# PLAT RECORDING SHEET

**PLAT NAME:** Lakemont Lake Bend, Sec. 2

**PLAT NO:**

**ACREAGE:** 10.521

**LEAGUE:** William Stanley Survey and I.&G.N.R.R. Co. Survey

**ABSTRACT NUMBER:** 599, 363

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 37

**NUMBER OF RESERVES:** 4

**OWNERS:** Ann Arundel Farms, Ltd. a Texas Limited Partnership

**(DEPUTY CLERK)**

STATE OF TEXAS
COUNTY OF FORT BEND

WE, ANN ARUNDEL FARMS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, ITS GENERAL PARTNER, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 10.521 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKEMONT LAKE BEND SEC 2, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, 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 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 OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ALONGING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED 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 DESIGNED 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT 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 BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 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 AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF LAKEMONT LAKE BEND SEC 2 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS 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.

IN TESTIMONY WHEREOF, ANN ARUNDEL FARMS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LENNAR TEXAS HOLDING COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT, JOHN W. HAMMOND OR ITS AUTHORIZED AGENT, NANETTE R. PEAVY, THIS _____ DAY OF _____, 2012.

ANN ARUNDEL FARMS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION
ITS GENERAL PARTNER

BY: _____
JOHN W. HAMMOND, VICE PRESIDENT
OR NANETTE R. PEAVY, AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OR NANETTE R. PEAVY, AUTHORIZED AGENT, OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF ANN ARUNDEL FARMS, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2012.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION AND THE TEXAS STATE PLANE COORDINATES (NAD83). (SEE NOTE 11)

_____
KEITH W. MONROE, R.P.L.S.
TEXAS REGISTRATION NO. 4797

STATE OF TEXAS
KEITH W. MONROE
4797
REGISTERED
PROFESSIONAL
LAND SURVEYOR

I, JEFFREY J. EBERSOLE, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

_____
JEFFREY J. EBERSOLE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 105972

STATE OF TEXAS
JEFFREY J. EBERSOLE
105972
LICENSED
PROFESSIONAL
ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LAKEMONT LAKE BEND SEC 2 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 PLAT THIS _____ DAY OF _____, 2012.

BY: _____
MARK A. KLUKENAY, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: _____
SHARLENE L. GAFFNEY, SECRETARY

I, RICHARD W. STOLLEER, 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.

_____
RICHARD W. STOLLEER, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS. THIS _____ DAY OF _____, 2012.

_____
RICHARD MORRISON
PRECINCT 1, COUNTY COMMISSIONER

_____
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

_____
ROBERT E. HEBERT
COUNTY JUDGE

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

_____
JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

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 _____, 2012 AT _____ O'CLOCK _____.M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

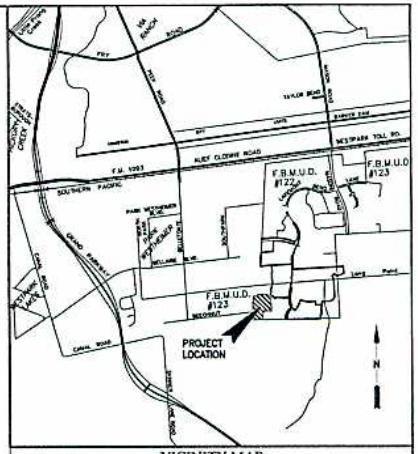
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

_____
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

NOTES:

1. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO ENSURE COMPLIANCE WITH THE APPLICABLE PROVISION 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.
2. 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 0.99988041136.
3. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FIRST-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
4. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
5. LAKEMONT CONTROL MONUMENT NO. LJA-3 (N=3,063,171.51, W=13,816,133.82), A 5/8 INCH IRON ROD WITH CAP STAMPED TRAVERSE POINT IN CONCRETE, APPROXIMATELY 470 FEET EAST OF THE CENTERLINE OF MASON ROAD AND 175 FEET SOUTH OF THE CENTERLINE OF FM 1093, HAVING AN ELEVATION OF 87.46 FEET, REFERENCED TO NAVD, GALVESTON COASTAL SUBSIDENCE DISTRICT BENCH NO. 67, ELEVATION 84.1 FEET, NORTH AMERICAN VERTICAL DATUM 1988 (NGVD29DF). ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON SAID MONUMENT.
6. THIS PLAT WAS PREPARED TO MEET THE FORT BEND COUNTY REQUIREMENTS.
7. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIDELITY NATIONAL TITLE, CITY PLANNING SEARCH REPORT FILE NO. 0225000291, DATED JULY 19, 2012. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
8. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 123, FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 12, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF HOUSTON AND FORT BEND COUNTY.
9. THIS PROPERTY WITHIN THE LIMITS OF THIS PLAT IS ABOVE THE 100-YEAR WATER SURFACE ELEVATION AND LIES WITHIN ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBERS 48157C 0085J AND 48157C 0105J, EFFECTIVE DATE, JANUARY 3, 1997.
10. ALL PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION ARE AS SHOWN.
11. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA ENG" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
12. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 90.00 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
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 FLOODING DURING INTENSE RAINFALL EVENTS.
14. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
15. ALL LOT LINES SHALL HAVE A MINIMUM 5' SIDE YARD SETBACK LINE.
16. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITIES IS VESTED IN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO.'S 123 AND 133.
17. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITH ALL ROAD RIGHT-OF-WAYS DEDICATED TO THE PUBLIC.
18. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
19. THIS PLAT LIES IN FORT BEND LIGHTING ORDINANCE ZONE NO. LZ3.
20. EASEMENT AND/OR BUILDING OF RECORD IS SHOWN ON THE PLAT OF LAKEMONT LAKE BEND SEC 1, A SUBDIVISION RECORDED IN PLAT NO. 20120027 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
21. EASEMENT AND/OR BUILDING OF RECORD IS SHOWN ON THE PLAT OF LAKEMONT WEST RIDGE SEC 1, A SUBDIVISION RECORDED IN PLAT NO. 20100147 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
22. EASEMENT AND/OR BUILDING OF RECORD IS SHOWN ON THE PLAT OF LAKEMONT WEST RIDGE SEC 2, A SUBDIVISION RECORDED IN PLAT NO. 2013-0101 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
23. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.
24. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. MARKER NO. HGCSD 67, ELEVATION 88.1 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88).




VICINITY MAP
1" = 2,000'

KEY MAP NO. 525 M & R

# LAKEMONT LAKE BEND
## SEC 2

A SUBDIVISION OF 10.521 ACRES OF LAND SITUATED IN THE WILLIAMS STANLEY SURVEY, ABSTRACT 599, AND THE I. G. N. R. R. CO. SURVEY, ABSTRACT 363, FORT BEND COUNTY, TEXAS.

37 LOTS 4 RESERVES (0.987 ACRES) 2 BLOCKS

AUGUST 3, 2012 JOB NO. 0385-0752-304

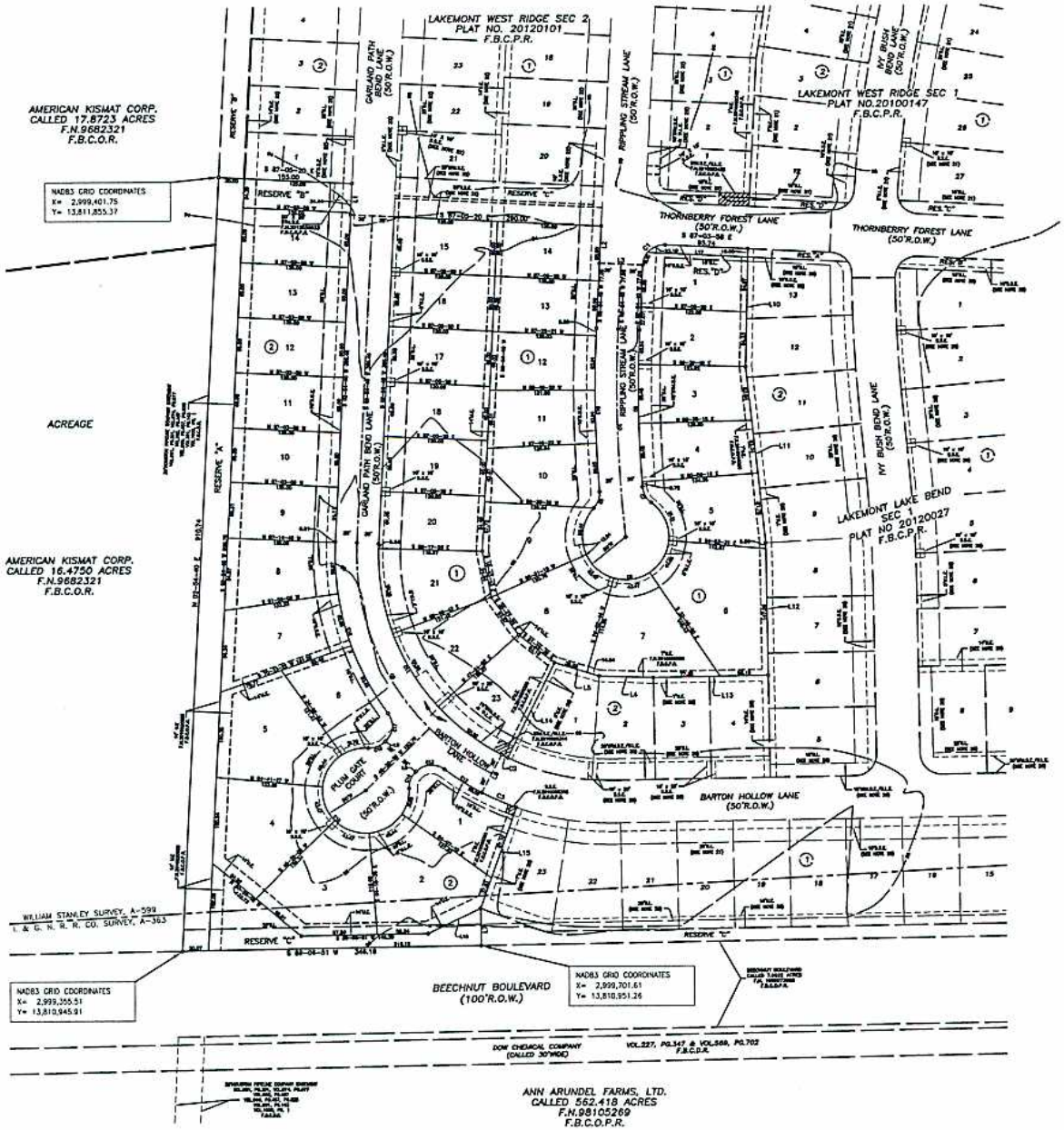
OWNERS:

ANN ARUNDEL FARMS, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION
ITS GENERAL PARTNER

JOHN W. HAMMOND, VICE PRESIDENT
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067
PH. (281) 875-1000

ENGINEER:
**LJA Engineering, Inc.**
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SHEET 1 OF 2

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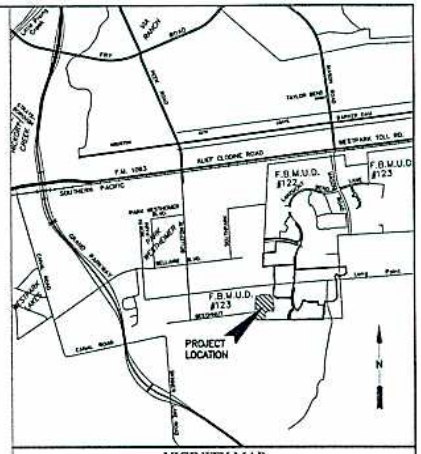
60 30 0 60

SCALE: 1"=60'




VICINITY MAP
1"= 2,000'

KEY MAP NO. 525 M & R

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S 88-04-40 W | 27.19 |
| L2 | S 88-04-40 W | 4.00 |
| L3 | S 01-55-20 E | 60.00 |
| L4 | N 88-10-40 W | 60.00 |
| L5 | N 01-55-20 W | 60.00 |
| L6 | S 01-55-20 E | 60.00 |
| L7 | S 88-03-00 E | 40.10 |
| L8 | S 46-38-39 W | 1.00 |
| L9 | S 46-38-39 W | 1.00 |
| L10 | S 01-55-18 E | 130.31 |
| L11 | S 01-55-27 E | 226.27 |
| L12 | S 88-03-00 E | 124.00 |
| L13 | S 88-04-41 W | 120.00 |
| L14 | S 88-04-00 W | 124.27 |
| L15 | S 01-55-00 E | 120.00 |
| L16 | S 01-55-00 E | 87.35 |
| L17 | S 87-52-00 E | 114.59 |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | TANGENT | CHORD | ARC | DELTA | CHORD BEARING |
| C1 | 25.00 | 25.00 | 35.36 | 39.30 | 90-00-00 | S 43-55-20 E |
| C2 | 250.00 | 4.00 | 8.00 | 8.00 | 1-50-00 | S 02-55-20 E |
| C3 | 250.00 | 21.00 | 42.00 | 42.05 | 9-38-00 | S 06-14-40 E |
| C4 | 1000.00 | 123.00 | 244.00 | 245.32 | 14-03-00 | S 01-00-20 E |
| C5 | 300.00 | 165.24 | 313.34 | 323.01 | 61-39-40 | S 29-46-10 E |
| C6 | 1475.00 | 98.75 | 195.14 | 195.19 | 7-11-00 | S 05-01-11 E |
| C7 | 25.00 | 11.47 | 20.00 | 21.20 | 48-17-00 | S 38-38-34 E |
| C8 | 50.00 | 43.74 | 86.00 | 101.12 | 270-21-12 | S 01-20-44 E |
| C9 | 50.00 | 16.41 | 30.00 | 30.87 | 47-00-00 | S 10-13-00 E |
| C10 | 1000.00 | 84.83 | 165.27 | 165.44 | 9-16-00 | S 00-40-19 E |
| C11 | 250.00 | 146.35 | 285.41 | 291.35 | 66-44-43 | S 28-00-14 E |
| C12 | 250.00 | 24.34 | 48.12 | 48.17 | 11-02-00 | S 07-26-00 E |
| C13 | 25.00 | 24.00 | 35.00 | 38.00 | 87-30-27 | S 32-15-30 W |
| C14 | 25.00 | 11.10 | 20.41 | 21.00 | 48-11-23 | S 21-00-09 W |
| C15 | 50.00 | 43.73 | 85.27 | 101.10 | 270-22-00 | S 44-00-21 E |
| C16 | 50.00 | 11.10 | 20.41 | 21.00 | 48-11-23 | S 69-00-01 E |
| C17 | 50.00 | 21.00 | 35.00 | 35.00 | 41-20-07 | S 00-40-20 E |
| C18 | 212.00 | 111.27 | 214.00 | 214.10 | 58-00-07 | S 18-20-30 E |

| RESERVE TABLE | | | |
|---|---|---|---|
| RESERVE | ACREAGE | SQ.FT. | TYPE |
| RESERVE "A" | 0.627 | 27,292 | RESTRICTED TO OPEN SPACE & PIPELINE EASEMENT |
| RESERVE "B" | 0.099 | 4,301 | RESTRICTED TO OPEN SPACE & UTILITIES |
| RESERVE "C" | 0.234 | 10,280 | RESTRICTED TO OPEN SPACE & UTILITIES |
| RESERVE "D" | 0.025 | 1,099 | RESTRICTED TO OPEN SPACE & UTILITIES |
| | | | |
| TOTAL | 0.987 | 42,972 | |

LEGEND

| | |
|---|---|
| B.L. | INDICATES BUILDING LINE |
| D.E. | INDICATES DRAINAGE EASEMENT |
| STM.S.E. | INDICATES STORM SEWER EASEMENT |
| S.S.E. | INDICATES SANITARY SEWER EASEMENT |
| W.L.E. | INDICATES WATER LINE EASEMENT |
| U.E. | INDICATES UTILITY EASEMENT |
| F.B.C.D.R. | INDICATES FORT BEND COUNTY DEED RECORDS |
| F.B.C.P.R. | INDICATES FORT BEND COUNTY PLAT RECORDS |
| F.B.C.O.P.R. | INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS |
| | INDICATES STREET NAME CHANGE |

# LAKEMONT LAKE BEND
## SEC 2

A SUBDIVISION OF 10.521 ACRES OF LAND SITUATED IN THE WILLIAMS STANLEY SURVEY, ABSTRACT 599, AND THE I. G. N. R. R. CO. SURVEY, ABSTRACT 363, FORT BEND COUNTY, TEXAS.

37 LOTS 4 RESERVES (0.987 ACRES) 2 BLOCKS

AUGUST 3, 2012 JOB NO. 0385-0752-304

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PH. (281) 875-1000

ENGINEER:

**LJA Engineering, Inc.**
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

SHEET 2 OF 2