PLAT RECORDING SHEET

PLAT NAME: Winfield Lakes, Sec. 14

PLAT NO:

ACREAGE: 9.727

LEAGUE: Elijah Roark Survey

ABSTRACT NUMBER: 7

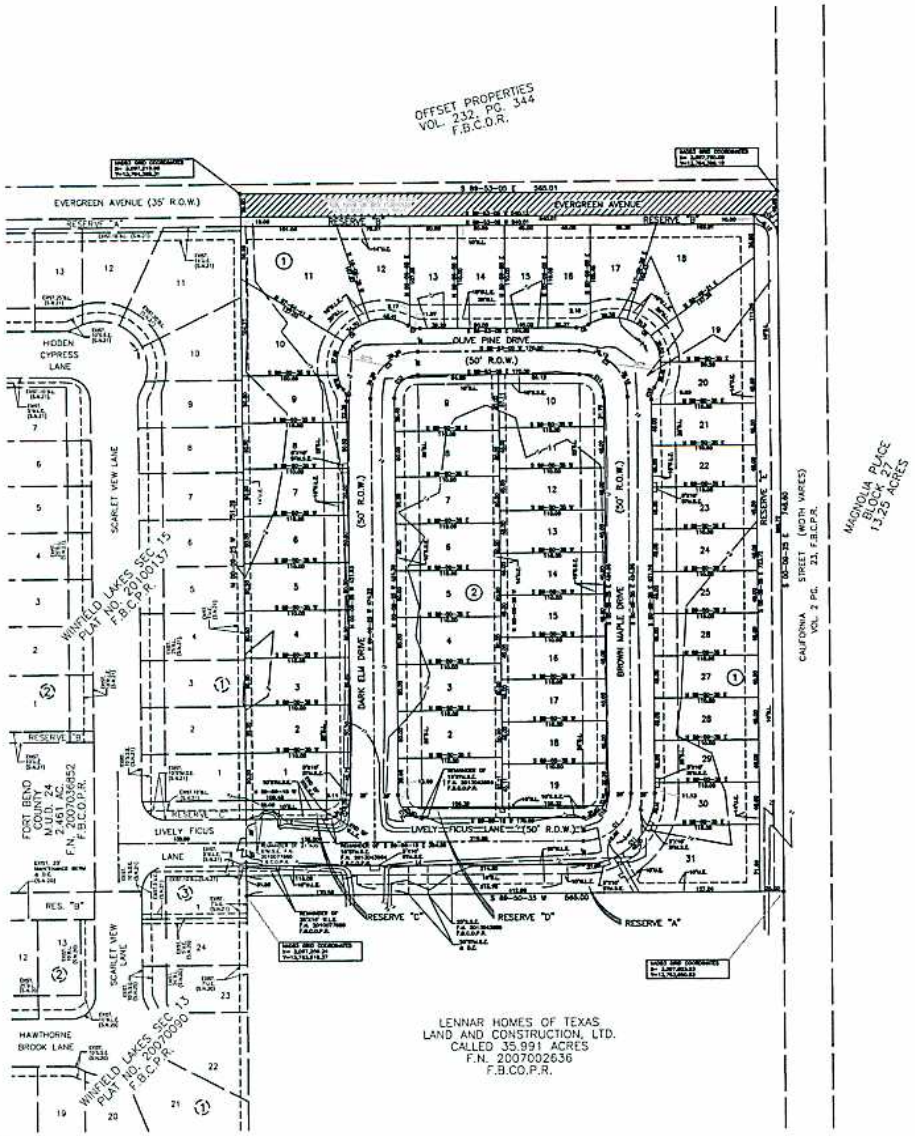
NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 50

NUMBER OF RESERVES: 5

OWNERS: Lennar Homes of Texas Land and Construction, Ltd. a Texas Limited Part.

(DEPUTY CLERK)



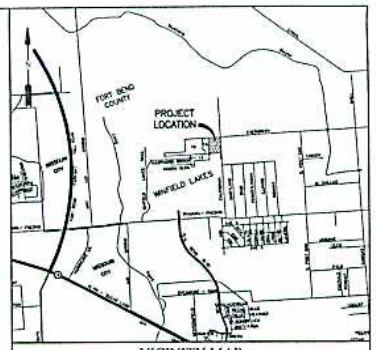
BLOCK 1	
LOT 15	4650
LOT 16	4628
LOT 20	4708
LOT 21	4650
LOT 22	4650
LOT 23	4650
LOT 24	4650
LOT 25	4650
LOT 26	4650
LOT 27	4650
LOT 28	4650
LOT 29	4650
TOTAL	39,137

BLOCK 2	
LOT 11	4650
LOT 12	4650
LOT 13	4650
LOT 14	4650
LOT 15	4650
LOT 16	4650
LOT 17	4650
LOT 18	4650
LOT 19	4664
TOTAL	44,344

N

60 30 0 60

SCALE: 1"=60'



VICINITY MAP
SCALE: 1"= 1/2 MILE

KEY MAP NO. 611U

LEGEND

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

COMPENSATING OPEN SPACE (0.231)
(NOT PART OF 9.727 AC. TRACT)

TOTAL NUMBER OF LOTS (NON-RES) 31
TOTAL AREA OF LOTS = 9.2251 AC. 402,001 S.F.

COMPENSATING OPEN SPACE TABLE - SUBDIVISION AREA

A. TOTAL NO. OF LOTS x 5,000 SF	31	
B. TOTAL AREA OF LOTS x 0.0459 AC (2K)	1,424,431 S.F.	
C. MINIMUM OF NOTE A & NOTE B (2K)	4,928 S.F.	
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON 4C)	159 S.F.	
E. COMPENSATING OPEN SPACE PROVIDED IN R. 2D	2,100 S.F.	
F. TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED	2,100 S.F.	

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.291	12,671	RESTRICTED TO OPEN SPACE
B	0.124	5,400	RESTRICTED TO OPEN SPACE/DRAINAGE
C	0.047	2,048	RESTRICTED TO OPEN SPACE
D	0.055	2,402	RESTRICTED TO COMPENSATING OPEN SPACE
E	0.412	17,938	RESTRICTED TO OPEN SPACE/DRAINAGE
TOTAL	0.929	40,498	

CURVE TABLE							
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
C1	50.00	80-10-10	70.69	50.15	70.82	S 44-55-40 W
C2	50.00	86-13-40	75.30	46.76	70.34	S 48-01-15 E
C3	50.00	90-16-30	78.78	50.34	70.86	N 44-58-45 E
C4	25.00	90-10-10	39.34	25.07	35.41	N 44-55-40 E
C5	25.00	30-20-21	13.24	6.76	13.08	N 15-19-26 W
C6	50.00	150-27-02	131.73	102.99	96.80	N 44-58-15 E
C7	25.00	30-20-21	13.24	6.76	13.08	S 74-43-54 E
C8	25.00	30-35-32	13.38	6.84	13.19	N 74-49-08 E
C9	50.00	150-54-45	131.79	102.73	96.80	S 45-01-15 E
C10	25.00	30-35-32	13.38	6.84	13.19	S 15-08-21 W
C11	75.00	90-10-10	118.03	75.22	106.22	S 44-55-40 W
C12	25.00	88-48-50	38.38	24.03	36.30	N 48-04-20 W
C13	25.00	90-10-20	38.39	25.12	36.44	N 44-58-40 E
C14	25.00	89-43-40	38.15	24.08	36.27	S 45-01-15 E
C15	25.00	90-10-10	39.34	25.07	35.41	S 44-55-40 W
C16	25.00	89-43-40	38.15	24.08	36.27	N 45-01-15 W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 38-55-53 E	45.49
L2	S 89-58-15 E	84.53
L3	S 89-58-15 E	213.71
L4	N 89-58-15 W	304.78

WINFIELD LAKES
SEC 14

A SUBDIVISION OF 9.727 ACRES OF LAND SITUATED IN
THE ELIJAH ROARK SURVEY, ABSTRACT 77,
FORT BEND COUNTY, TEXAS.

50 LOTS 5 RESERVES (0.929 ACRE) 2 BLOCKS

NOVEMBER 13, 2013 JOB NO. 1680-0114P-304

OWNERS:

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP,
D/B/A/ FRIENDSWOOD DEVELOPMENT COMPANY
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

STATE OF TEXAS
COUNTY OF FORT BEND

WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A/ FRIENDSWOOD DEVELOPMENT COMPANY, ACTING BY AND THROUGH JOHN W. HAMMOND, VICE PRESIDENT BEING AN OFFICER OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. A TEXAS LIMITED PARTNERSHIP, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 9.727 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WINFIELD LAKES SEC 14, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION 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, 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 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 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 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, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A/ FRIENDSWOOD DEVELOPMENT COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS ________ DAY OF ______________ 2013.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP

D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

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

BY: ______________________
JOHN W. HAMMOND, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, 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 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 LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ________ DAY OF ______________ 2013.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 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) 1993 ADJUSTMENT (SEE NOTE 8).

____
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

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. 100872

STATE OF TEXAS
JEFFREY J. EBERSOLE
100872
LICENSED
PROFESSIONAL ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WINFIELD LAKES SEC 14 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 ______________ 2013.

BY: ______________________
MARK A. KILKENNY, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: ______________________
PATRICK WALSH, P.E., SECRETARY

I, RICHARD W. STOLLEIS, 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. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ________ DAY OF ______________ 2013.

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 ______________, 2013 AT ________ O'CLOCK ____.M. IN PLAT NUMBER ______________ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

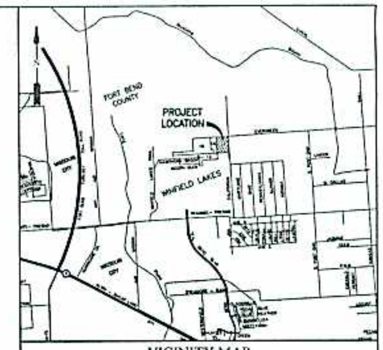
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

____
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: ______________________
DEPUTY

NOTES:

1. ALL BEARINGS ARE REFERENCED TO WINFIELD LAKES SEC 13 PLAT NO. 20100137, FORT BEND COUNTY PLAT RECORDS.
2. ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE.
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. [illegible]
20. [illegible]
21. [illegible]
22. [illegible]



VICINITY MAP
SCALE: 1"= 1/2 MILE
KEY MAP NO. 611U

WINFIELD LAKES
SEC 14

A SUBDIVISION OF 9.727 ACRES OF LAND SITUATED IN THE ELIJAH ROARK SURVEY, ABSTRACT 77, FORT BEND COUNTY, TEXAS.

50 LOTS 5 RESERVES (0.929 ACRE) 2 BLOCKS

NOVEMBER 13, 2013 JOB NO. 1680-0114P-304

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ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
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Phone 713.953.5200
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FRN - F-1386