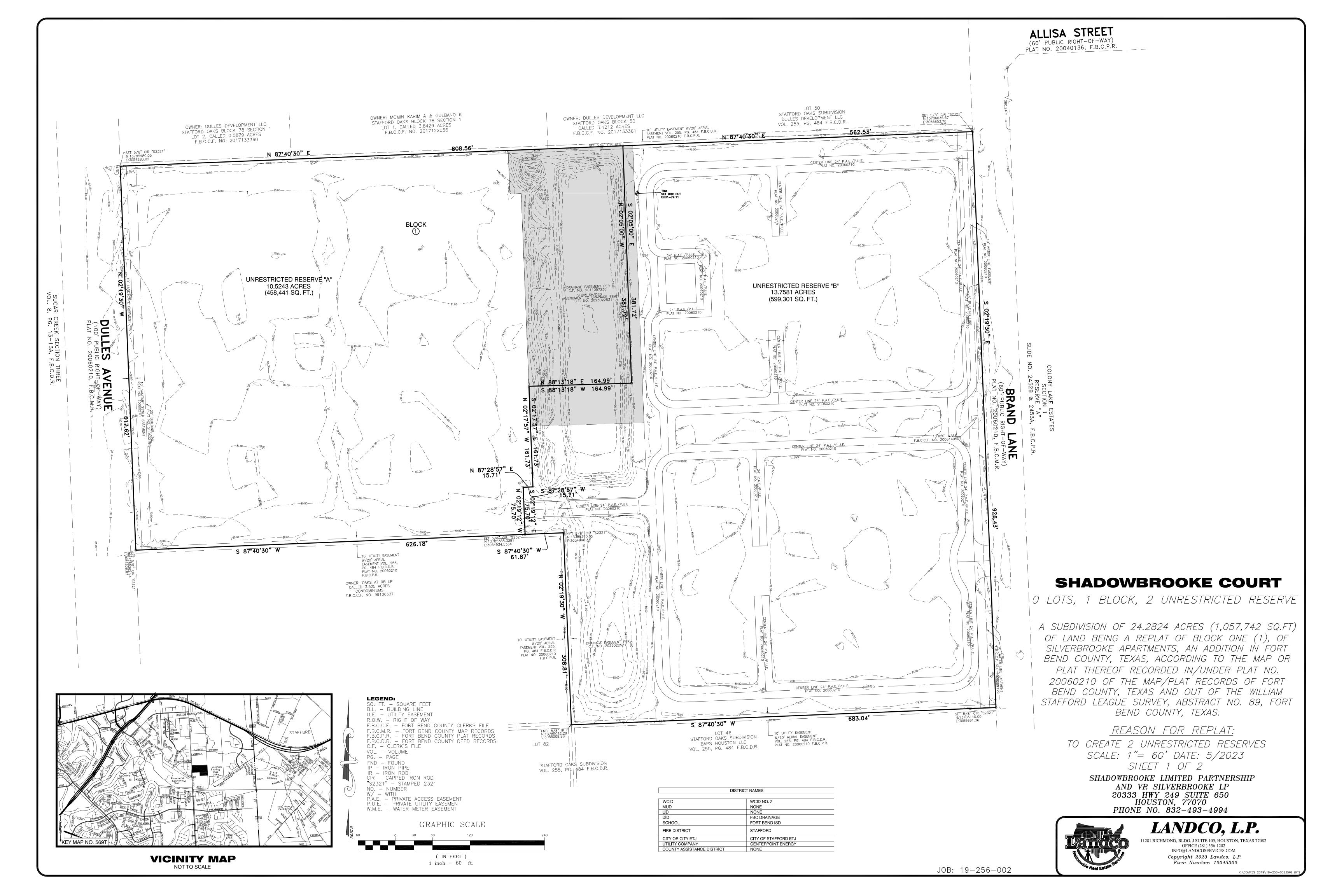
PLAT RECORDING SHEET

PLAT NAME:	Shadowbrooke Court
PLAT NO:	
•	24.2024
ACREAGE:	24.2824
LEAGUE:	William Stafford League Survey
ABSTRACT NU	JMBER: 89
ADSTRACT NO	MDER. 07
NUMBER OF I	BLOCKS: 1
NUMBER OF LOTS: 0	
NUMBER OF RESERVES: 2	
OWNERS: Shadowbrooke Limited Partnership and VR Silverbrooke LP	
_	
(DEPUTY CLERK)	



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 Sliverbrooke 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 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 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

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.

IN TESTIMONY WHEREOF, the VR Shadowbrooke Limited Partnership and VR Silverbrooke Limited Partnership has caused these presents to be signed by Alex Khadaronak, its Andrew president, thereunto authorized, this ______ day of _______, 2023.

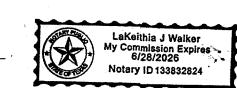
VR Shadowbrooke Limited Partnership and VR Silverbrooke Limited Partnership

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,





My Commission expires: 0428 2024

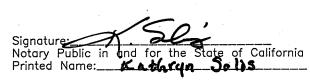
We, Fannie Mae, owner and holder of a lien (or liens) against the property described in the plat known as, SHADOWBROOKE COURT said liens being evidenced by instrument of record in the Clerk's File Nos. 2019044511, 2019044512, 2019044856, 2020001258 and 2020001257 of the O.P.R.O.R.P. of Fort Bend County, 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



STATE OF CALIFORNIA **COUNTY OF LOS ANGELES**

BEFORE ME, the undersigned authority, on this day personally appeared to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed





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 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

Fred W. Lawton



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

Fred W. Lawton Texas Registration No



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 ____

William Bostic Jr., Chairman

Lana Hoesing, Secretary

This is to certify that the planning and Zoning Commission of the City of Stafford, Texas, has approved this plat and subdivision of SILVERBROOK 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____,

1. B.L. INDICATES BUILDING LINE: U.E. INDICATES UTILITY EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS;

2. BENCHMARK: FORT BEND COUNTY MARKER NUMBER 314 NAVD88, 2001 ADJUSTED, ELEVATION OF 63.90 FEET.

4. 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 0.99987529383098.

6. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48157C

7. 5/8-INCH IRON RODS WITH PLASTIC CAP MARKED "SOUTH TEXAS SURVEYING" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS

8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS;

9. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

10. BUILDING LINES OR MINIMUM BUILDING SET BACKS SHALL BE ACCORDANCE WITH THE ZONING DISTRCT DESIGNATED THAT IS ESTABLISHED ON THE PROPERTY.

5. THIS PLAT WAS PREPARED INFORMATION FURNISHED BY INTEGRITY TITLE COMPANY, LLLC NO. 1932606A, DATED FEBRUARY 18, 2020.

0280L, MAP REVISED APRIL 2, 2014. PROPERTY LIES WITHIN UNSHADED ZONE "X".

AND/OR STREET ROWS HAVE NOT BEEN MONUMENTED;

3. TBM INDICATES TEMPORARY BENCHMARK; CUT BOX; ELEVATION = 79.11 FEET NAVD 88 ADJUSTMENT;

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

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

PRECINCT 2, COUNTY COMMISSIONER

COUNTY JUDGE

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 __ O'CLOCK __M. IN PLAT NUMBER ______ OF THE PLAT RECORDS OF FORT BED

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

11. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION

13. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-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.

14. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

15. 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.

16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE ONSITE DETENTION POND AND APPURTENANCES SHALL BE THE CURRENT OWNER OF THE PROPERTY.

17. ALL DRAINAGE EASEMENTS REQUIRED TO ACCOMMODATE OFFSITE DRAINAGE MUST BE RECORDED FOR PUBLIC RECORD PRIOR TO CONSTRUCTION ON THE RESERVES.

18 THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 81.00 FFFT ABOVE MEAN SEA LEVEL (NAVO 18. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 61.00 FEEL ABOVE MEAN SEA LEVEL (NAVU)

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 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

19. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

20. THE OWNER'S OF UNRESTRICTED RESERVE "A" AND UNRESTRICTED RESERVE "B" SHALL SHARE MAINTENANCE RESPONSIBILITY OF THE DETENTION POND AS AMENDMENT TO INSTRUMENT NO. 2023022531

12. THIS PLAT RESIDES WITHIN LIGHTING ZONE 3.

DRAINAGE RESTRAIN, WHICHEVER IS HIGHER

SHADOWBROOKE COURT

O 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 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.

11281 RICHMOND, BLDG, J SUITE 105, HOUSTON, TEXAS 77082 OFFICE (281) 556-1202 INFO@LANDCOSERVICES.COM Copyright 2023 Landco, L.P. Firm Number: 10045300

K-\ COMBES 2019\ 19-256-002 DWG (K

JOB: 19-256-002