

PLAT RECORDING SHEET

PLAT NAME: Twilight Star Lane Street Dedication

PLAT NO: _____

ACREAGE: 0.8999

LEAGUE: Andrew M. Clopper Survey

ABSTRACT NUMBER: 152

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Haven at Mission Trace, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Haven at Mission Trace, LLC, a Delaware limited liability company, acting by and through Richard Owen, Authorized Signatory owner, hereinafter referred to as Owners of the 0.8999 acre tract described in the above and foregoing plot of TWILIGHT STAR LANE STREET DEDICATION, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plot 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 eleven feet, six inches (11'6") for ten feet (10') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') 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 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') for ten feet (10') back-to-back ground easements, or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements, from a plane sixteen feet (16') above ground level upward, located adjacent to both sides and adjoining all 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') in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot 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 bays, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plot, 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 plot 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 hereby covenant and agree that this site has complied with and 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 Haven at Mission Trace, LLC, a Delaware limited liability company has caused these presents to be signed by Richard Owen, Authorized Signatory thereto authorized, this _____ day of _____, 20____.

Haven at Mission Trace, LLC, a Delaware limited liability company

BY: Richard Owen
Authorized Signatory

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared Richard Owen, 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 _____ day of _____, 20____.

Notary Public in and for the State of Texas

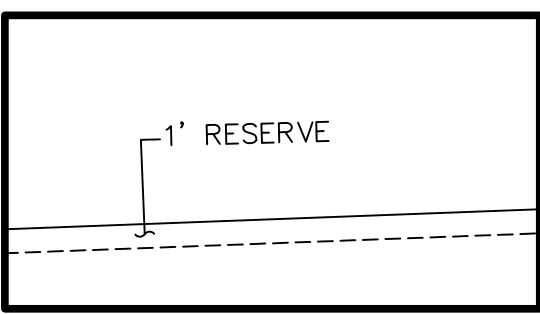
My Commission Expires:

I, Lucas G. Davis, 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 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 plot boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

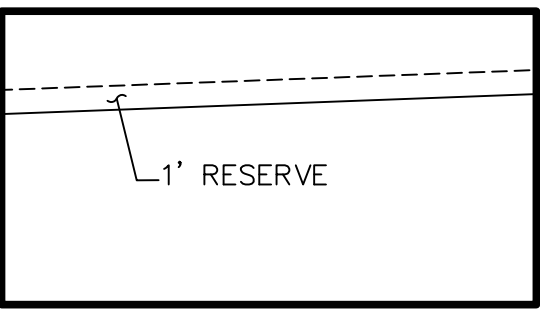
LUCAS G. DAVIS
Registered Professional Land Surveyor
Texas Registration No. 6599

DISTRICT NAMES table with columns: FORT BEND COUNTY ASSISTANCE DISTRICT, WCID, MUD, LID, DID, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO., EMERGENCY SERVICE, COUNTY COMMISSIONER, OTHER.

DETAIL A (NOT TO SCALE)



DETAIL B (NOT TO SCALE)



ABBREVIATIONS

- FND - FOUND
F.C. - FILM CODE
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
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS
S - SET CAPPED 5/8" IR "WINDROSE"
P - FND CAPPED 5/8" IR "BENCHMARK"
1 - BLOCK NUMBER
T.B.M. - TEMPORARY BENCHMARK

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plot and subdivision of TWILIGHT STAR LANE STREET DEDICATION 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

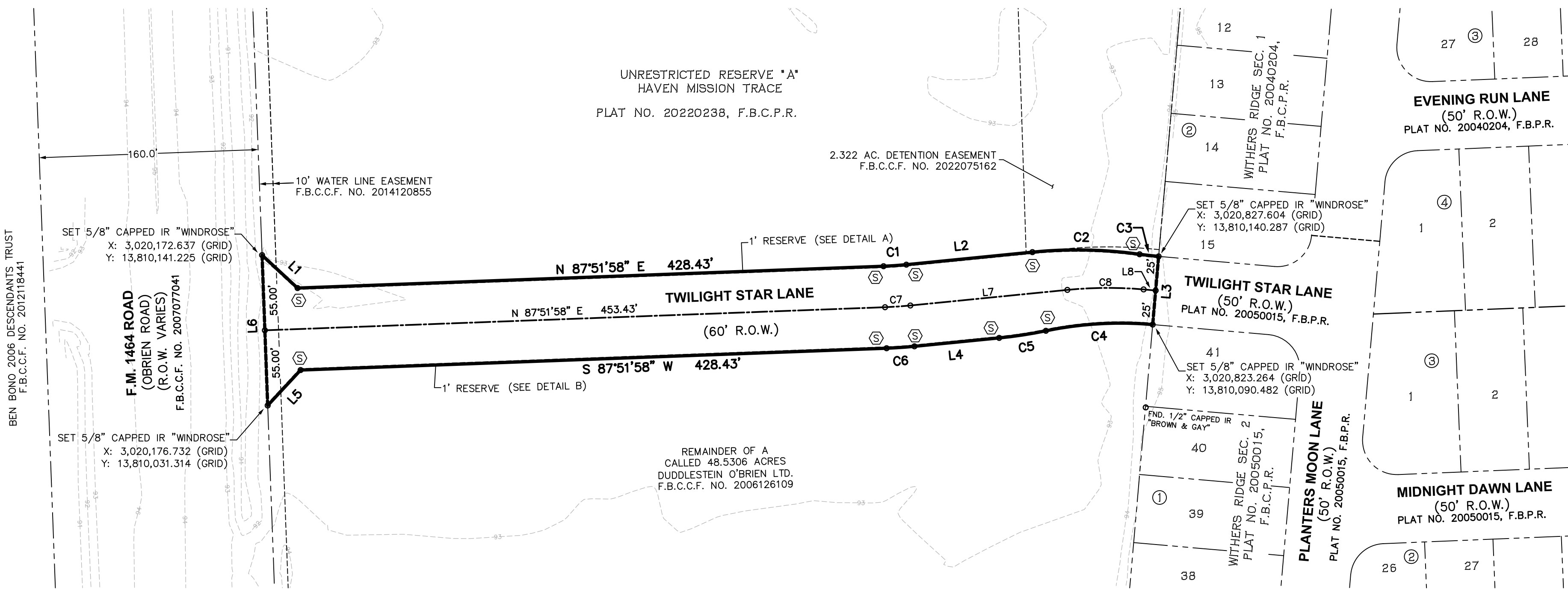
plot this the _____ day of _____, 20____.

By: Martha L. Stein or M. Sonny Garza Chair Vice Chairman Margaret Wallace Brown, AICP, CNU-A Secretary

(Signature and Title)

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, BEARING, CHORD.

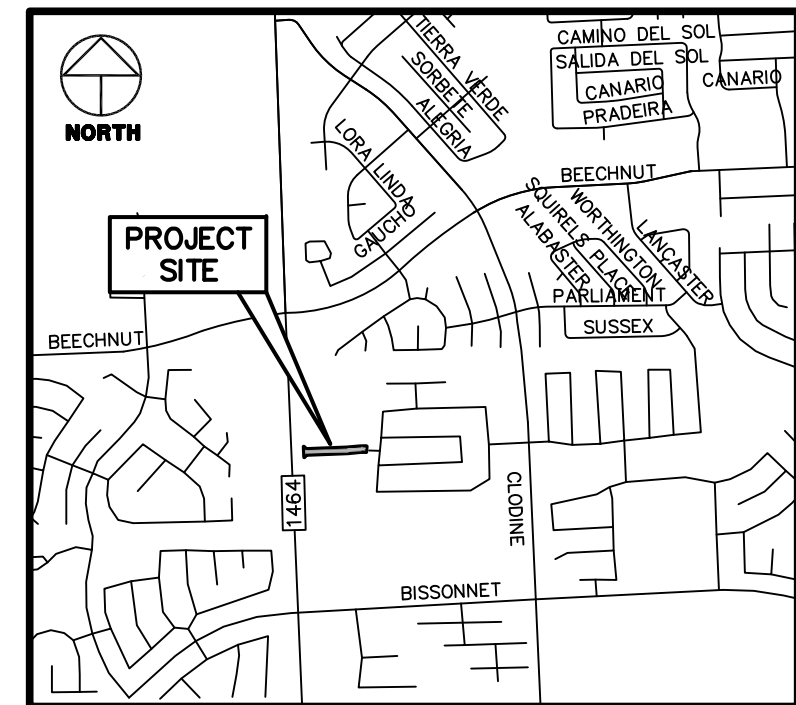
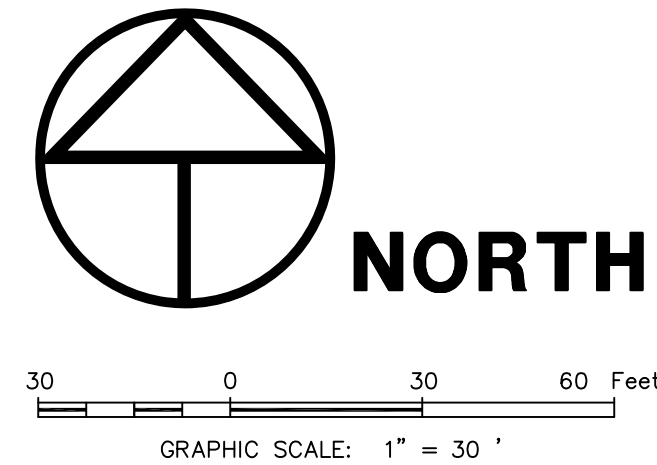
LINE TABLE with columns: LINE, BEARING, DISTANCE.



GENERAL NOTES

- 1. Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
2. 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 0.999885825.
3. All of the property located in this plot is within Fort Bend County, the City of Houston's Extraterritorial Jurisdiction, and Fort Bend Independent School District.
4. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map no. 481570148L and 481570145L revised/dated April 2, 2014, the subject tract appears to lie within Unshaded 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.
5. 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.
6. 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.
7. 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.
8. All property to drain into a drainage easement only through an approved drainage structure.
9. This plot lies entirely within Fort Bend County Lighting Zone LZ3.
10. 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
11. Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
12. 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.
13. 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.
14. 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.
15. A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent acreage tracts, the conditions of such dedication being that when the adjacent property is subdivided by a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and re-vest in the dedicatory, his heirs, assigns, or successors.
16. This site lies entirely within West Keegan's Bayou Improvement District.

BENCHMARK-040460 PUBLISHED ELEVATION - 93.64'
FORT BEND COUNTY FLOODPLAIN REFERENCE MARK NO. 040460, BEING A BRASS DISC, LOCATED FROM THE INTERSECTION OF BISSONNET STREET AND FM 1464, TRAVEL NORTH APPROXIMATELY 0.25 MILE TO CULVERT. MONUMENT IS LOCATED ON THE EAST HEADWALL (NAD88, 2001 ADJUSTMENT)
TEMPORARY BENCHMARK ELEVATION - 93.20'
TBM "B" BEING A CUT BOX ON CONCRETE CULVERT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OBIEN ROAD FM 1464.



KEY MAP: 527N, FORT BEND COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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, 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, the _____ day of _____, 20____.

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, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20____, at _____ o'clock _____M., and duly recorded on _____, 20____, in Plat No. _____ of the Map Records of Fort Bend County, for said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

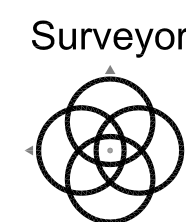
Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

By: _____ Deputy

TWILIGHT STAR LANE STREET DEDICATION

A SUBDIVISION OF
0.8999 AC. / 39,198 SQ. FT.
SITUATED IN THE
ANDREW M. CLOPPER SURVEY, ABSTRACT NO. 152
CITY OF HOUSTON ETJ, FORT BEND COUNTY, TEXAS
DECEMBER 2022

Owner
Haven at Mission Trace, LLC, a Delaware limited liability company
3200 Southwest Freeway, Suite 1870
Houston, TX 77027
202.285.4357



WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM