

PLAT RECORDING SHEET

PLAT NAME: Camellia, Sec. 4

PLAT NO: _____

ACREAGE: 26.590

LEAGUE: A. M. Clopper Survey

ABSTRACT NUMBER: 152

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 70

NUMBER OF RESERVES: 7

OWNERS: Victorian Garden, Ltd.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Victorian Gardens, Ltd., acting by and through Blake Roberts, President, and Maria Vanderzwet, Vice-President of its general partner Camcorp Interests Management, Inc., a Texas corporation, owner hereinafter referred to as Owners (whether one or more) of the 26.590 acre tract described in the above and foregoing plat of Camellia Sec 4, 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 bays, creeks, gulches, 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 Maria Vanderzwet, Vice-President, of Camcorp Interests Management, Inc., a Texas corporation, general partner of Victorian Gardens Ltd., hereunto authorized, attested, this _____ day of _____, 2018.

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

Blake Roberts, President
Maria Vanderzwet, Vice-President

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Blake Roberts, President and Maria Vanderzwet, Vice-President, 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 _____ day of _____, 2018.

Notary Public in and for the
State of Texas

My Commission Expires:

I, Kevin M. Reidy, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; and that the plat boundary corners have been tied to the nearest survey corner.



Kevin M. Reidy
Registered Professional Land Surveyor
Texas Registration No. 6450

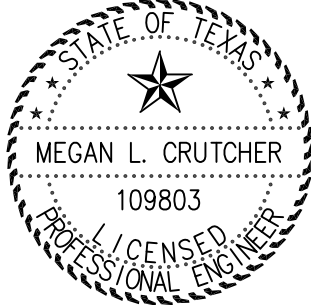
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CAMELLIA SEC 4 in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this the _____ day of _____, 2018.

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

By: Patrick Walsh, P.E.
Secretary

GENERAL NOTES

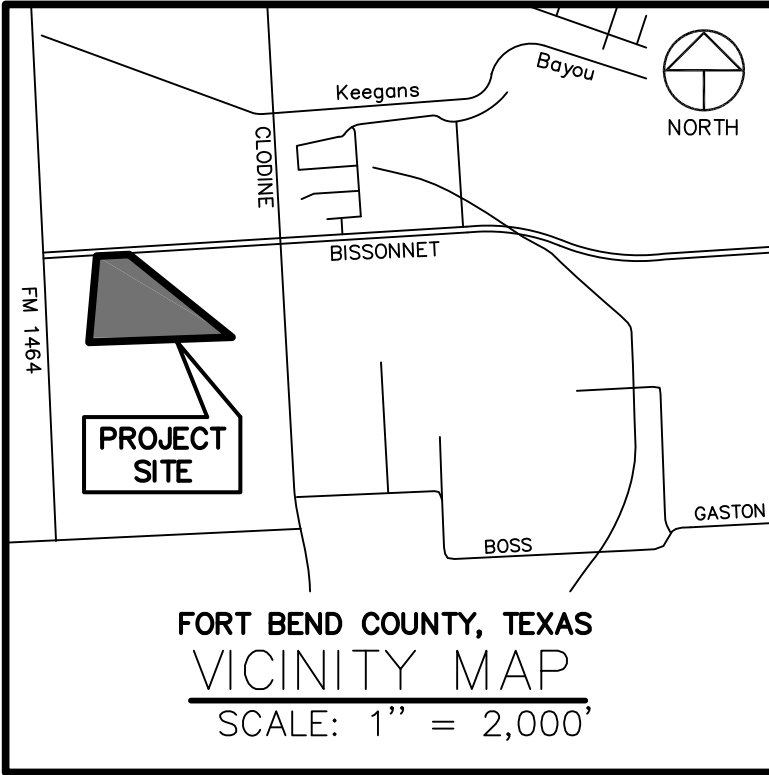
- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may brought to surface by applying the following scale factor 0.999878447.
- All of the property located in this plat is within Fort Bend County, the City of Houston's Extrajurisdictional 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 shall be kept clear of fences, building, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility.
- Primary Benchmark is Fort Bend County, Marker No. 396, being a bronze disk in concrete, located on the northeast corner of Camellia Gardens Drive and Iver Ironwood Trail. Elev. = 93.89' (NAVD85)
- TBM "A" is a cut box in concrete on an inlet, on the south side of Bissonnet St. approx. 443 feet west from the intersection of Bissonnet St and Clodine Road. Elev. = 92.19'
- The top of all floor slab elevations shall be a minimum of 94.50 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.
- The drainage system for this subdivision shall be designed to meet the requirements of the Fort Bend County drainage criteria manual which allows for street ponding with intense rainfall events.
- 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.B.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. 20160080, 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.
- Detention Reserve "E" is owned and maintained by Fort Bend Municipal Utility District No. 206.



Megan L. Crutcher
Texas Registration No. 109803
Odyssey Engineering Group
2500 Tanglewilde, Suite 240
Houston, Texas 77063
Texas Firm Registration No. F-17637

DISTRICT NAMES

WCID	NONE
MUD	FBC MUD 206
LID	WKBD
DID	FBC DRAINAGE
SCHOOL	FORT BEND I.S.D.
FIRE	COMMUNITY
IMPACT FEE AREA	NONE
CITY OR CITY ETJ	CITY OF HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY
EMERGENCY SERVICE	ESD NO. 100
COUNTY COMMISSIONER	PRECINCT NO. 3



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 _____, 2018, in Plat No. _____ 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 4

A SUBDIVISION OF
26.590 AC. / 1,158,238 SQ. FT.
SITUATED IN THE A.M. CLOPPER SURVEY, A-152
FORT BEND COUNTY, TEXAS

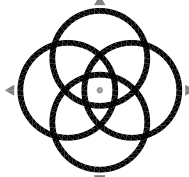
1 BLOCK 7 RESERVES 70 LOTS

AUGUST 2018

Owner

Victorian Gardens, Ltd.
10410 Windmere Lakes Blvd.
Houston, TX 77065

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

REED REAL PROP., LLC. &
DUDGLESTEN O'BRIAN, LTD.
FILE NO. 2006-126109, F.B.C.D.R.

RESIDUE OF CALLED 84.928 ACRES
VICTORIAN GARDENS, LTD., F.B.C.C.F. NO. 2013017211

PROP. CAMELLIA
NORTH MULTI FAMILY

BISSONNET STREET
100' R.O.W.
FILE NO. 20160080, F.B.C.P.R.

CENTERPOINT ENERGY EASEMENT
F.B.C.C.F. NO. 2015016130

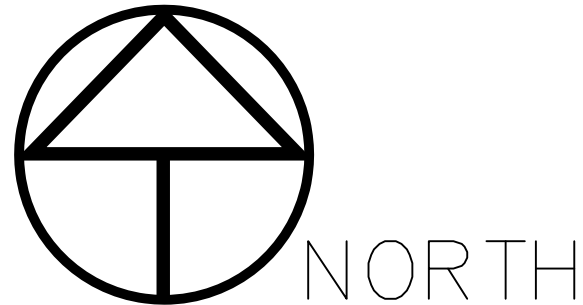
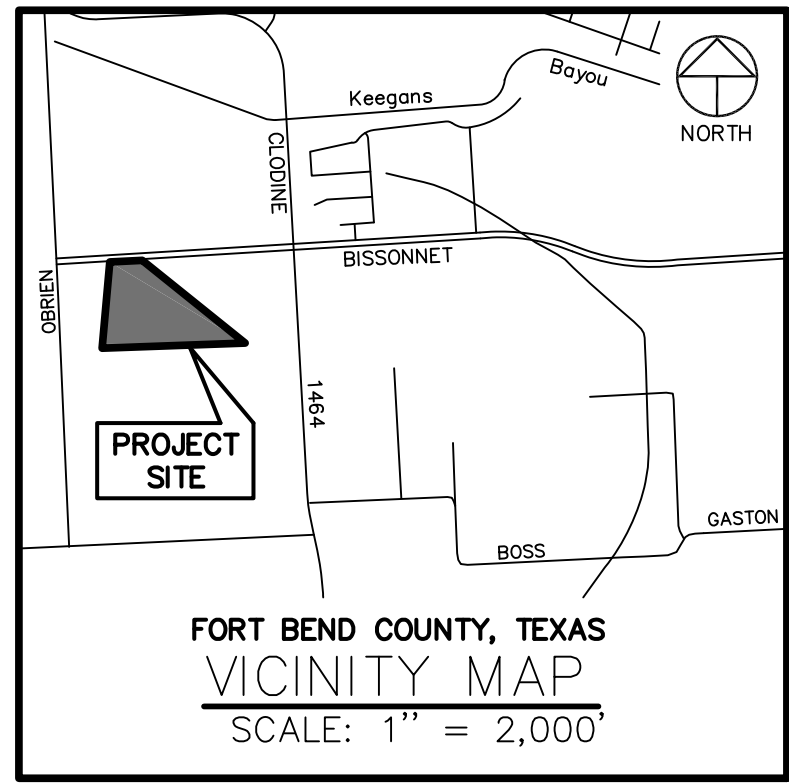
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°52'09" E	53.07'
L2	N 02°52'09" W	53.07'
L3	N 87°07'51" E	25.89'
L4	S 02°41'38" E	41.86'
L5	S 02°05'11" E	40.55'
L6	S 87°54'49" W	23.17'
L7	S 90°08'14" W	22.71'
L8	N 62°01'37" W	30.77'
L9	S 05°03'56" W	10.10'
L10	N 38°28'48" E	23.32'
L11	S 51°25'11" E	10.00'
L12	S 38°28'48" W	11.84'
L13	S 47°15'48" W	15.33'
L14	N 14°19'46" E	20.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	35.00'	90°00'00"	54.98'	S 42°07'51" W	49.50'
C2	270.00'	08°18'25"	39.15'	S 07°01'21" E	39.11'
C3	700.00'	12°32'28"	153.22'	S 04°54'20" E	152.91'
C4	25.00'	93°27'06"	40.78'	S 45°21'38" E	36.40'
C5	35.00'	45°05'57"	27.55'	N 65°21'50" E	26.84'
C6	50.00'	27°01'54"	235.79'	N 02°05'11" W	70.59'
C7	35.00'	45°05'57"	27.55'	S 69°32'13" E	26.84'
C8	25.00'	82°50'53"	36.15'	N 46°29'22" E	33.08'
C9	25.00'	97°09'07"	42.39'	N 43°30'38" W	37.49'
C10	35.00'	45°05'57"	27.55'	N 65°21'50" E	26.84'
C11	50.00'	27°01'54"	235.79'	S 02°05'11" E	70.59'
C12	35.00'	45°05'57"	27.55'	N 69°32'13" W	26.84'
C13	35.00'	37°29'40"	22.90'	S 69°09'59" W	22.50'
C14	50.00'	17°34'58"	151.48'	S 42°47'22" E	99.84'
C15	35.00'	38°56'11"	23.78'	N 24°32'01" E	23.33'
C16	500.00'	16°14'30"	141.73'	N 03°03'19" W	141.26'
C17	330.00'	08°18'25"	47.84'	N 07°01'21" W	47.80'
C18	35.00'	90°00'00"	54.98'	N 47°52'09" W	49.50'
C19	300.00'	08°18'25"	43.49'	N 07°01'21" W	43.46'
C20	600.00'	16°14'30"	170.08'	S 03°03'19" E	169.51'
C21	50.00'	97°09'07"	84.78'	S 43°30'38" E	74.98'
C22	35.00'	44°24'55"	27.13'	S 70°39'41" E	26.46'
C23	35.00'	45°35'05"	27.85'	S 25°39'41" E	27.12'
C24	50.00'	17°29'56"	15.27'	S 79°34'54" W	15.21'

- RESTRICTED RESERVE "A"**
0.0040 AC. / 176 SQ. FT.
(RESTRICTED TO LANDSCAPE AND OPEN SPACE USE)
- RESTRICTED RESERVE "B"**
0.0312 AC. / 1,359 SQ. FT.
(RESTRICTED TO LANDSCAPE AND OPEN SPACE USE)
- RESTRICTED RESERVE "C"**
0.3237 AC. / 14,101 SQ. FT.
RESTRICTED TO OPEN SPACE / LANDSCAPE / UTILITIES
- RESTRICTED RESERVE "D"**
0.3587 AC. / 15,626 SQ. FT.
RESTRICTED TO OPEN SPACE / LANDSCAPE / UTILITIES
- RESTRICTED RESERVE "E"**
6.974 AC. / 303,805 SQ. FT.
RESTRICTED TO DETENTION FACILITIES
- RESTRICTED RESERVE "F"**
0.1437 AC. / 6,261 SQ. FT.
RESTRICTED TO OPEN SPACE / LANDSCAPE / UTILITIES
- RESTRICTED RESERVE "G"**
7.722 AC. / 336,363 SQ. FT.
RESTRICTED TO UTILITIES

ABBREVIATIONS

- FND - FOUND
F.C. - FILM CODE
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
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
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
STM. S.E. - STORM SEWER EASEMENT
U.E. - UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT
S - SET 5/8" CAPPED IR
"WINDROSE LAND SERVICES"



GRAPHIC SCALE: 1" = 60'
60 0 60 120 180 Feet

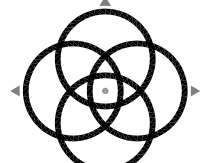
CAMELLIA SEC 4

A SUBDIVISION OF
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SITUATED IN THE A.M. CLOPPER SURVEY, A-152
FORT BEND COUNTY, TEXAS

1 BLOCK 7 RESERVES 70 LOTS
AUGUST 2018

Owner
Victorian Gardens, Ltd.
10410 Windmere Lakes Blvd.
Houston, TX 77065

Surveyor



WINDROSE
LAND SURVEYING | PLATTING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

CAMELLIA
GARDENS RESERVE
F.B.C.C.F. NO. 20130265, F.B.C.P.R.
PLAT NO. 2013123366

CALLED 48.5306 ACRES
DUDGLESTEN O'BRIEN LTD
F.B.C.C.F. NO. 2006126109

TRACT OF LAND
BEN BONO 2006 DECEDENTS TRUST
F.B.C.C.F. NO. 2012118441