

**PLAT RECORDING SHEET**

**PLAT NAME:** Lakeview Retreat, Sec. 3

\_\_\_\_\_

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

**ACREAGE:** 34.95

\_\_\_\_\_

**LEAGUE:** Benjamin Orsburn Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 390

\_\_\_\_\_

**NUMBER OF BLOCKS:** 7

\_\_\_\_\_

**NUMBER OF LOTS:** 115

\_\_\_\_\_

**NUMBER OF RESERVES:** 7

\_\_\_\_\_

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

\_\_\_\_\_

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



- [A] RESTRICTED RESERVE "A"**  
Restricted to Detention/Drainage  
Purposes Only  
6.835 AC  
297,727 Sq Ft
- [B] RESTRICTED RESERVE "B"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.184 AC  
8,021 Sq Ft
- [C] RESTRICTED RESERVE "C"**  
Restricted to Drainage  
Purposes Only  
0.463 AC  
20,150 Sq Ft
- [D] RESTRICTED RESERVE "D"**  
Restricted to Drainage  
Purposes Only  
2.597 AC  
113,116 Sq Ft
- [E] RESTRICTED RESERVE "E"**  
Restricted to Landscape/Open Space/Drainage  
Purposes Only  
0.129 AC  
5,596 Sq Ft
- [F] RESTRICTED RESERVE "F"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.067 AC  
2,924 Sq Ft
- [G] RESTRICTED RESERVE "G"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.369 AC  
16,057 Sq Ft

LAKEVIEW RETREAT  
SEC 2  
Plat No. 20180153  
FBCPR

LAKEVIEW RETREAT  
SEC 4  
Plat No. 20180150  
FBCPR

LAKEVIEW RETREAT  
SOUTHEAST RESERVES  
Plat No. 20180150  
FBCPR

TWIN OAKS  
VILLAGE SEC 6  
PLAT No. 20040013  
FBCPR

LINE TABLE

LINE	BEARING	DISTANCE
L1	S86°30'59"W	367.91'
L2	N88°21'49"W	95.83'
L3	N80°31'54"W	91.36'
L4	N80°18'52"W	79.07'
L5	N64°28'21"W	165.82'
L6	S25°31'39"W	86.56'
L7	N64°28'21"W	50.00'
L8	N64°28'21"W	190.00'
L9	N64°28'21"W	50.00'
L10	N64°28'21"W	85.00'
L11	N25°31'39"E	60.00'
L12	N25°31'39"E	212.17'
L13	N00°28'16"W	50.00'
L14	N87°02'27"E	14.84'
L15	S48°03'48"E	14.28'
L16	N87°30'03"E	165.00'
L17	S89°36'10"E	131.61'
L18	S54°10'55"E	167.65'
L19	S44°30'36"E	75.99'
L20	S36°33'54"E	37.90'
L21	N71°18'45"E	297.28'
L22	N18°28'45"E	60.83'
L23	N72°59'01"E	56.68'
L24	N56°53'01"E	95.89'
L25	N79°23'40"E	48.85'
L26	N84°02'14"E	58.75'
L27	N03°27'25"W	10.71'
L28	N86°32'35"E	305.00'
L29	S03°27'25"E	1095.12'
L30	S86°32'35"W	412.60'
L31	N03°19'38"E	130.29'
L32	S03°28'29"E	39.05'
L33	N86°32'35"E	280.00'
L34	N03°27'25"W	885.00'
L35	N48°55'14"W	5.11'
L36	N79°47'11"W	88.37'
L37	N10°12'49"E	6.77'
L38	N84°31'21"E	88.37'
L39	N25°31'39"E	109.38'

LINE	BEARING	DISTANCE
L40	N44°20'10"E	77.90'
L41	N83°48'15"W	37.18'
L42	N89°33'44"E	136.20'
L43	N71°35'27"W	70.34'
L44	N25°31'39"E	327.17'
L45	N64°28'21"W	425.00'
L46	N03°27'25"W	155.00'
L47	N03°27'25"W	870.12'
L48	N20°43'30"W	78.62'
L49	S57°05'27"E	16.10'
L50	N86°32'35"E	115.00'
L51	N05°31'42"W	82.13'
L52	N86°32'35"E	115.00'
L53	N41°32'35"E	14.14'
L54	N03°27'25"W	698.51'
L55	N03°24'08"E	115.00'
L56	N41°35'52"W	14.14'
L57	N86°32'35"E	24.01'
L58	S88°49'12"W	65.14'
L59	S84°33'55"W	126.84'
L60	N88°38'48"W	95.47'
L61	N85°26'32"W	48.33'
L62	N64°27'25"W	101.94'
L63	N01°21'12"E	34.42'
L64	N34°56'24"E	91.04'
L65	N11°06'18"E	129.03'
L66	N03°09'36"E	63.89'
L67	N04°47'08"W	136.20'
L68	N12°43'48"W	28.29'
L69	N58°07'32"W	14.04'
L70	N76°28'45"E	115.04'
L71	N70°03'58"E	115.04'
L72	N24°44'44"E	14.05'
L73	N16°43'29"W	71.42'
L74	N20°40'30"W	27.90'
L75	N28°37'12"W	63.89'
L76	N36°33'54"W	25.99'
L77	N75°51'40"W	60.56'
L78	N61°32'02"W	45.84'

LINE	BEARING	DISTANCE
L79	N45°33'48"W	45.84'
L80	N29°34'48"E	45.84'
L81	N13°37'21"W	45.84'
L82	N02°20'52"E	45.84'
L83	N18°19'06"E	45.84'
L84	N34°17'19"E	45.84'
L85	N44°12'45"E	49.40'
L86	N56°43'26"E	83.42'
L87	N64°28'21"W	133.09'
L88	N32°43'10"E	103.82'
L89	N25°31'39"E	155.00'
L90	N64°28'21"W	114.49'
L91	N19°28'21"W	14.14'
L92	N25°31'39"E	190.00'
L93	N24°09'39"E	98.75'
L94	N19°44'18"E	98.38'
L95	S15°21'34"W	98.38'
L96	N10°00'51"E	98.38'
L97	N06°09'08"E	98.38'
L98	N02°45'20"E	39.20'
L99	N47°11'22"E	14.28'
L100	S88°22'36"E	114.95'
L101	N03°28'29"W	39.05'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	N19°28'21"W	35.36'	25.00'
C2	25.00'	90°00'00"	39.27'	S70°31'59"W	35.36'	25.00'
C3	25.00'	90°00'00"	39.27'	N19°28'21"W	35.36'	25.00'
C4	30.00'	90°00'00"	47.12'	N19°28'21"W	42.43'	30.00'
C5	1230.00'	23°27'49"	503.71'	N13°47'45"E	500.19'	255.43'
C6	30.00'	87°29'53"	45.81'	N45°48'47"E	41.49'	28.72'
C7	30.00'	87°29'53"	45.81'	N44°12'00"W	41.49'	28.72'
C8	1230.00'	20°11'11"	0.42'	N02°56'56"W	0.42'	0.21'
C9	1420.00'	2°53'47"	71.78'	S01°03'03"E	71.78'	35.90'
C10	625.00'	4°12'07"	45.84'	N84°34'18"W	45.83'	22.93'
C11	25.00'	97°06'24"	42.37'	S48°58'34"W	37.48'	28.31'
C12	275.00'	8°53'34"	18.71'	S01°31'54"E	18.70'	9.36'
C13	50.00'	90°41'22"	79.14'	S41°53'17"W	71.14'	50.61'
C14	600.00'	12°58'51"	135.94'	N86°16'37"W	135.65'	68.26'
C15	700.00'	15°41'28"	191.70'	N87°37'55"W	191.10'	96.46'
C16	300.00'	13°41'18"	71.67'	N03°22'10"E	71.50'	36.01'
C17	600.00'	38°22'58"	401.94'	N76°17'10"W	394.47'	208.84'
C18	25.00'	18°48'35"	10.80'	N34°55'55"E	115.94'	23.58'
C19	310.00'	128°08'26"	693.31'	N19°44'02"W	557.59'	637.58'
C20	1495.00'	28°01'36"	682.38'	N11°30'51"E	675.59'	348.16'
C21	25.00'	90°00'00"	39.27'	N48°27'24"W	35.36'	25.00'
C22	25.00'	90°00'00"	39.27'	S41°32'36"W	35.36'	25.00'
C23	25.00'	24°57'05"	10.80'	S15°55'57"E	115.94'	23.58'
C24	50.00'	138°55'03"	121.23'	S41°03'02"W	93.64'	133.44'
C25	25.00'	23°31'06"	10.26'	N81°14'59"W	10.19'	5.20'
C26	325.00'	6°35'38"	37.40'	N00°10'40"W	37.38'	18.72'
C27	25.00'	82°54'20"	36.17'	N38°20'01"W	33.10'	22.08'
C28	25.00'	86°35'27"	37.78'	S75°16'50"W	34.29'	23.58'
C29	25.00'	90°00'00"	39.27'	N70°31'36"E	35.36'	25.00'
C30	25.00'	92°07'50"	40.20'	N44°22'21"W	36.01'	25.95'
C31	25.00'	88°20'08"	38.54'	N45°23'40"E	34.84'	24.28'
C32	25.00'	86°07'14"	37.58'	S38°50'23"E	34.14'	23.36'
C33	25.00'	103°58'30"	45.28'	S10°58'45"E	39.34'	31.87'
C34	25.00'	89°57'08"	39.25'	S70°33'08"W	35.34'	24.98'
C35	25.00'	90°00'00"	39.27'	N19°28'21"W	35.36'	25.00'
C36	25.00'	87°01'29"	37.97'	N64°53'49"E	34.43'	23.73'
C37	50.00'	180°00'00"	157.08'	N18°24'33"E	100.00'	0.00'
C38	25.00'	87°01'29"	37.97'	N28°04'42"W	34.43'	23.73'
C39	25.00'	90°58'23"	39.55'	N53°30'34"E	35.55'	25.28'

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

# LAKEVIEW RETREAT SEC 3

A SUBDIVISION OF 34.95 ACRES OF LAND  
OUT OF THE  
BENJAMIN ORSBURN SURVEY, A-390  
FORT BEND COUNTY, TEXAS  
115 LOTS 7 RESERVES 7 BLOCKS

SEPTEMBER 2018

PLANNER:

BCE KERRY R. GILBERT  
& ASSOCIATES

ENGINEER/SURVEYOR:

JCD JONES CARTER

Land Planning Consultants  
25501 Cinco Ranch Blvd., Suite A-250  
Katy, Texas 77454  
Tel: 281-377-5337

Texas Board of Professional Engineers Registration No. E-419  
1991 License No. 16222  
6330 West Loop South, Suite 150 • Dallas, TX 75240 • 713.377.5337

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 34.95 acre tract described in the above and foregoing map of LAKEVIEW RETREAT SEC 3, 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 30 day of AUGUST, 2018.

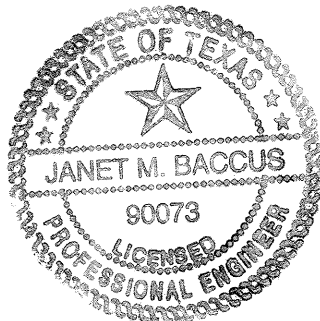
D.R. Horton – Texas, Ltd.,  
a Texas limited partnership

By: D.R. Horton Inc., a Delaware Corporation, It's Authorized Agent.

By: Chris Lindhorst  
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  
Janet M. Baccus, P.E.  
Professional Engineer No. 90073



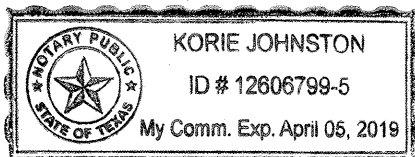
STATE OF TEXAS §  
COUNTY OF FORT BEND §

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 30 day of AUGUST, 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 3 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 12 day of September, 2018.

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

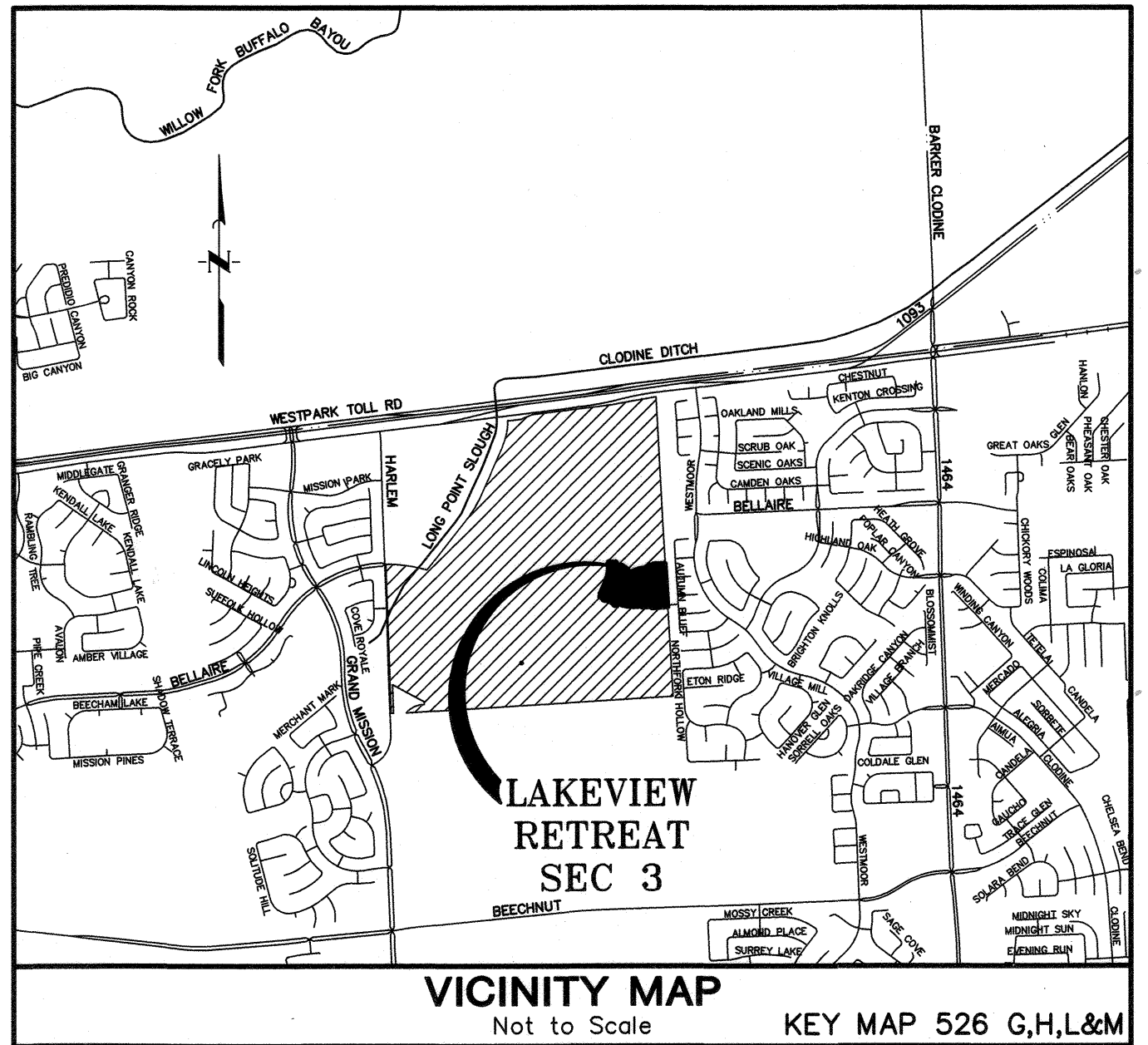
By: Patrick Walsh  
Patrick Walsh, P.E.  
Secretary



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.  
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

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 \_\_\_\_\_ 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 3

A SUBDIVISION OF 34.95 ACRES OF LAND

OUT OF THE

BENJAMIN ORSBURN SURVEY, A-390

FORT BEND COUNTY, TEXAS

115 LOTS 7 RESERVES 7 BLOCKS

AUGUST 2018

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 B. GILBERT  
& ASSOCIATES  
- Land Planning Consultants -  
23901 Green Ranch Blvd., Suite A-202  
Katy, Texas 77454  
Tel: 281-579-0340

ENGINEER/SURVEYOR:

**JIC** JONES | CARTER  
Texas Board of Professional Engineers Registration No. 0-499  
Texas Board of Professional Land Surveying Registration No. 00060-00  
4300 West Loop South, Suite 1200, Houston, TX 77060-1710  
Tel: 281-579-0340

SHEET 2 OF 2