STATE OF TEXAS
COUNTY OF FORT BEND

WE, NNP-TELFAIR, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH M. KEITH BEHRENS, ASSISTANT VICE-PRESIDENT, BEING AN OFFICER OF NNP-TV MANAGEMENT, LLC., GENERAL PARTNER OF, NNP-TV COMMUNITIES, L.P., GENERAL PARTNER OF, NNP-TELFAIR, L.P., A TEXAS LIMITED PARTNERSHIP, OWNERS; AND WE, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 17, ACTING BY AND THROUGH PAM VOLLMAR, PRESIDENT AND DAVID LAWRENCE, SECRETARY, BEING OFFICERS OF FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 17, OWNERS OF THE 1.134 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF EASTON AVENUE PHASE 3 STREET DEDICATION, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

IN TESTIMONY WHEREOF, NNP-TELFAIR, L.P., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY NNP-TV COMMUNITIES, L.P., ITS GENERAL PARTNER, BY NNP-TV MANAGEMENT, LLC., ITS GENERAL PARTNER, BY M. KEITH BEHRENS, ITS ASSISTANT VICE-PRESIDENT HEREUNTO AUTHORIZED THIS 22nd DAY OF October, 2009.

NNP-TELFAIR, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: NNP-TV COMMUNITIES, L.P.
ITS GENERAL PARTNER

BY: NNP-TV MANAGEMENT, LLC.
ITS GENERAL PARTNER

BY: _____
M. KEITH BEHRENS, ASSISTANT VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED M. KEITH BEHRENS, ASSISTANT VICE-PRESIDENT OF, NNP-TV MANAGEMENT, LLC., GENERAL PARTNER OF, NNP-TV COMMUNITIES, L.P., GENERAL PARTNER OF NNP-TELFAIR, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF October, 2009.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 2-22-2013

CAROLYN DAVIS
Notary Public, State of Texas
My Commission Expires
February 22, 2013

IN TESTIMONY WHEREOF, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 17 HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAM VOLLMAR, ITS PRESIDENT HEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, DAVID LAWRENCE, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2009.

FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 17

BY: _____
PAM VOLLMAR, PRESIDENT

ATTESTED: _____
DAVID LAWRENCE, SECRETARY

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAM VOLLMAR, PRESIDENT OF, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 17, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF October, 2009.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: April 28, 2012

AMY NICOLE CONNER
MY COMMISSION EXPIRES
April 28, 2012

STATE OF TEXAS
COUNTY OF FORT BEND

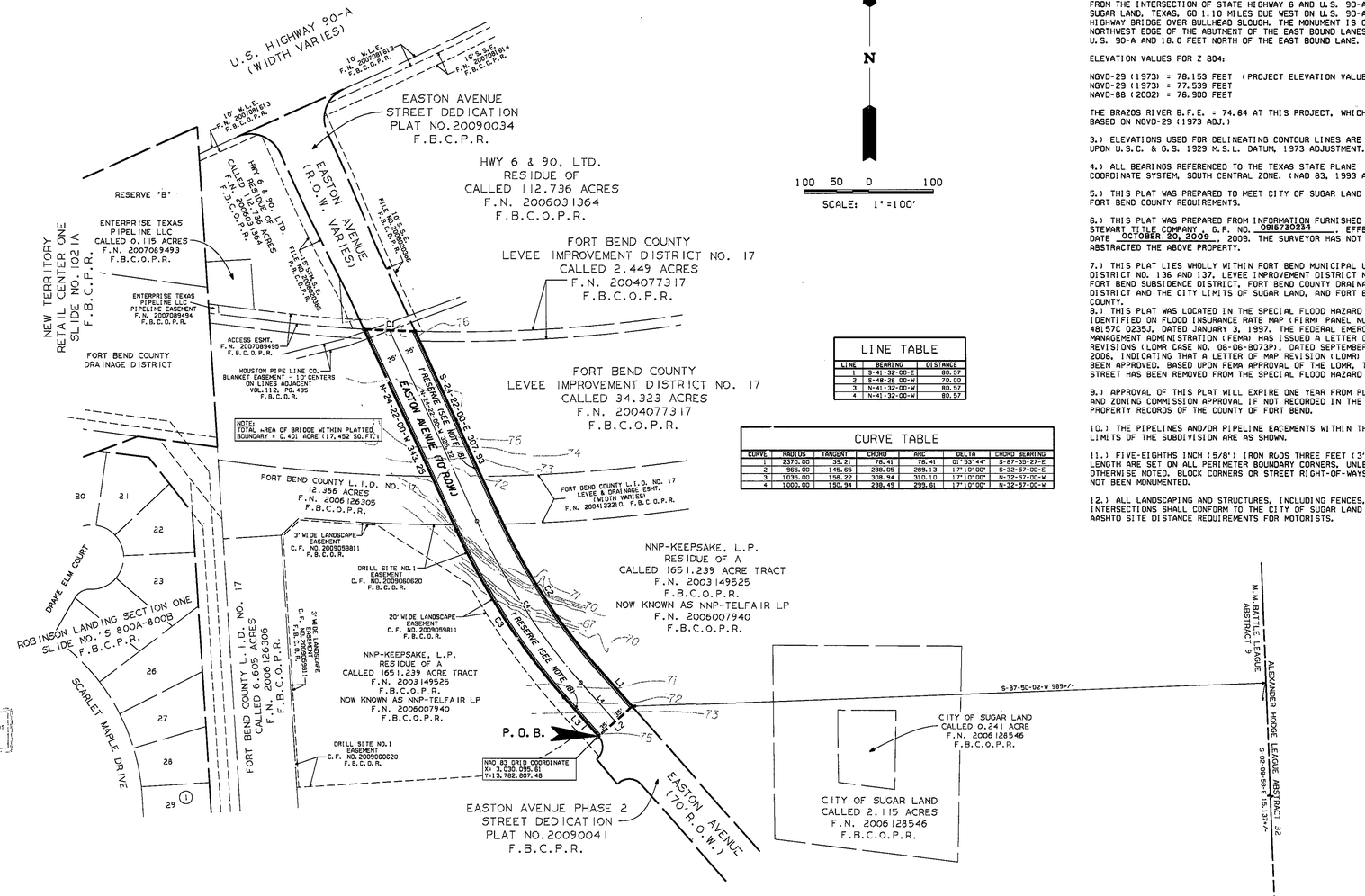
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID LAWRENCE, SECRETARY OF, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 17, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 22nd DAY OF October, 2009.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: April 28, 2012

AMY NICOLE CONNER
MY COMMISSION EXPIRES
April 28, 2012



LINE TABLE		
LINE	BEARING	DISTANCE
1	S-41-32-00-E	80.57
2	S-48-28'00-W	70.00
3	N-41-32-00-W	80.57
4	N-41-32-00-W	80.57

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	2370.00	39.21	78.41	78.41	01°53'44"	S-87-33-27-E
2	985.00	145.65	288.05	289.13	17°10'00"	S-32-57-00-E
3	1035.00	152.22	308.94	310.10	17°10'00"	N-32-57-00-W
4	1000.00	150.94	298.49	299.61	17°10'00"	N-32-57-00-W

GENERAL NOTES:

1.) B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.

2.) BENCHMARK: COAST AND GEODETIC SURVEY BRASS DISK STAMPED: Z 804 1943. BRASS DISK SET IN A CONCRETE BRIDGE ABUTMENT IN THE EAST BOUND LANE OF HIGHWAY 90-A OVER BULLHEAD SLOUGH. FROM THE INTERSECTION OF STATE HIGHWAY 6 AND U.S. 90-A IN SUGAR LAND, TEXAS, GO 1.10 MILES DUE WEST ON U.S. 90-A TO A HIGHWAY BRIDGE OVER BULLHEAD SLOUGH. THE MONUMENT IS ON THE NORTHWEST EDGE OF THE ABUTMENT OF THE EAST BOUND LANES OF U.S. 90-A AND 18.0 FEET NORTH OF THE EAST BOUND LANE.

ELEVATION VALUES FOR Z 804:

NGVD-29 (1973) = 78.153 FEET (PROJECT ELEVATION VALUE)
NGVD-29 (1973) = 77.539 FEET
NAVD-88 (2002) = 76.900 FEET

THE BRAZOS RIVER B.F.E. = 74.64 AT THIS PROJECT, WHICH IS BASED ON NGVD-29 (1973 ADJ.)

3.) ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. 1929 M.S.L. DATUM, 1973 ADJUSTMENT.

4.) ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83, 1993 ADJ.)

5.) THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.

6.) THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, G.F. NO. 0918730234, EFFECTIVE DATE OCTOBER 20, 2009. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.

7.) THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 136 AND 137, LEVEE IMPROVEMENT DISTRICT NO. 17, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT AND THE CITY LIMITS OF SUGAR LAND, AND FORT BEND COUNTY.

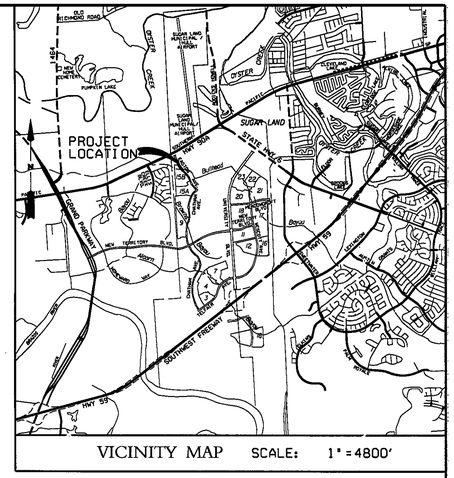
8.) THIS PLAT WAS LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 48157C 0235J, DATED JANUARY 3, 1997, THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) HAS ISSUED A LETTER OF MAP REVISIONS (LOMR CASE NO. 08-06-B073P), DATED SEPTEMBER 22, 2008, INDICATING THAT A LETTER OF MAP REVISION (LOMR) HAS BEEN APPROVED. BASED UPON FEMA APPROVAL OF THE LOMR, THE STREET HAS BEEN REMOVED FROM THE SPECIAL FLOOD HAZARD AREA.

9.) APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

10.) THE PIPELINES AND/OR PIPELINE EACEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.

11.) FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.

12.) ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.



VICINITY MAP SCALE: 1"=4800'

13.) 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.

14.) SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 7.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE ACCEPTANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. (DOES NOT APPLY WITH US59 AND GRAND PARKWAY.) HOME BUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE. (BEFORE CERTIFICATES OF OCCUPANCY WILL BE ISSUED, IF INSIDE THE CITY LIMITS.)

15.) THIS PROPERTY IS SUBJECT TO ZONING BY CITY OF SUGAR LAND ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.

16.) AS REQUIRED BY CHAPTER FIVE, ARTICLE IV, SEC. 5-35F OF THE DEVELOPMENT CODE, THE CITY SHALL NOT ISSUE ANY PERMITS FOR CONSTRUCTION WITHIN THE SUBDIVISION WITHIN THE CORPORATE LIMITS, EXCEPT PERMITS TO CONSTRUCT PUBLIC IMPROVEMENTS, UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED AND ACCEPTED BY THE CITY OR A CERTIFIED CHECK, PERFORMANCE BOND OR LETTER OF CREDIT IS PROVIDED TO AND ACCEPTED BY THE CITY.

17.) THIS PROPERTY IS SUBJECT TO AN AVIGATION AND NOISE INTRUSION EASEMENT GRANTED TO THE CITY OF SUGAR LAND, AS RECORDED IN F.B.C.C.F. NO. 2005109382 AND 2005149508.

18.) ONE-FOOT TRACT DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT TRACT SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND FEVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

19.) STREET LIGHT DESIGN PLANS, IN ACCORDANCE WITH THE CITY OF SUGAR LAND DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO INSTALLATION OF STREET LIGHTS.

I, GARY D. NUTTER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND 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, POINT 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 FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 11), AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

21 OCT 2009
GARY D. NUTTER
REGISTERED PROFESSIONAL LAND SURVEYING
TEXAS REGISTRATION NO. 5659

STATE OF TEXAS REGISTERED GARY D. NUTTER 5659 PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF EASTON AVENUE PHASE 3 STREET DEDICATION IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 22nd DAY OF October, 2009.

CITY OF SUGAR LAND 1959

BRIDGET YEUNG, CHAIR

GLENDA GUNDERMANN, CITY SECRETARY

I, DIANNE WILSON, 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 November 4, 2009, AT 10:52 O'CLOCK A. M. IN PLAT NO. 20090119 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.

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____ DEPUTY

FORT BEND COUNTY, TEXAS

PLAT ATTACH 2009116007
15 PGS

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
2009 Nov 04 10:52 AM 20090119
JH $150.00
Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

EASTON AVENUE PHASE 3 STREET DEDICATION

BEING 1.134 ACRES OF LAND LOCATED IN THE M.M. BATTLE LEAGUE, ABSTRACT 9, CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS

OCTOBER 2009 JOB NO. 1800-1015A-310

OWNERS:

NNP – TELFAIR, LP
A TEXAS LIMITED PARTNERSHIP
BY: NNP-TV COMMUNITIES, LP
A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER
BY: NNP-TV MANAGEMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER
10235 WEST LITTLE YORK, SUITE 300 HOUSTON, TEXAS 77040 PH.(713)575-9000

FORT BEND COUNTY
LEVEE IMPROVEMENT DISTRICT NO. 17
3200 SOUTHWEST FREEWAY, SUITE 2600 HOUSTON, TEXAS 77072 PH.(713)860-6494

ENGINEER:

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive, Suite 600, Houston, Texas 77042-3703
Phone 713.953.5200 Fax 713.953.5026

J:\DSK1\1800\FINPLAT\EASTON_AVE_PH3_FP.DGN
10/20/2009