

PLAT RECORDING SHEET

PLAT NAME: Camellia, Sec. 3

PLAT NO: _____

ACREAGE: 21.892

LEAGUE: A. M. Clopper Survey

ABSTRACT NUMBER: 152

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 119

NUMBER OF RESERVES: 5

OWNERS: Victorian Gardens, Ltd.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Victorian Gardens, Ltd., acting by and through Blake Roberts, President, and Louis Trapalino, Director of Development of its general partner Camcorp Interests Management, Inc., a Texas corporation, owner hereinafter referred to as Owners (whether one or more) of the 21.892 acre tract described in the above and foregoing plat of Camella Sec 3, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, 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 to 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, 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, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 plat 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, planting 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 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 that this site has complied with or has exceeded all lighting regulations as defined within this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Victorian Gardens, Ltd., has caused these presents to be signed by Blake Roberts, President, and Louis Trapalino, Director of Development, of Camcorp Interests Management, Inc., a Texas corporation, general partner of Victorian Gardens, Ltd., hereunto authorized, attested, this 31st day of May, 2018.

By: Victorian Gardens, Ltd., a Texas limited liability company
By: Camcorp Interests Management, Inc., a Texas corporation

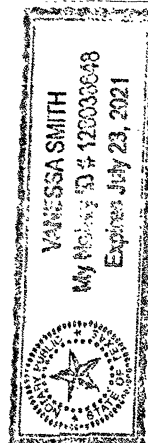
Blake Roberts L Trapalino
Blake Roberts, President Louis Trapalino, Director of Development

STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned authority, on this day personally appeared Blake Roberts, President and Louis Trapalino, Director of Development, of Camcorp Interests Management, Inc., known to me to be the persons whose names are 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 the 31st day of May, 2018.

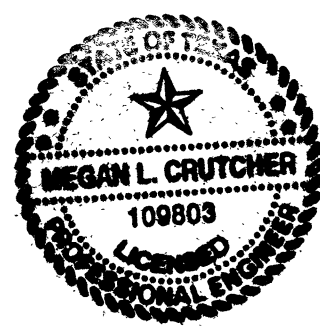
Vanessa Smith
Notary Public in and for the
State of Texas
7-23-2021
My Commission Expires:



I, Kevin M. Reidy, 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 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 or 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.



Kevin M Reidy 5/25/18
Kevin M. Reidy
Registered Professional Land Surveyor
Texas Registration No. 6450



Megan L Crutcher 5/25/18
Megan L. Crutcher
Texas Registration No. 109803
Odyssey Engineering Group
2500 Tangilwilde, Suite 240
Houston, Texas 77063
Texas Firm Registration No. F-17637

I, Megan L. Crutcher, registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Fort Bend County, Texas, to the best of my knowledge.

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CAMELLIA SEC 3 in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this the 26th day of June, 2018.

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

By: Patrick Walsh P.E.
Secretary

GENERAL NOTES

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following scale factor 0.999878447.
- All of the property located in this plat is within Fort Bend County, the City of Houston's Extraterritorial Jurisdiction, Fort Bend Independent School District, Fort Bend County MUD No. 206, and West Keegans Bayou Improvement District.
- According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Fort Bend County, Texas, Map no. 48157C0145L, revised/dated April 2, 2014, the subject tract appears to lie within Unshaded Zone "X". This determination was done by graphic plotting and is approximate only, and has not been field verified. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Windrose Land Services.
- All pipeline easements listed within the City Planning Letter within the limits of this subdivision have been shown.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County Drainage Criteria Manual.
- All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
- Primary Benchmark is the Fort Bend County Marker No. 396, being a bronze disk in concrete, located on the Northeast corner of Camella Gardens Drive and Iver Ironwood Trail. (NAD83) Elevation = 93.89.
- The top of all floor slab elevations shall be a minimum of 34.50' 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. Any future development should verify that the minimum slab elevation is at least 12 inches above the maximum anticipated ponding or sheet flow elevation for the site.
- All property to drain into a drainage easement only through an approved drainage structure.
- This plat lies wholly within Fort Bend County Lighting Zone LZ3.
- Sidewalks shall be built or caused to be built not less than 5 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.
- Subject to Section 7 (Greenspace Regulations) of the Fort Bend County Regulations of Subdivisions.
- Unless otherwise indicated, the building lines (B.L.), 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.
- 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.
- Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of property within the subdivision.
- An easement and R.O.W. for public street purposes (for proposed Bissonnet Street extension) recorded in Vol. 603, Pg. 457, F.B.C.D.R. (superceded by plat of Bissonnet Street Dedication Sec 1, as recorded under File No. 20160360, F.B.C.P.R. - shown hereon)
- 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 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.
- Pipeline easements, if any, within the platted area shown hereon.
- The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.
- 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
- A minimum distance of 10 (ten) feet shall be maintained between residential dwellings.

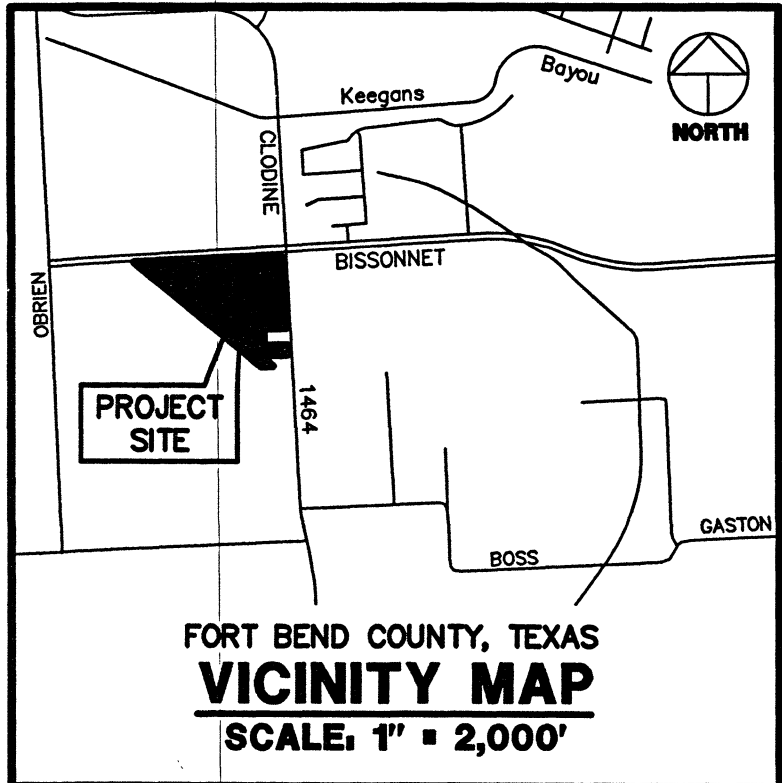
LOT AREA CALCULATIONS

LOT	AREA	LOT	AREA
1	4,011 S.F.	57	3,801 S.F.
2	4,027 S.F.	58	3,787 S.F.
3	4,036 S.F.	59	4,581 S.F.
4	4,044 S.F.	64	3,704 S.F.
5	4,048 S.F.	65	4,712 S.F.
6	4,038 S.F.	66	3,587 S.F.
7	4,027 S.F.	67	4,312 S.F.
8	3,795 S.F.	68	4,668 S.F.
9	3,074 S.F.	70	3,743 S.F.
10	3,620 SF.	71	2,969 S.F.
11	3,474 SF.	72	2,907 S.F.
12	2,894 S.F.	73	3,664 S.F.
13	3,642 S.F.	74	3,800 S.F.
14	3,800 S.F.	75	3,800 S.F.
15	3,800 S.F.	76	3,800 S.F.
16	3,800 S.F.	77	4,616 S.F.
17	3,800 S.F.	78	4,616 S.F.
18	3,800 S.F.	79	3,800 S.F.
19	3,800 S.F.	80	3,800 S.F.
20	4,637 S.F.	81	3,800 S.F.
21	4,640 S.F.	82	3,800 S.F.
22	3,800 S.F.	83	3,800 S.F.
23	3,800 S.F.	84	3,800 S.F.
24	3,800 S.F.	85	3,800 S.F.
25	3,800 S.F.	86	3,800 S.F.
26	3,800 S.F.	87	3,800 S.F.
27	3,800 S.F.	88	3,640 S.F.
28	3,800 S.F.	90	4,037 S.F.
29	3,800 S.F.	91	3,353 S.F.
30	3,800 S.F.	92	2,899 S.F.
31	3,800 S.F.	93	3,652 S.F.
32	3,800 S.F.	94	3,800 S.F.
33	3,800 S.F.	95	4,637 S.F.
34	3,659 S.F.	96	4,595 S.F.
35	2,904 S.F.	97	3,800 S.F.
36	2,977 S.F.	98	3,800 S.F.
37	2,963 S.F.	99	3,800 S.F.
38	2,910 S.F.	100	3,800 S.F.
39	3,669 S.F.	101	3,800 S.F.
40	3,800 S.F.	102	3,800 S.F.
41	3,800 S.F.	103	3,800 S.F.
42	3,800 S.F.	104	3,800 S.F.
43	3,800 S.F.	105	3,844 S.F.
44	4,674 S.F.	107	4,629 S.F.
45	4,674 S.F.	108	2,854 S.F.
46	3,800 S.F.	109	3,380 S.F.
47	3,800 S.F.	110	3,913 S.F.
48	3,800 S.F.	111	3,925 S.F.
49	3,800 S.F.	112	3,934 S.F.
50	3,669 S.F.	113	3,942 S.F.
51	2,910 S.F.	114	3,951 S.F.
52	2,963 S.F.	115	3,959 S.F.
53	2,987 S.F.	116	3,968 S.F.
54	3,218 S.F.	117	3,976 S.F.
55	3,815 S.F.	118	3,985 S.F.
56	3,814 S.F.	119	3,987 S.F.

TOTAL LOTS LESS THAN 5,000 S.F.:
112 LOTS 424,933 S.F.

COMPENSATING OPEN SPACE CALCULATIONS

A. Total number of lots (less than 5,000 s.f.)	112
B. Total area of lots (less than 5,000 s.f.)	425,140 SF
C. Average lot area	3,796 SF
D. Open space required per lot	300 SF
E. Compensating open space required (112 lots x 300 s.f. per lot)	33,600 SF
F. Open space provided	180,021 SF



I, Richard Stolleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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, parent stream, or any other area or subdivision within the watershed.

Richard Stolleis, P.E.
Fort Bend County Engineer

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

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert, Ph.D.
County Judge

W. A. "Andy" Meyers
Commissioner, Precinct 3

James Patterson
Commissioner, Precinct 4

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 recordation in my office on _____, 2018, at _____ o'clock _____ m., and duly recorded on _____ of the Map Records of Fort Bend County, for said county.

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

Laura Richard
Clerk of the County Court
of Fort Bend County, Texas

By: _____ Deputy

CAMELLIA SEC 3

A SUBDIVISION OF 21.892 AC. / 953,629 SQ. FT.
SITUATED IN THE
A.M. CLOPPER SURVEY, ABSTRACT NO. 152
FORT BEND COUNTY, TEXAS

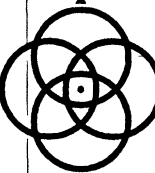
1 BLOCK 5 RESERVES 119 LOTS

MAY, 2018

Owner

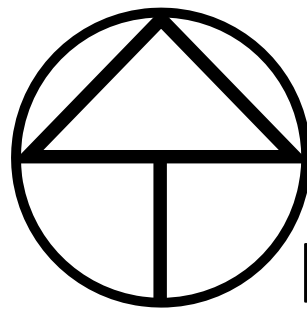
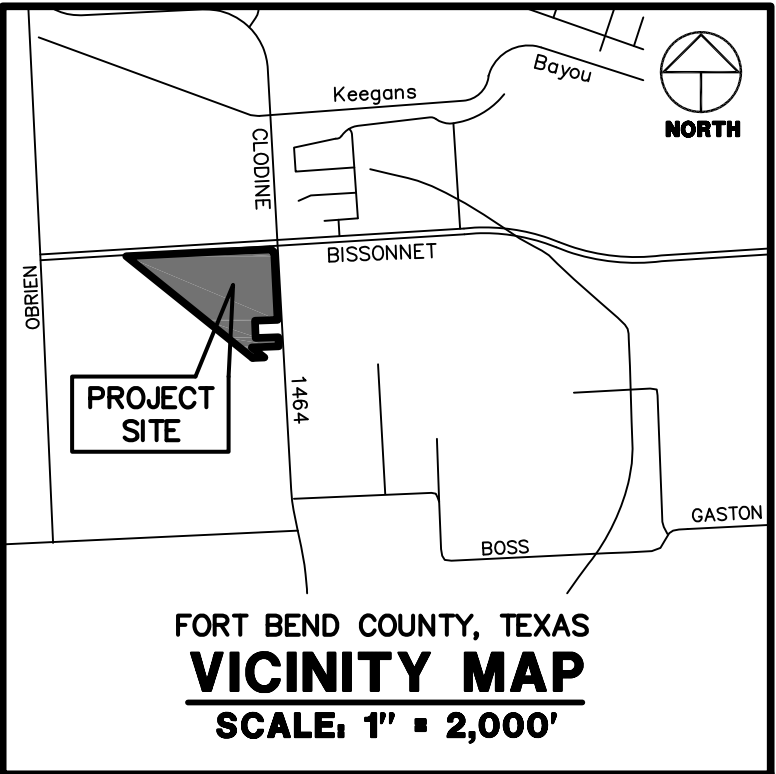
Victorian Gardens, Ltd.
10410 Windmere Lakes Blvd.
Houston, TX 77065
(281) 671-9000

Surveyor



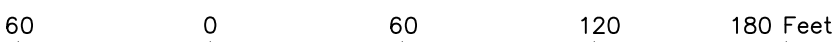
WINDROSE LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



NORTH

GRAPHIC SCALE: 1" = 60'



ABBREVIATIONS

F.C. — FOUND
FND. — FILM CODE
F.B.C.C.F. — FORT BEND COUNTY CLERKS
F.B.C.D.R. — FORT BEND COUNTY DEED R.
F.B.C.P.R. — FORT BEND COUNTY PLAT R.

IP — IRON PIPE
IR — IRON ROD
NO. — NUMBER
PG. — PAGE

R.O.W. — RIGHT-OF-WAY
SQ. FT. — SQUARE FEET
VOL. — VOLUME
A.E. — AERIAL EASEMENT
B.L. — BUILDING LINE
S.S.E. — SANITARY SEWER EASEMENT
ST.S.E. — STORM SEWER EASEMENT
U.E. — UTILITY EASEMENT
W.L.E. — WATER LINE EASEMENT
S $\frac{5}{8}$ — SET 5/8" CAPPED IR
"WINDROSE LAND SERVICES"

FORT BEND ISD TRANSPORTATION SATELLITE
SLIDE NO. 1776A, F.B.C.P.R.

CAMELLIA SEC 3

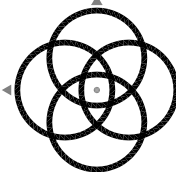
A SUBDIVISION OF 21.892 AC. / 953,629 SQ. FT.
SITUATED IN THE
A.M. CLOPPER SURVEY, ABSTRACT NO. 152
FORT BEND COUNTY, TEXAS

1 BLOCK 5 RESERVES 119 LOTS

MAY, 2018

Owner
Victorian Gardens, Ltd.
10410 Windmere Lakes Blvd.
Houston, TX 77065
(281) 671-9000

Surveyor



WINDROSE

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.228
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

LINE TABLE			
LINE	BEARING		DISTANCE
L2	S 87°26'07"	W	2.46'
L3	S 66°16'12"	E	6.43'
L4	S 38°44'24"	W	25.00'
L5	S 43°10'34"	E	25.00'
L6	S 38°02'47"	W	25.00'
L7	S 87°26'07"	W	27.15'
L8	S 85°21'14"	W	25.00'
L9	S 79°45'52"	W	48.25'
L10	S 67°27'49"	E	37.27'
L11	S 39°42'51"	E	25.00'
L12	S 43°29'42"	E	25.00'
L13	S 36°07'35"	E	25.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	89°42'48"	39.14'	S 47°42'29" E	35.27'
C2	35.00'	45°05'57"	27.55'	S 64°53'08" E	26.84'
C3	50.00'	27°01'54"	235.79'	S 02°33'53" E	70.59'
C4	35.00'	45°05'57"	27.55'	N 70°00'55" W	26.84'
C5	25.00'	90°17'12"	39.39'	S 42°17'31" E	35.44'
C6	25.00'	89°42'48"	39.14'	S 47°42'29" E	35.27'
C7	35.00'	45°05'57"	27.55'	S 64°53'08" E	26.84'
C8	50.00'	27°01'54"	235.79'	S 02°33'53" E	70.59'
C9	35.00'	45°05'57"	27.55'	N 70°00'55" W	26.84'
C10	25.00'	90°00'00"	39.27'	S 42°26'07" E	35.36'
C11	25.00'	90°00'00"	39.27'	S 42°26'07" E	35.36'
C12	35.00'	45°05'57"	27.55'	N 64°53'08" E	26.84'
C13	50.00'	27°01'54"	235.79'	S 02°33'53" E	70.59'
C14	35.00'	45°05'57"	27.55'	N 70°00'55" W	26.84'
C15	25.00'	90°00'00"	39.27'	S 42°26'07" E	35.36'
C16	50.00'	180°04'08"	157.14'	S 87°26'07" W	100.00'
C17	25.00'	90°00'00"	39.27'	N 47°33'53" W	35.36'
C18	35.00'	45°05'57"	27.55'	S 64°53'08" E	26.84'
C19	50.00'	27°01'54"	235.79'	S 02°33'53" W	70.59'
C20	35.00'	45°05'57"	27.55'	N 70°00'55" E	26.84'
C21	25.00'	90°00'00"	39.27'	S 42°26'07" E	35.36'
C22	25.00'	90°00'00"	39.27'	N 47°33'53" W	35.36'
C23	35.00'	45°05'57"	27.55'	S 64°53'08" E	26.84'
C24	50.00'	27°01'54"	235.79'	S 02°33'53" W	70.59'
C25	35.00'	45°05'57"	27.55'	S 70°00'55" E	26.84'
C26	25.00'	90°17'12"	39.39'	N 47°42'29" E	35.44'
C27	25.00'	89°42'48"	39.14'	N 47°42'29" W	35.27'
C28	35.00'	45°05'57"	27.55'	S 64°53'08" W	26.84'
C29	50.00'	27°01'54"	235.79'	S 02°33'53" W	70.59'
C30	35.00'	45°05'57"	27.55'	S 70°00'55" E	26.84'
C31	25.00'	90°17'12"	39.39'	N 47°42'31" E	35.44'
C32	1990.00'	00°41'28"	24.00'	N 87°28'35" E	24.00'
C33	30.00'	90°01'04"	47.13'	S 47°01'37" E	42.43'
C34	30.00'	89°58'56"	47.11'	N 42°58'23" E	42.42'

A RESTRICTED RESERVE "A"
0.3469 AC. / 15,110 SQ. FT.
(OPEN SPACE / LANDSCAPING / INCIDENTAL UTILITIES)

B RESTRICTED RESERVE "B"
0.1619 AC. / 7,053 SQ. FT.
(OPEN SPACE / LANDSCAPING / INCIDENTAL UTILITIES)

RESTRICTED RESERVE "C"
4.2016 AC. / 183,021 SQ. FT.
(COMPENSATING OPEN SPACE)

D RESTRICTED RESERVE "D"
0.1220 ACRES / 5,315 SQ. FT.
(OPEN SPACE / LANDSCAPING / INCIDENTAL UTILITIES)

E RESTRICTED RESERVE "E"
0.1853 ACRES / 8,071 SQ. FT.
(OPEN SPACE / LANDSCAPING / INCIDENTAL UTILITIES)