

PLAT RECORDING SHEET

PLAT NAME: Cambridge Falls, Sec. 7

PLAT NO: _____

ACREAGE: 7.280

LEAGUE: Elijah Roark League

ABSTRACT NUMBER: 77

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 39

NUMBER OF RESERVES: 0

OWNERS: Fresno Lakes, Ltd. a Texas Limited Partnership

(DEPUTY CLERK)

LLC, FRESH LIVES, LTD., A TEXAS LIMITED PARTNERSHIP, ITS GENERAL PARTNER, ACTING BY AND THROUGH J. M. CORRIE, MANAGER, BEING AN OFFICER OF COMPASS LAND DEVELOPMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, HAS AGREED TO ASSIGN TO COMPASS LAND DEVELOPMENT, L.L.C., ALL OF ITS RIGHTS, TITLE AND INTEREST IN THE PATENT, INVENTION, AND FOREGOING AND OF CAMBRIDGE FALLS SIC 7, 20 VETERARY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL RULES, REGULATIONS, RESTRICTIONS AND COVENANTS OF SAID PATENT, INVENTION, AND FOREGOING AND TO ALL ORDINANCES AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND TO BE CONSIDERED AS THE WHOLE OF THE AGREEMENT AND ASSUMES THE OBLIGATION AND LIABILITY OF DEFENDING THE TITLE ON THE LAND SO BECAUGHT.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNDISTURBED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10') FOR TEN FEET (10') OF GROUND EASEMENT, AN ADDITIONAL FIVE FEET (5') FOR FOURTEEN FEET (14') OF BACK-TO-BACK GROUND EASEMENTS, FROM A LINE SIXTEEN FEET (16') ABOVE THE GROUND LEVEL, UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.S. AND A.L.) AS

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 BARRIERS, CREEKS, GULLIES, RAVINES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR THE PUBLIC TO PASS OVER THE SAME FOR THE PURPOSE OF ACCESS TO ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON THE SAME FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

IN TESTIMONY WHEREOF, FRESNO LAKES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY NINO R. CORBETT, MANAGER OF COMPASS LAND DEVELOPMENT, L.L.C., ITS GENERAL PARTNER, THIS _____ DAY OF _____, 2014.

FRESNO LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP

STATE OF TEXAS
COUNTY OF HARRIS

KEITH W. MONROE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797

REGINALD F. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 92874

BY: _____
MARK A. KELLENN, TITLE-CHAIR
OR M. SCOTT DARGA, VICE-CHAIR

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

1. ALL SETBACKS SHALL BE REFERENCED TO CAMBRIDGE FALLS SEE 2. PLAT NO. 20070047 F.B.C.P.R.
2. ALL LOTS SHALL HAVE A MINIMUM 5-FOOT SIDE BUILDING LINE ON BOTH SIDES.
3. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
4. THE MINIMUM SLAB ELEVATION SHALL BE 71.50 FT. M.S.L. IN NO CASE SHALL THE SLAB ELEVATION BE LESS THAN 10 FEET ABOVE ANY ADJACENT

8. THE EIGHTS, 15 (6'7") FROM 8006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282, 3284, 3286, 3288, 3290, 3292, 3294, 3296, 3298, 3300, 3302, 3304, 3306, 3308, 3310, 3312, 3314, 3316, 3318, 3320, 3322, 3324, 3326, 3328, 3330, 3332, 3334, 3336, 3338, 3340, 3342, 3344, 3346, 3348, 3350, 3352, 3354, 3356, 3358, 3360, 3362, 3364, 3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382, 3384, 3386, 3388, 3390, 3392, 3394, 3396, 3398, 3400, 3402, 3404, 3406, 3408, 3410, 3412, 3414, 3416, 3418, 3420, 3422, 3424, 3426, 3428, 3430, 3432, 3434, 3436, 3438, 3440, 3442, 3444, 3446, 3448, 3450, 3452, 3454, 3456, 3458, 3460, 3462, 3464, 3466, 3468, 3470, 3472, 3474, 3476, 3478, 3480, 3482, 3484, 3486, 3488, 3490, 3492, 3494, 3496, 3498, 3500, 3502, 3504, 3506, 3508, 3510, 3512, 3514, 3516, 3518, 3520, 3522, 3524, 3526, 3528, 3530, 3532, 3534, 3536, 3538, 3540, 3542, 3544, 3546, 3548, 3550, 3552, 3554, 3556, 3558, 3560, 3562, 3564, 3566, 3568, 3570, 3572, 3574, 3576, 3578, 3580, 3582, 3584, 3586, 3588, 3590, 3592, 3594, 3596, 3598, 3600, 3602, 3604, 3606, 3608, 3610, 3612, 3614, 3616, 3618, 3620, 3622, 3624, 3626, 3628, 3630, 3632, 3634, 3636, 3638, 3640, 3642, 3644, 3646, 3648, 3650, 3652, 3654, 3656, 3658, 3660, 3662, 3664, 3666, 3668, 3670, 3672, 3674, 3676, 3678, 3680, 3682, 3684, 3686, 3688, 3690, 3692, 3694, 3696, 3698, 3700, 3702, 3704, 3706, 3708, 3710, 3712, 3714, 3716, 3718, 3720, 3722, 3724, 3726, 3728, 3730, 3732, 3734, 3736, 3738, 3740, 3742, 3744, 3746, 3748, 3750, 3752, 3754, 3756, 3758, 3760, 3762, 3764, 3766, 3768, 3770, 3772, 3774, 3776, 3778, 3780, 3782, 3784, 3786, 3788, 3790, 3792, 3794, 3796, 3798, 3800, 3802, 3804, 3806, 3808, 3810, 3812, 3814, 3816, 3818, 3820, 3822, 3824, 3826, 3828, 3830, 3832, 3834, 3836, 3838, 3840, 3842, 3844, 3846, 3848, 3850, 3852, 3854, 3856, 3858, 3860, 3862, 3864, 3866, 3868, 3870, 3872, 3874, 3876, 3878, 3880, 3882, 3884, 3886, 3888, 3890, 3892, 3894, 3896, 3898, 3900, 3902, 3904, 3906, 3908, 3910, 3912, 3914, 3916, 3918, 3920, 3922, 3924, 3926, 3928, 3930, 3932, 3934, 3936, 3938, 3940, 3942, 3944, 3946, 3948, 3950, 3952, 3954, 3956, 3958, 3960, 3962, 3964, 3966, 3968, 3970, 3972, 3974, 3976, 3978, 3980, 3982, 3984, 3986, 3988, 3990, 3992, 3994, 3996, 3998, 4000, 4002, 4004, 4006, 4008, 4010, 4012, 4014, 4016, 4018, 4020, 4022, 4024, 4026, 4028, 4030, 4032, 4034, 4036, 4038, 4040, 4042, 4044, 4046, 4048, 4050, 4052, 4054, 4056, 4058, 4060, 4062, 4064, 4066, 4068, 4070, 4072, 4074, 4076, 4078, 4080, 4082, 4084, 4086, 4088, 4090, 4092, 4094, 4096, 4098, 4100, 4102, 4104, 4106, 4108, 4110, 4112, 4114, 4116, 4118, 4120, 4122, 4124, 4126, 4128, 4130, 4132, 4134, 4136, 4138, 4140, 4142, 4144, 4146, 4148, 4150, 4152, 4154, 4156, 4158, 4160, 4162, 4164, 4166, 4168, 4170, 4172, 4174, 4176, 4178, 4180, 4182, 4184, 4186, 4188, 4190, 4192, 4194, 4196, 4198, 4200, 4202, 4204, 4206, 4208, 4210, 4212, 4214, 4216, 4218, 4220, 4222, 4224, 4226, 4228, 4230, 4232, 4234, 4236, 4238, 4240, 4242, 4244, 4246, 4248, 4250, 4252, 4254, 4256, 4258, 4260, 4262, 4264, 4266, 4268, 4270, 4272, 4274, 4276, 4278, 4280, 4282, 4284, 4286, 4288, 4290, 4292, 4294, 4296, 4298, 4300, 4302, 4304, 4306, 4308, 4310, 4312, 4314, 4316, 4318, 4320, 4322, 4324, 4326, 4328, 4330, 4332, 4334, 4336, 4338, 4340, 4342, 4344, 4346, 4348, 4350, 4352, 4354, 4356, 4358, 4360, 4362, 436

13. 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. SUCH BUILDING SHALL BE A DETACHED SECONDARY DWELLING LOST OF MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT

16. THIS PLAT LIES WITHIN FORT BEND LEADING ORDINANCE ZONE NO. 3.
17. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS.
18. THE PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE FOR THE PURPOSE OF THE OPERATION OF THE DRAINAGE FACILITY FOR FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23.

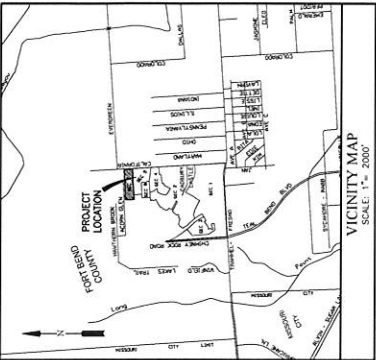
20. RECORDED BY CAMBRIDGE FALLS REC 3 IN FILE NO. 17-001076 OF THE PORT BEND COUNTY PLAT RECORDS, PORT BEND COUNTY, TEXAS.
21. SIGNAWAYS SHALL BE BUILT, OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS, OF ALL SHEETS DEDICATED "THE PUBLIC IN ACCORDANCE WITH ADA REQUIREMENTS."
22. ELEVATIONS USED FOR DEDICATING CONTOUR LINES ARE BASED UPON U.S.C & G.S. 1929 M.S.L. DATUM, 1978 AD.

[illegible]

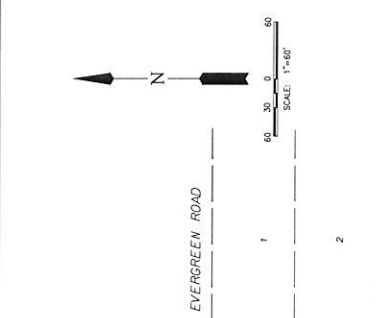
CAMBRIDGE FALLS
SEC 7
7.280 ACRES OF LAND SITUATED IN THE ELLUAH ROARK
ABSTRACT 77, FORT BEND COUNTY, TEXAS.

A TEXAS LIMITED PARTNERSHIP
 COMPASS LAND DEVELOPMENT, L.L.C.,
 ITS GENERAL PARTNER
 TEXAS LIMITED LIABILITY COMPANY,
 NINO R. CORBETT, MANAGER
 19203 FOXTRILE LANE, HOUSTON, TEXAS 77094
 (713) 298-1313, 642-6510

SHEET 1 OF 2



KEY MAP NO. 6111
SCALE: 1" = 2000'

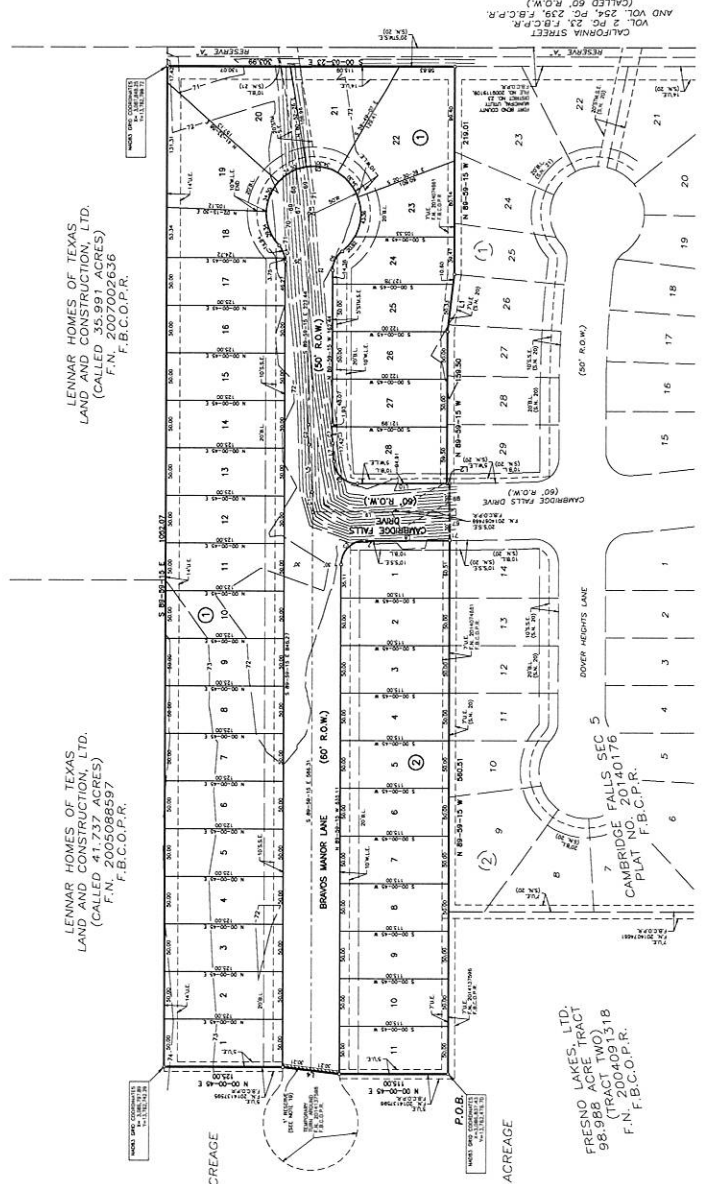


SCALE: 1" = 400'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 89°-22'-35" E	60.00	1	N 89°-22'-35" E	60.00
2	S 89°-13'-34" E	60.00	2	S 89°-13'-34" E	60.00
3	N 89°-22'-35" E	60.00	3	N 89°-22'-35" E	60.00
4	S 89°-13'-34" E	60.00	4	S 89°-13'-34" E	60.00
5	N 89°-22'-35" E	60.00	5	N 89°-22'-35" E	60.00
6	S 89°-13'-34" E	60.00	6	S 89°-13'-34" E	60.00
7	N 89°-22'-35" E	60.00	7	N 89°-22'-35" E	60.00
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30	S 89°-13'-34" E	60.00	30	S 89°-13'-34" E	60.00

MAGNOLIA PLACE
VOL. 2 F.C.P. 23
F.B.C.P. 30
F.B.C.P. 30



LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
(CALLED 35.991 ACRES)
F.N. 2007002636
F.B.C.O.P.R.

LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD.
(CALLED 41.737 ACRES)
F.N. 200508597
F.B.C.O.P.R.

FRESNO LAKES, LTD.
99.988 ACRES TRACT TWO
(TRACT TWO)
F.N. 2004091318
F.B.C.O.P.R.

- LEGEND
- BL. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L. INDICATES WATER LINE EASEMENT
 - S.N. INDICATES STORM SEWER EASEMENT
 - F.B.C.P. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.P. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.P. INDICATES FORT BEND COUNTY DEED RECORDS
 - S.N. INDICATES SITE NOTE
 - R.O.W. INDICATES RIGHT-OF-WAY

CAMBRIDGE FALLS

SEC 7

A SUBDIVISION OF 7.280 ACRES OF LAND SITUATED IN THE ELIJAH ROARK
LEAGUE, ABSTRACT 77, FORT BEND COUNTY, TEXAS

39 LOTS 0 RESERVES 2 BLOCKS
DECEMBER 19, 2014 JOB NO. 1922-0407P

OWNERS
FRESNO LAKES, LTD.
A TEXAS LIMITED PARTNERSHIP
BY: COMPASS LAND DEVELOPMENT, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
NINO R. CORBETT, MANAGER
19203 FORT BEND COUNTY ROAD 77094
F.N. 2011 047-0118

ENGINEER:
LJA Engineering, Inc.
2009 South Loop West
Suite 800
Houston, Texas 77027
Phone: 713.603.0000
Fax: 713.603.0002
T.B.P.L.S. Permit No. 10110001