2020001257 of the O.P.R.O.R.P. of Fort Bend County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

Fannie Mae
By: PNC Bank, National Association, a National Banking Association

Its: Attorney-in-Fact

By: WOMI NANNSEN
Printed Name: WOMI NANNSEN
Title: SVP

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME, the undersigned authority, on this day personally appeared KATHRYN SOLIS, 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 19 day of May, 2023

Signature: KATHRYN SOLIS
Notary Public in and for the State of California
Printed Name: KATHRYN SOLIS



My Commission expires: 2/24/24

I, Fred W. Lawton, 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 on 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.

Fred W. Lawton
Texas Registration No. 2221



I, Fred W. Lawton, a professional engineer registered in the State of Texas do hereby certify that this plat meets all requirement of fort bend county to the best of my knowledge.

Fred W. Lawton
Texas Registration No. 44878



This is to certify that the planning and Zoning Commission of the City of Stafford, Texas, has approved this plat and subdivision of SHADOWBROOK COURT 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 _____, 20____.

By: William Bostic Jr., Chairman

By: Lana Hoising, Secretary

This is to certify that the planning and Zoning Commission of the City of Stafford, Texas, has approved this plat and subdivision of SHADOWBROOK COURT 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 _____, 20____.

By: Cecil Willis, Mayor

By: Nici Browe, City Secretary

I, J. STACY SLAWINSKI, 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
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

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 _____ 2023 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

SHADOWBROOKE COURT

0 LOTS, 1 BLOCK, 2 UNRESTRICTED RESERVE

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TO CREATE 2 UNRESTRICTED RESERVES
SCALE: 1"= 60' DATE: 5/2023
SHEET 2 OF 2

SHADOWBROOKE LIMITED PARTNERSHIP
AND VR SILVERBROOKE LP
20333 HWY 249 SUITE 650
HOUSTON, 77070
PHONE NO. 832-493-4994



LANDCO, L.P.

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