

# PLAT RECORDING SHEET

**PLAT NAME:** Lakeview Retreat, Sec. 2

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 39.18

**LEAGUE:** Benjamin Orsburn Survey

**ABSTRACT NUMBER:** 390

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 139

**NUMBER OF RESERVES:** 8

**OWNERS:** D. R. Horton-Texas, Ltd. a Texas Limited Partnership

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\_\_\_\_\_  
(DEPUTY CLERK)

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, its Authorized Agent acting by and through Chris Lindhorst, its Division President, owner hereinafter referred to as Owners of the 39.18 acre tract described in the above and foregoing map of LAKEVIEW RETREAT SEC 2, 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 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, its Authorized Agent has caused these presents to be signed by Chris Lindhorst, its Division President, thereunto authorized, this 19 day of APRIL, 2018.

D.R. Horton - Texas, Ltd.,  
a Texas limited partnership

By: D.R. Horton Inc., a Delaware Corporation, its Authorized Agent.

By: Chris Lindhorst  
Chris Lindhorst,  
Division President

STATE OF TEXAS §  
COUNTY OF FORT BEND §

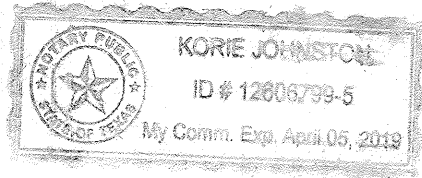
BEFORE ME, the undersigned authority, on this day personally appeared Chris Lindhorst, Division President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of APRIL, 2018.

Korie Johnston  
Notary Public in and for the State of Texas

KORIE JOHNSTON  
Print Name

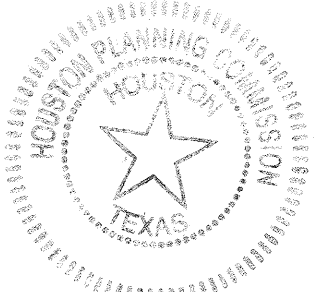
My commission expires: 4/05/2019



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAKEVIEW RETREAT 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 2nd day of May, 2018.

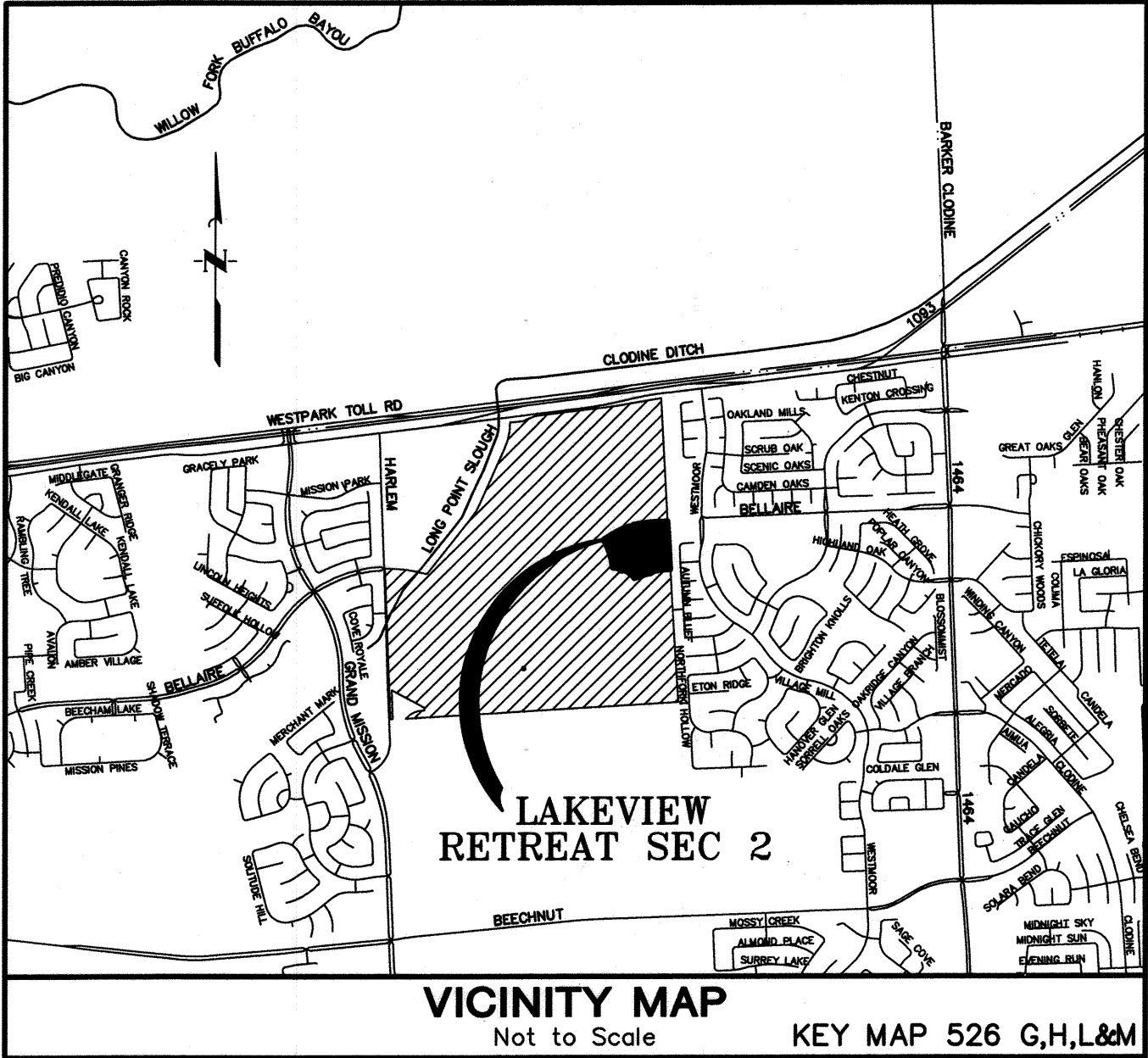
By: Martha L. Stein  
Martha L. Stein or M. Sonny Garza  
Title Chair Vice Chairman

By: Patrick Walsh  
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  
Jeremy Alvin Chandler  
Registered Professional Land Surveyor  
Texas Registration No. 5755



I, Richard W. Stalleis, 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. Stalleis, P.E. Date  
Fort Bend County Engineer

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

W.A. "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 \_\_\_\_\_, 2018 at \_\_\_\_\_ 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 2

A SUBDIVISION OF 39.18 ACRES OF LAND  
OUT OF THE  
BENJAMIN ORSBURN SURVEY, A-390  
FORT BEND COUNTY, TEXAS

139 LOTS

8 RESERVES  
MARCH 2018

3 BLOCKS

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

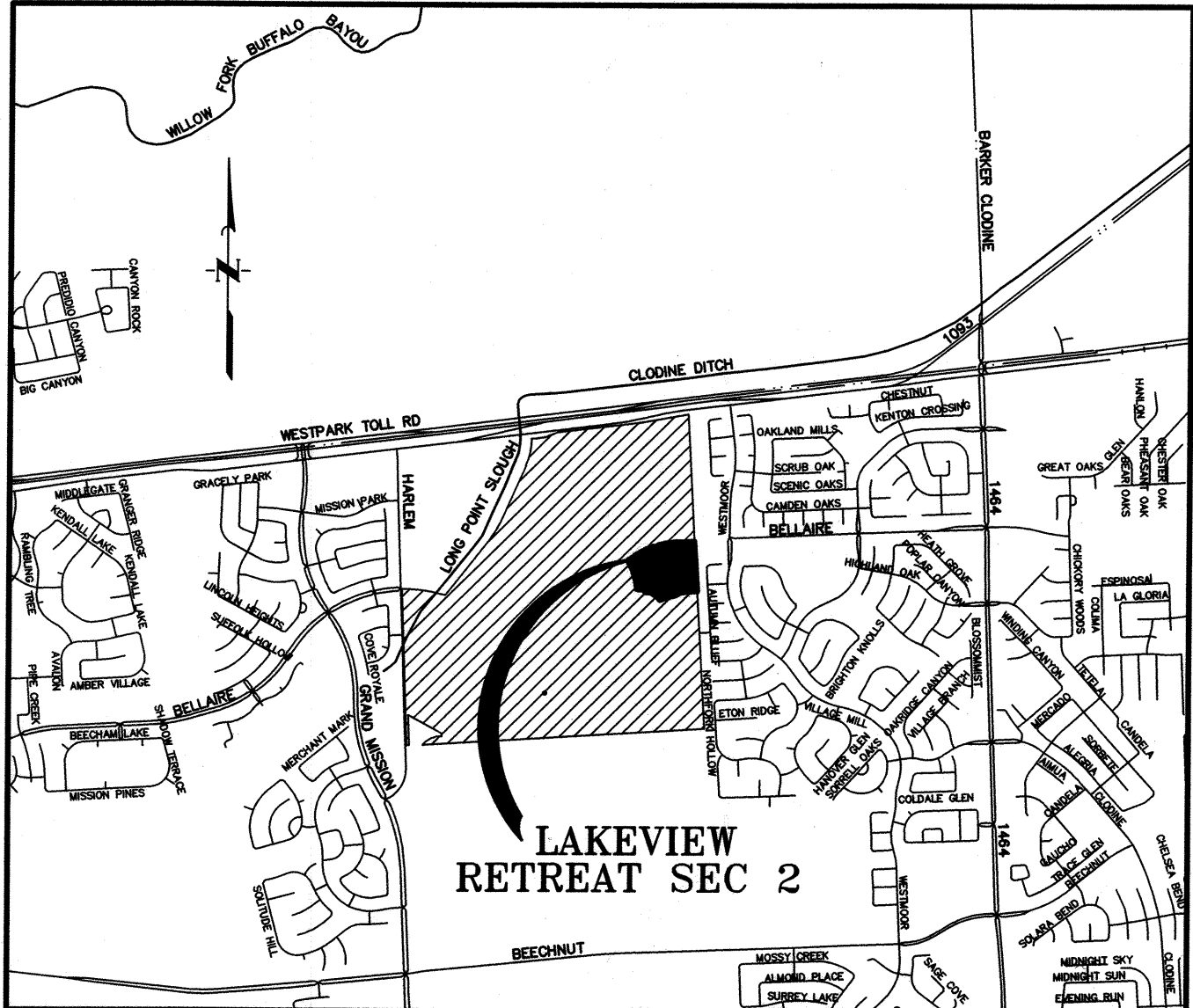
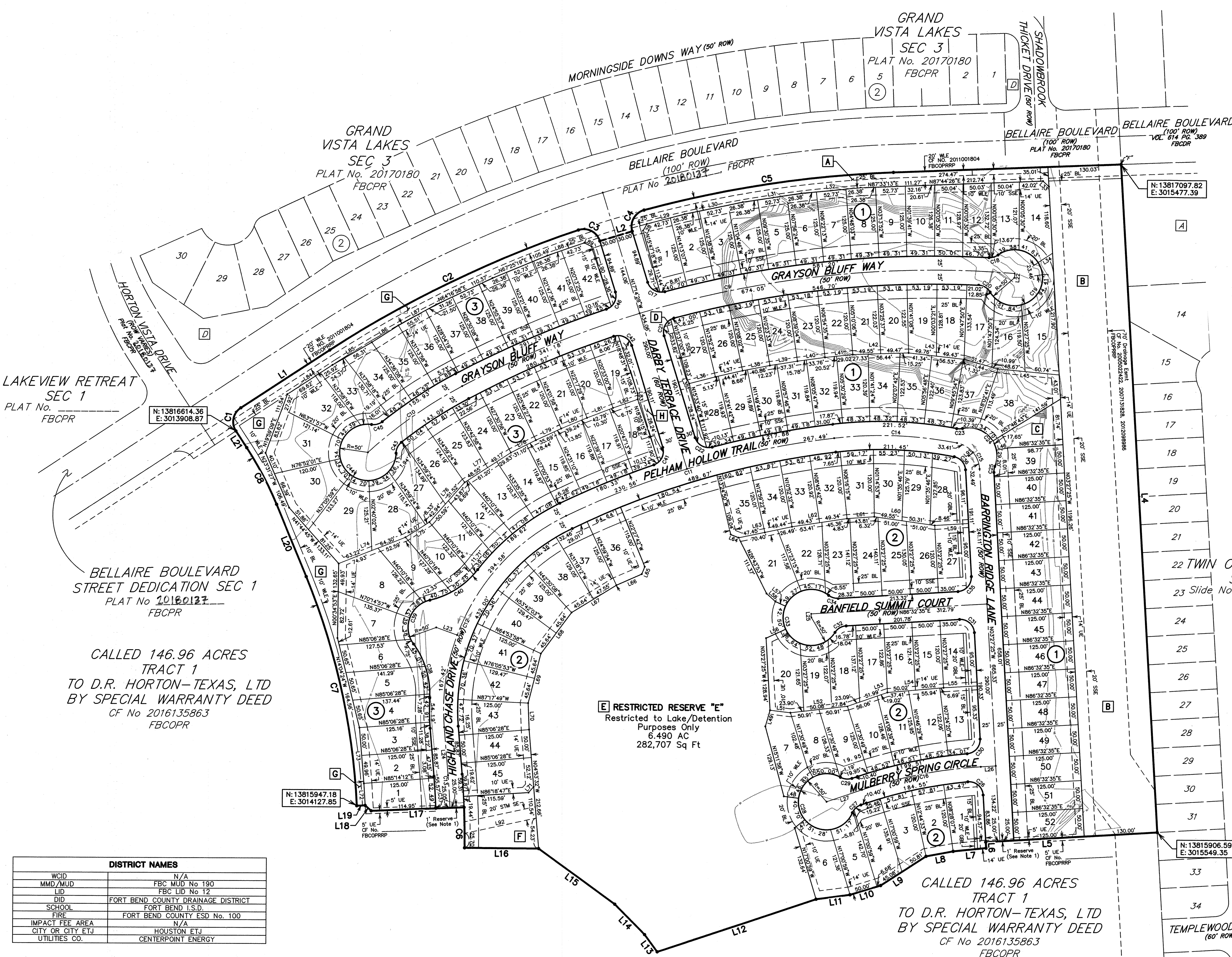
PLANNER:  
BCE KERRY R. GILBERT  
& ASSOCIATES  
- Land Planning Consultants -  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77450  
Tel: 281-479-0240

ENGINEER/SURVEYOR:  
JCD JONES CARTER  
Texas Board of Professional Engineers Registration No. F-438  
Texas Board of Professional Land Surveyors Registration No. 15860-00  
6330 West Loop South, Suite 100 - Houston, TX 77057-7337  
Tel: 281-479-0240

SHEET 2 OF 2



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
L1	N56°31'23"E	188.59'	L31	N81°16'31"E	105.49'	L61	N86°14'26"E	48.64'	C1	30.00'	90°00'00"	47.12'	N11°31'23"E	42.43'	30.00'	C24	50.00'	124°37'22"	108.75'	N40°49'01"W	88.55'	95.28'
L2	N72°45'32"E	60.00'	L32	N84°24'52"E	105.49'	L62	N81°14'55"E	98.77'	C2	1950.00'	14°26'43"	491.63'	N63°44'44"E	490.32'	247.12'	C25	25.00'	24°57'05"	10.89'	N09°01'08"E	10.80'	5.53'
L3	N87°44'26"E	404.50'	L33	N47°51'29"W	14.29'	L63	N78°03'22"E	96.89'	C3	30.00'	91°47'27"	48.06'	S63°08'11"E	43.08'	30.95'	C26	25.00'	91°47'27"	40.05'	N49°21'21"W	35.91'	25.80'
L4	S03°27'25"E	119.55'	L34	N56°48'53"E	30.61'	L64	N67°49'43"W	15.36'	C4	30.00'	91°47'27"	48.06'	N28°59'10"E	43.08'	30.95'	C27	25.00'	48°11'23"	21.03'	N47°00'22"E	20.41'	11.18'
L5	S86°32'35"W	305.00'	L35	N24°33'45"W	10.15'	L65	N21°54'15"E	14.30'	C5	1950.00'	13°11'26"	448.93'	N81°08'42"E	447.94'	225.46'	C28	50.00'	276°22'46"	241.19'	S18°35'56"E	66.67'	44.72'
L6	S03°27'25"E	10.71'	L36	N75°15'15"E	47.96'	L66	N66°16'12"E	49.10'	C6	1420.00'	02°53'47"	71.78'	N01°03'03"W	71.78'	35.90'	C29	25.00'	48°11'23"	21.03'	S84°48'15"E	20.41'	11.18'
L7	S84°02'14"W	58.75'	L37	N76°59'44"E	49.54'	L67	N58°09'44"E	93.19'	C7	1230.00'	19°35'33"	420.61'	N12°45'20"W	418.56'	212.38'	C30	25.00'	88°24'49"	38.58'	N40°45'00"E	34.86'	24.32'
L8	S79°23'40"W	48.85'	L38	N78°44'13"E	49.54'	L68	N36°17'57"E	91.28'	C8	600.00'	10°55'30"	114.41'	N28°00'52"W	114.23'	57.38'	C31	25.00'	90°00'00"	39.27'	N48°27'25"W	35.36'	25.00'
L9	S56°53'01"W	95.89'	L39	N80°28'42"E	49.54'	L69	N13°54'01"E	91.28'	C9	1775.00'	32°46'15"	1015.23'	N78°07'53"E	1001.45'	521.92'	C32	25.00'	276°22'46"	23.75'	N59°19'46"E	22.87'	12.86'
L10	S72°59'01"W	56.68'	L40	N82°31'11"E	49.54'	L70	N02°23'50"W	47.36'	C10	800.00'	14°42'52"	205.45'	S54°23'19"W	204.89'	103.29'	C33	50.00'	276°22'46"	18.01'	N10°02'50"W	67.11'	45.26'
L11	S82°26'45"W	60.83'	L41	N83°57'40"E	49.54'	L71	N40°42'37"E	13.99'	C11	1485.00'	19°12'59"	498.05'	N73°28'17"E	495.72'	251.39'	C34	25.00'	41°16'15"	18.01'	S72°49'17"E	17.62'	9.42'
L12	S71°18'45"W	297.28'	L42	N88°02'55"E	99.02'	L72	N03°37'39"W	39.20'	C12	385.00'	68°45'20"	462.00'	N29°29'08"E	434.78'	263.40'	C35	25.00'	90°00'00"	39.27'	S41°32'35"W	35.36'	25.00'
L13	N36°33'44"W	37.90'	L43	N83°30'03"W	99.19'	L73	N04°53'32"W	99.96'	C13	1395.00'	2°23'36"	58.27'	N03°41'45"W	58.27'	29.14'	C36	25.00'	75°30'54"	32.95'	N41°12'51"W	30.62'	19.36'
L14	N44°30'36"W	75.99'	L44	N74°27'20"W	62.46'	L74	N67°53'14"E	127.52'	C14	700.00'	17°56'55"	219.28'	S87°56'46"E	218.30'	110.55'	C37	25.00'	34°47'41"	1.66'	S00°40'15"E	1.66'	0.83'
L15	N54°10'55"W	167.65'	L45	N84°31'01"W	109.41'	L75	N57°04'43"E	50.40'	C15	50.00'	75°30'54"	65.90'	S41°12'51"E	61.23'	38.73'	C38	150.00'	39°14'02"	102.71'	N15°56'10"W	100.72'	53.46'
L16	N89°36'10"W	131.61'	L46	N78°02'09"E	20.00'	L76	N41°03'54"E	94.46'	C16	800.00'	15°26'32"	215.61'	S78°49'20"W	214.96'	108.46'	C39	50.00'	113°09'09"	98.74'	S26°58'57"W	100.72'	53.46'
L17	S87°30'03"W	165.00'	L47	N50°19'01"E	23.09'	L77	N56°43'46"E	97.72'	C17	25.00'	88°16'23"	38.52'	S61°22'39"E	34.82'	24.26'	C40	150.00'	39°14'02"	102.71'	S65°43'56"E	34.72'	24.12'
L18	N48°03'45"W	14.28'	L48	N83°02'55"W	26.45'	L78	N63°21'19"E	49.54'	C18	25.00'	39°00'05"	17.02'	N73°29'09"E	16.69'	8.85'	C41	25.00'	87°56'48"	38.37'	S67°09'16"E	35.92'	25.81'
L19	S87°02'27"W	14.84'	L49	N15°42'38"E	30.04'	L79	N65°05'48"E	49.54'	C19	50.00'	275°08'50"	240.11'	N11°33'31"E	67.46'	13.47'	C42	25.00'	90°17'28"	21.94'	S40°57'55"E	66.71'	44.77'
L20	N23°33'07"W	139.39'	L50	N29°21'38"W	20.00'	L80	N66°50'17"E	49.54'	C20	25.00'	56°38'49"	24.72'	S59°11'28"W	23.72'	13.47'	C43	25.00'	276°19'00"	24.13'	N74°03'17"E	19.65'	10.68'
L21	N33°28'37"W	35.30'	L51	N83°40'34"W	36.67'	L81	N68°34'46"E	49.54'	C21	25.00'	91°49'38"	40.07'	S28°40'21"W	35.92'	24.12'	C44	50.00'	46°16'36"	20.19'	N26°53'44"E	34.82'	24.26'
L22	N04°31'00"E	7.65'	L52	N83°19'45"E	101.82'	L82	N70°19'15"E	46.34'	C22	25.00'	87°56'48"	38.37'	S61°12'52"E	34.72'	24.12'	C45	25.00'	88°16'23"	38.52'			
L23	N69°38'36"W	39.38'	L53	N70°37'50"E	75.08'	L83	N50°09'44"E	10.54'														
L24	N04°53'32"W	85.87'	L54	N84°54'14"E	100.04'	L84	N56°31'23"E	95.54'														
L25	S03°27'25"E	6.37'	L55	N86°32'35"E	60.00'	L85	N59°31'45"E	80.68'														
L26	S86°32'35"W	26.47'	L56	N64°54'22"E	38.45'	L86	N57°04'57"E	55.86'														
L27	N71°08'04"E	66.31'	L57	N66°33'15"W	20.00'	L87	N60°25'51"E	77.01'														
L28	N29°36'15"E	14.04'	L58	N49°26'25"W	21.05'	L88	N70°33'41"E	69.11'														
L29	N74°59'48"E	69.11'	L59	N86°32'35"E	60.00'	L89	N64°02'47"W	14.04'														
L30	N78°08'09"E	105.49'	L60	N82°05'11"W	108.32'	L90	N18°39'14"W	112.94'														
						L91	N49°18'54"E	9.81'														
						L92	N77°43'49"E	130.00'														



- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicant, his heirs, assigns or successors.
  - BL ..... "Building Line"
  - OE ..... "Owner's Easement"
  - DE ..... "Drainage Easement"
  - Esm ..... "Easement"
  - FC ..... "Found 3/4-Inch Iron Rod With Sap Stamped 'Jones/Carter Property Corner' as Per Certification"
  - FCB ..... "Fort Bend County Clerk's File"
  - FCBPR ..... "Fort Bend County Plat Records"
  - FCBDR ..... "Fort Bend County Deed Records"
  - FCBOPR ..... "Fort Bend County Official Public Records"
  - GBL ..... "Garage Building Line" (See Note 19)
  - 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 cut-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 cut-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.A.A. Ordinance.
  - Lakeview Retreat Sec 2 lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
  - The top of all floor slabs shall be a minimum of 94.50 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: 0.9999814799.
  - 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". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
  - 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 lines are permitted, they too 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 utilized GEOID03.
  - 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 "B" and "E" shall be owned and maintained by Fort Bend County Municipal Utility District No. 190. Reserves "A", "C", "D", "F", "G", and "H" shall be owned and maintained by the Home Owners Association.
  - 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.
  - The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.
  - All off-site Utility Easements shall be dedicated by separate instrument prior to recordation.
  - The easement recorded in Clerk's File No. 2017020006 and referenced on the City Planning Letter dated April 6, 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.
  - A minimum distance of 10' shall be maintained between residential dwellings.

# LAKEVIEW RETREAT SEC 2

A SUBDIVISION OF 39.18 ACRES OF LAND  
OUT OF THE  
BENJAMIN ORSBURN SURVEY, A-390  
FORT BEND COUNTY, TEXAS

139 LOTS      8 RESERVES      3 BLOCKS  
MARCH 2018

OWNER:  
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a Texas Limited Partnership  
14100 SOUTHWEST FREEWAY, STE 500  
SUGAR LAND, TEXAS 77478  
281-269-6832

PLANNER:  
BCE KERRY R. OLBERT  
& ASSOCIATES  
Land Planning Consultants  
23501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77454  
Tel: 281-679-0560

ENGINEER/SURVEYOR:  
JONES CARTER  
Texas Board of Professional Engineers Registration No. F-439  
The State Board of Professional Land Surveyors Registration No. 20060-00  
6300 West Loop South, Suite 150 - Houston, TX 77057-7733