

PLAT RECORDING SHEET

PLAT NAME: Lakeview Retreat, Sec 1

PLAT NO: _____

ACREAGE: 23.14

LEAGUE: Benjamin Orsburn Survey

ABSTRACT NUMBER: 390

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 49

NUMBER OF RESERVES: 3

OWNERS: D. R. Horton-Texas, Ltd.

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBC MUD No 190
LID	FBC LID No 12
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
FIRE	FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

A RESTRICTED RESERVE "A"

Restricted to Lake/Detention
Purposes Only
8.033 AC
349,916 Sq Ft

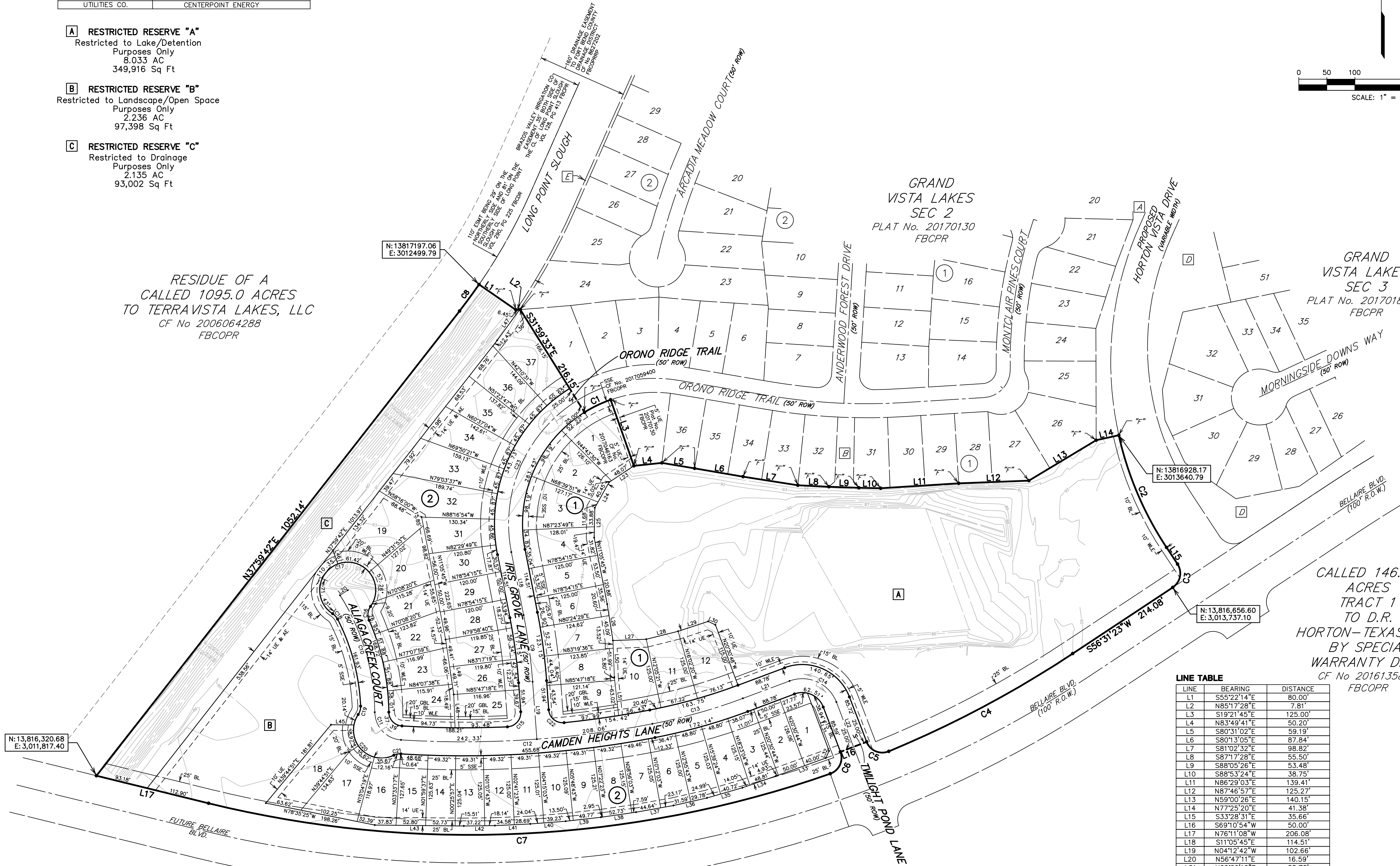
B RESTRICTED RESERVE "B"

Restricted to Landscape/Open Space
Purposes Only
2,236 AC
97,398 Sq Ft

C RESTRICTED RESERVE "C"

Restricted to Drainage
Purposes Only
2,135 AC
93,002 Sq Ft

RESIDUE OF A
CALLED 1095.0 ACRES
TO TERRAVISTA LAKES, LLC
CF No 2006064288
FBCOPR



N:13,816,320.68
E:3,011,817.40

LINE	BEARING	DISTANCE
L1	S55°22'14"E	80.00'
L2	N85°17'28"E	7.81'
L3	S19°21'45"E	125.00'
L4	N8°34'41"E	50.20'
L5	S80°31'02"E	59.19'
L6	S80°31'05"E	87.84'
L7	S81°02'32"E	98.82'
L8	S87°17'28"E	55.50'
L9	S88°05'26"E	53.48'
L10	S88°53'24"E	38.75'
L11	N86°29'03"E	139.41'
L12	N87°46'57"E	125.27'
L13	N59°00'28"E	140.15'
L14	N77°23'20"E	41.38'
L15	S33°28'31"E	55.86'
L16	S69°10'54"W	50.00'
L17	N76°11'08"W	206.08'
L18	S11°05'45"E	114.51'
L19	N04°12'42"W	102.66'
L20	N56°47'11"E	16.65'
L21	N69°29'16"E	88.78'
L22	S20°58'15"E	85.65'
L23	N56°40'26"E	53.09'
L24	N29°00'09"E	52.13'
L25	N01°16'40"E	53.35'
L26	N08°56'48"W	65.69'
L27	N87°52'44"E	59.55'
L28	S75°56'10"W	58.59'
L29	N71°43'28"E	56.35'
L30	S64°23'38"E	14.42'
L31	N20°30'44"W	109.94'
L32	N24°50'48"E	14.05'
L33	N70°12'20"E	94.93'
L34	S70°40'43"W	62.86'
L35	S73°57'06"W	65.71'
L36	S77°13'29"W	61.37'
L37	S79°54'16"W	67.81'
L38	S81°46'40"W	63.27'
L39	S83°39'04"W	63.27'
L40	S85°31'28"W	63.27'
L41	S87°23'51"W	63.27'
L42	S89°16'15"W	55.36'
L43	S89°23'28"E	158.87'
L44	N55°53'01"E	20.00'
L45	N89°35'21"W	41.13'
L46	N19°14'41"W	25.85'
L47	N36°12'14"E	67.82'
L48	N02°12'08"W	59.52'
L49	N08°25'41"W	99.12'
L50	N02°09'02"W	65.51'
L51	N06°23'13"W	68.82'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	235.00'	12°37'48"	51.80'	N64°19'21"E	51.70'	26.01'
C2	800.00'	20°53'51"	218.84'	S23°01'35"E	217.63'	110.65'
C3	30.00'	89°59'54"	47.12'	S11°31'28"W	42.43'	30.00'
C4	1950.00'	10°56'02"	372.12'	S61°59'24"W	371.56'	186.63'
C5	30.00'	91°34'20"	47.95'	N66°45'25"W	43.00'	30.83'
C6	30.00'	91°42'39"	48.02'	S24°53'04"W	43.06'	30.91'
C7	1950.00'	33°04'28"	1125.66'	S87°16'38"W	1110.09'	579.00'
C8	1000.00'	03°21'56"	58.74'	N36°18'44"E	58.73'	29.38'
C9	1000.00'	06°53'03"	120.15'	N07°39'13"W	120.08'	60.15'
C10	400.00'	31°36'19"	220.65'	N16°33'05"W	217.86'	113.21'
C11	50.00'	85°41'05"	74.77'	S43°35'28"E	68.00'	46.37'
C12	1785.00'	14°27'24"	450.39'	S86°20'18"W	449.19'	226.40'
C13	1000.00'	09°37'21"	167.94'	S74°17'56"W	167.75'	84.17'
C14	65.00'	89°32'29"	101.58'	N65°44'30"W	91.58'	64.48'
C15	25.00'	91°39'05"	39.99'	S41°38'51"W	35.86'	25.73'
C16	25.00'	59°11'05"	25.82'	N06°05'55"E	24.69'	14.20'
C17	50.00'	27°25'49"	238.23'	N79°11'34"E	68.84'	47.45'
C18	25.00'	30°05'50"	13.13'	S42°15'26"E	12.98'	6.72'
C19	25.00'	36°05'33"	15.75'	N15°34'46"E	15.49'	8.15'
C20	50.00'	149°23'42"	130.40'	S41°05'18"E	96.46'	182.95'
C21	25.00'	29°20'13"	12.80'	N78°51'57"E	12.66'	6.54'
C22	25.00'	91°39'05"	39.99'	S50°02'14"E	35.86'	25.73'
C23	260.00'	69°06'12"	313.58'	N23°27'21"E	294.92'	179.04'

PORTION OF A CALLED 221.291 ACRES
TRACT 1
TO WESTPARK 220 INVESTMENTS, LLC
BY SPECIAL WARRANTY DEED
CF No 2016135862
FBCOPR

General Notes

- BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
Esm "Easement"
FC "Film Code"
FBCCF "Fort Bend County Clerk's File"
FBCPR "Fort Bend County Plat Records"
FBCDR "Fort Bend County Dead Records"
FBCPRRP "Fort Bend County Public Records of Real Property"
FBCOPR "Fort Bend County Official Public Records"
GBL "Garage Building Line" (See Note 20)
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
WLE "Waterline Easement"
..... "Set 3/4-inch Iron With Cap Stamped "Jones|Carter Property Corner" as Per Certification"
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions 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.
- There are no pipeline easements within the platted area.
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- The easement recorded in Clerk's File No. 2017020006 and referenced on the City Planning Letter dated March 1, 2018 is a Short Form Blanket Easement for Certain Utilities with no legal description or exhibit showing a route. The tract to be platted shown hereon is affected by this blanket easement.
- Lakeview Retreat Sec 1 lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
- The top of all floor slabs shall be a minimum of 95.00 feet (NAVD 88). Regardless of the minimum slab elevation shown, 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.
- 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 factor: 0.9998814799.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- All property to drain into the drainage easements only through an approved drainage structure.
- All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
- According to the Flood Insurance Rate Map (FIRM) No. 48157C0130L for Fort Bend County, Texas effective April 2, 2014 this section is located in Unshaded Zone "X" and Shaded Zone "X". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance flood; Shaded Zone "X" is defined as areas of 0.2% annual chance flood.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- All elevations are based on 2005 Fort Bend County LIDAR Benchmark No. 25, being a PK Nail in asphalt located 2.5' West of the first median nose West of F.M. 359 on Highway 90-A, and having a published elevation of 84.09' NAVD88. Elevations were derived from GPS/RTK observations and utility centerlines.
- Notwithstanding the other provisions of 42-156, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street.
- Reserves "A" and "B" shall be owned and maintained by Fort Bend County Municipal Utility District No. 190, Long Point Slough, which is within Reserve "C" will be maintained by the Fort Bend County Drainage District and Fort Bend County Levee Improvement District No 12.
- All lots shall have adequate wastewater collection service.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- Single family residential shall mean the use of a lot with one building 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 free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 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.
- 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.
- The Houston Planning Commission granted a special exception to allow an intersection spacing of approximately 2,620' along Long Point Slough between Westpark Tollway and Belleaire Boulevard subject to specific conditions on 01/09/2017. The special exception approval was contingent on the proposed land use. Any changes of land would make the special exception approval invalid and may require a replat.

LAKEVIEW RETREAT SEC 1

A SUBDIVISION OF 23.14 ACRES OF LAND

OUT OF THE

BENJAMIN ORSBURN SURVEY A-390

FORT BEND COUNTY, TEXAS

49 LOTS

3 RESERVES

2 BLOCKS

MARCH 2018

OWNER:

D. R. HORTON-Texas, Ltd.,
a Texas Limited Partnership,
14100 SOUTHWEST FREEWAY, STE 500
SUGAR LAND, TEXAS 77478
281-269-6832

PLANNER:

KERRY R. GILBERT
& ASSOCIATES
Land Planning Consultants -
23501 Cinco Ranch Blvd., Suite A-250
Houston, Texas 77058
Tel: 281-976-0360

ENGINEER/SURVEYOR:

JONES | CARTER
Texas Board of Professional Engineers Registration No. 1-1330
Texas Board of Professional Land Surveyors Registration No. 22063-00
1330 West Loop South, Suite 1000
HOUSTON, TEXAS 77027
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas limited partnership, by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent acting by and through Chris Lindhorst, its Division President, owner hereinafter referred to as Owners of the 23.14 acre tract described in the above and foregoing map of LAKEVIEW RETREAT SEC 1, do hereby make and establish said subdivision and development plan 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 (except those streets designated as private streets, or permanent access easements), 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 the 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 (or the placement of mobile home subdivision) 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, 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 and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We 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 time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We 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, D.R. Horton – Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent has caused these presents to be signed by Chris Lindhorst, its Division President, thereunto authorized, this _____ day of _____, 2018.

D.R. Horton – Texas, Ltd.,
a Texas limited partnership
By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: _____
Chris Lindhorst
Division President

I, Janet M. Baccus, 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.

Janet M. Baccus, P.E.
Professional Engineer No. 90073

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

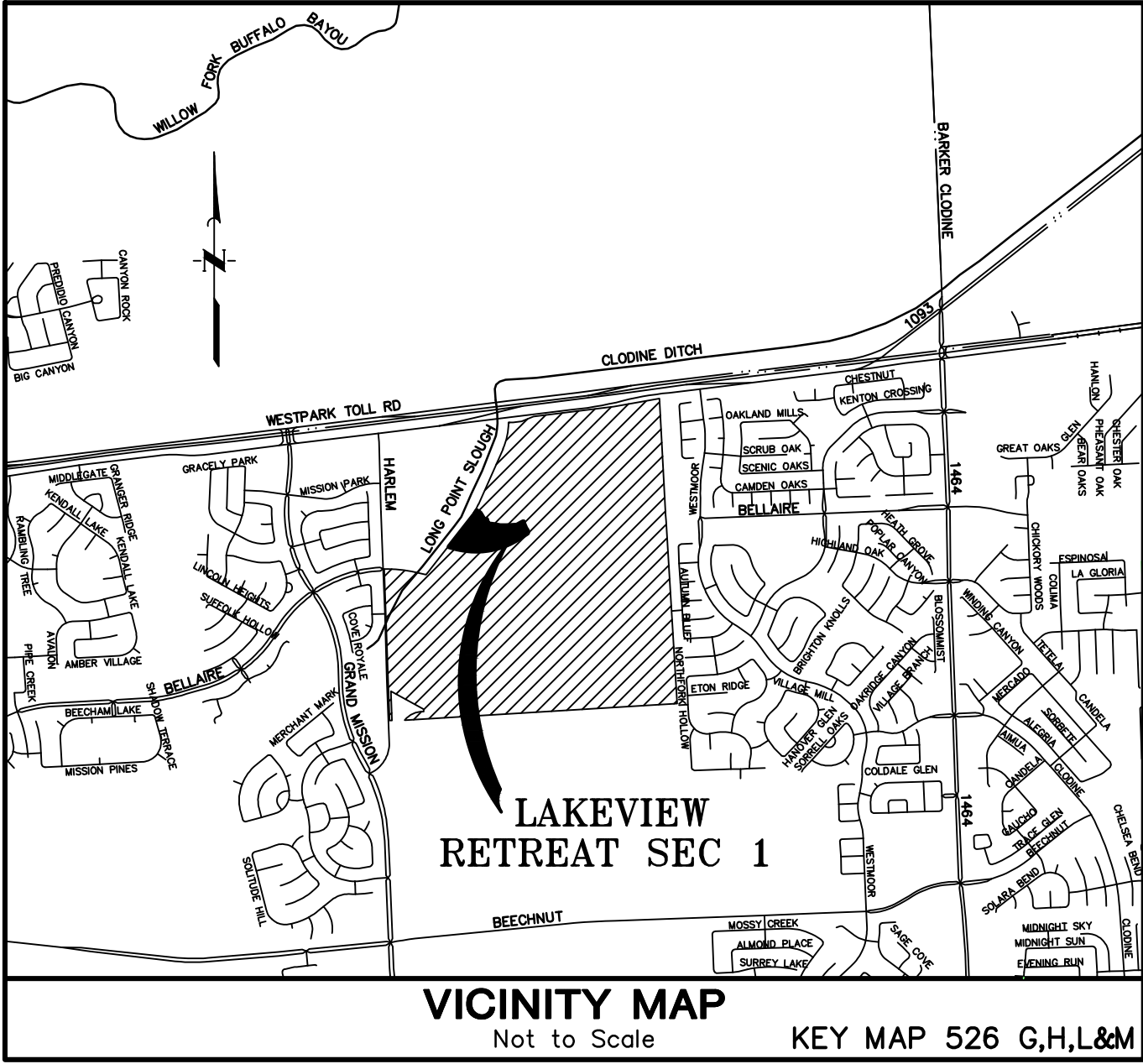
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAKEVIEW RETREAT SEC 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 2018.

By: Martha L. Stein or M. Sonny Garza
Title Chair Vice Chairman

By: Patrick Walsh, P.E.
Secretary

I, Jeremy Alvin Chandler, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes of rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Jeremy Alvin Chandler
Registered Professional Land Surveyor
Texas Registration No. 5755



I, Richard W. Stolleis, 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.

Richard W. Stolleis, P.E.
Fort Bend County Engineer
Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2018.

Vincent M. Morales, Jr.,
Commissioner, Precinct 1
Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
County Judge

Andy Meyers
Commissioner, Precinct 3
James Patterson
Commissioner, Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, 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 _____ o'clock ____ in Plat Number(s) _____ of the Plat Records of said County.

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

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

LAKEVIEW RETREAT SEC 1

A SUBDIVISION OF 23.14 ACRES OF LAND

OUT OF THE

BENJAMIN ORSBURN SURVEY A-390

FORT BEND COUNTY, TEXAS

49 LOTS 3 RESERVES 2 BLOCKS

MARCH 2018

PLANNER:

KERRY R. GILBERT
& ASSOCIATES

Land Planning Consultants -
23601 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77454
Tel: 281-576-0340

ENGINEER/SURVEYOR:

JONES | CARTER

Texas Board of Professional Engineers Registration No. 1-1033
Texas Board of Professional Land Surveying Registration No. 22663-07
1330 West Loop South, Suite 100, Houston, TX 77027-7133

SHEET 2 OF 2

OWNER:

D. R. HORTON–Texas, Ltd.,
a Texas Limited Partnership
14100 SOUTHWEST FREEWAY, STE 500
SUGAR LAND, TEXAS 77478
281–269–6832