

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, VLI, Ltd., acting by and through James M. Sitko, Manager, and Dahlen Gardner, Secretary, of VLI Management, LLC, General Partner, being the owner of the property subdivided in the above and foregoing map of Fairway Villas, do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Fairway Villas in the John Randon League, Abstract No. 76, Fort Bend County, Texas and dedicate to public use, as such, the easements shown thereon and dedicated hereunder forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the private streets and alleys dedicated hereunder or occasioned by the alteration of the surface of any portion of such streets or alleys to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

Further, we do hereby establish building setback lines as shown on the above plat and more particularly described in the Declaration of Covenants, Conditions and Restrictions for Fairway Villas hereafter adopted by the owner of said land for said subdivision (and the provisions of such Declaration shall control any inconsistencies between this plat and said Declaration).

Further, we do dedicate for public utility purposes all street rights-of-way.

Further, we dedicate other utility easements as indicated on this plat.

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' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 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. & 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 public or public utility purposes 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, 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

Further, we do hereby establish a minimum slab elevation for each lot, which shall in no case be lower than the higher of the 100 year flood plain or eighteen inches (18") above natural ground.

Further, we do hereby declare that all parcels of land designated as lots on this plat are restricted to the construction of residential dwellings thereon and shall be restricted to residential use under the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Fairway Villas.

Further, we do hereby covenant and agree that all of the land within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any street or road or any drainage ditch.

Further, VLI, Ltd. does hereby reserve unto itself, its successors and assigns, all of the oil, gas and other minerals in, on, under, and that may be produced and saved from all the land and easements hereby dedicated, but without surface rights to produce same, which surface rights are hereby waived.

Further, we do hereby covenant and agree that all of the property within the boundaries of this subdivision 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, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility.

The roads and streets in this subdivision are not dedicated to the public and we do hereby dedicate same as easements for the use and benefit of all purchasers or owners of lots fronting thereon or adjacent thereto, which easements shall include rights of ingress, egress, and passage over and along such streets in favor of VLI, Ltd., its successors and assigns, its invitees, designees, and successors-in-title, to each lot shown hereon, and in favor of the invitees and designees of each successor-in-title to each lot shown hereon, but not in favor of the public. However, VLI, Ltd. does hereby reserve unto itself, its successors and assigns, the right to dedicate the roads and streets in this subdivision to the public and/or to grant additional ingress and egress easements thereon without the joinder of any lot owners or other parties. Notwithstanding the fact that the roads and streets in this subdivision are not dedicated to the public, the law enforcement officers of Fort Bend County, Texas, the State of Texas, other official law enforcement bodies, and fire department officials and fire protection personnel, vehicles and equipment are hereby expressly given the right to enter upon the roads and streets in this subdivision to enforce all applicable regulations and laws and to protect the safety of the residents and their property.

VLI, Ltd., its designees, successors and assigns, shall also have the right to use said streets for the installation, maintenance and improvement of water, sanitary and storm sewer lines and other utilities above, in or under said streets.

Fort Bend County shall have no responsibility for maintenance of streets within the subdivision, unless streets have been dedicated to the public by the current owner of said streets (without the joinder of any other party) and meet County standards and County maintenance has been requested by the current owner of said streets.

IN TESTIMONY WHEREOF, VLI, Ltd. has caused these presents to be signed by James M. Sitko, Manager of VLI Management, LLC, General Partner, thereunto authorized, attested by its Secretary, Dahlen Gardner, and its corporate seal hereunto affixed this 28<sup>th</sup> day of June, 2002.

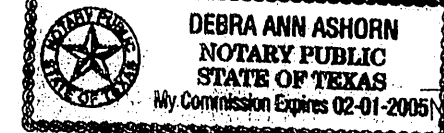
VLI, Ltd.  
By: James M. Sitko  
James M. Sitko, Manager of VLI Management, LLC, General Partner

Attest: Dahlen Gardner  
Dahlen Gardner, Secretary

THE STATE OF TEXAS §  
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BEFORE ME, the undersigned authority, on this day personally appeared James M. Sitko, Manager, and Dahlen Gardner Secretary of VLI Management, LLC, General Partner, 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 and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28<sup>th</sup> day of June, 20 02



Debra Ann Ashorn  
Notary Public in and for the State of Texas  
My Commission Expires 02-01-2005

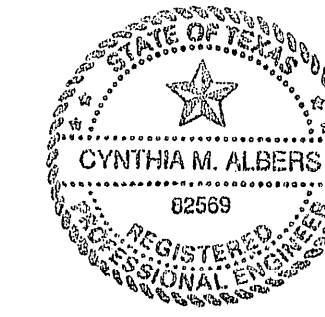
# FAIRWAY VILLAS

A SUBDIVISION OF 20.3153 ACRES OF LAND  
OUT OF  
THE JOHN RANDON LEAGUE, ABSTRACT No. 76  
FORT BEND COUNTY, TEXAS  
69 LOTS 3 RESERVES 1 BLOCK  
MAY 2002

OWNER:  
VLI, LTD.  
914 BARTLETT ROAD  
SEALY, TEXAS 77474  
(979) 885-4181

ENGINEER:  
JONES & CARTER, INC.  
Consulting Engineers  
6335 GULFTON DR., SUITE 100  
HOUSTON, TEXAS 77081  
(713) 777-5337

I, Cynthia M. Albers, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County.



Cynthia M. Albers  
Cynthia M. Albers  
Professional Engineer No. 82569

I, Ronald L. Hauck, Registered Professional Land Surveyor of the State of Texas, do plat this subdivision and certify that all block corners, angle points and points of curvature will be marked with one-inch (1") iron pipes three feet (3') long and that all lots will be marked with 5/8-inch iron rods two feet (2') long by an actual survey on the ground which accurately represents this plat. The staking shall be completed within thirty (30) days after completion of utility and street construction.



Ronald L. Hauck  
Ronald L. Hauck  
Texas Registration No. 5343

I, D. Jesse Hegemier, 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 any other area or subdivision within the watershed.

D. Jesse Hegemier 8/13/02  
D. Jesse Hegemier, P.E.  
Fort Bend County Engineer Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this 13<sup>th</sup> day of August, 20 02

Tom D. Stavinoha  
Commissioner, Precinct 1

Grady Prestage  
Grady Prestage  
Commissioner, Precinct 2

J.C.P.  
James C. Adolphus  
County Judge

Andy Meyers  
Andy Meyers  
Commissioner, Precinct 3

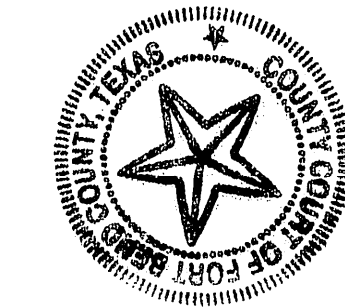
James Patterson  
James Patterson  
Commissioner, Precinct 4

FILED FOR RECORD  
200208145  
FILED FOR RECORD  
2346  
NO. 8 TIME 3:18 P.M.  
AUG 13 2002  
Dianne Wilson  
County Clerk Fort Bend Co. Tex.

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

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 registration in my office on August 13, 2002 at 3:18 o'clock pm in Slide Number(s) 2346 A+13 of the Plat Records of said County.

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



Dianne Wilson  
Dianne Wilson  
Fort Bend County, Texas

By: Dana Messina  
Deputy  
DANA MESSINA

FILED FOR RECORD