

**PLAT RECORDING SHEET**

**PLAT NAME:** Lakeview Retreat Sec. 2 Amending Plat No. 1

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

**ACREAGE:** 39.18

**LEAGUE:** Benjamin Orsburn Survey

**ABSTRACT NUMBER:** 390

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 139

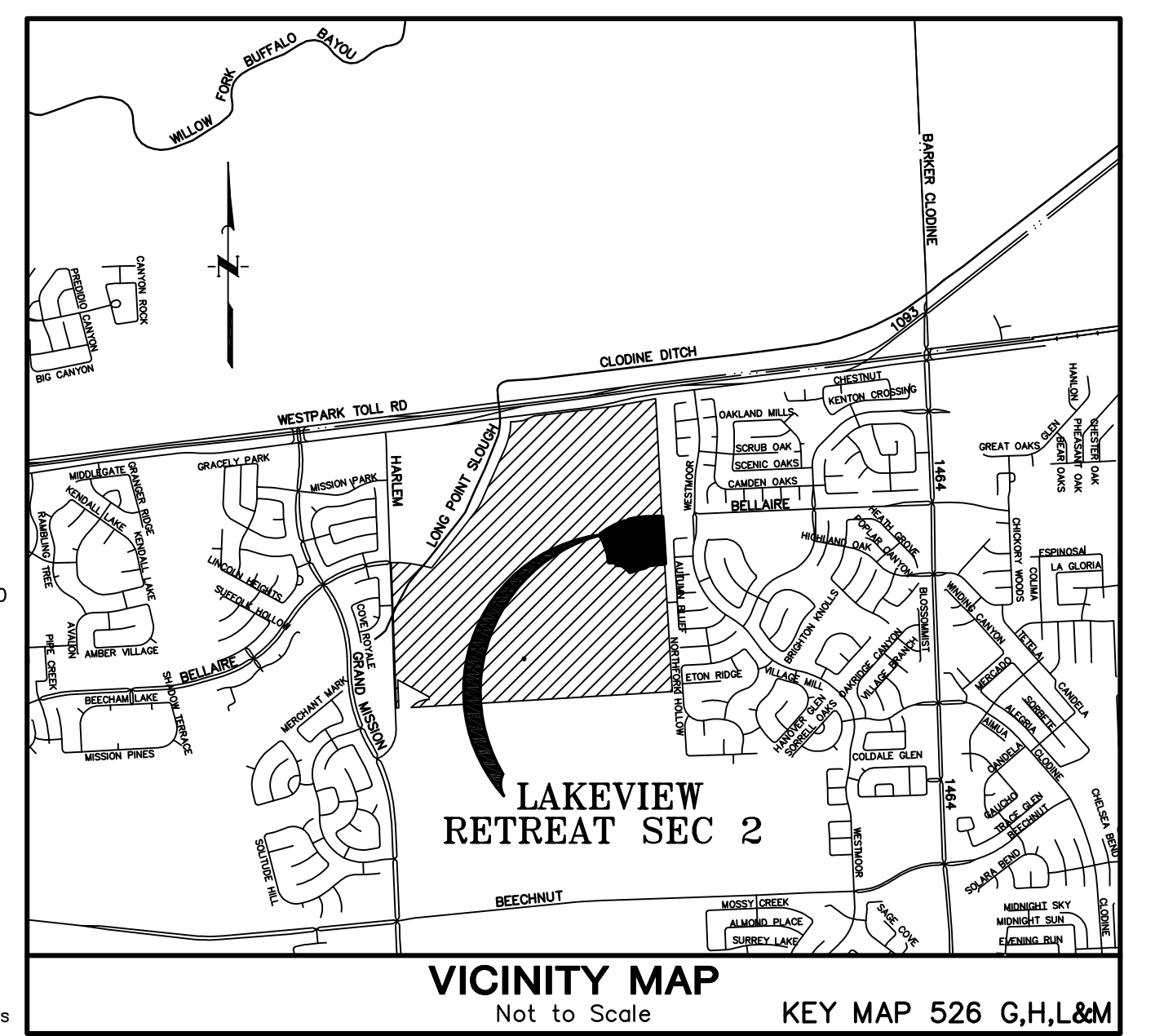
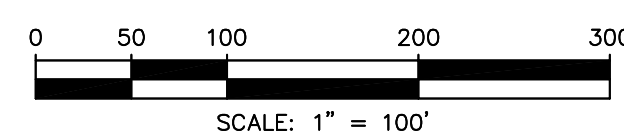
**NUMBER OF RESERVES:** 8

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

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



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	N86°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'	N67°30'11"E	43.08'	40.08'	C26	25.00'	24°57'05"	10.89'	N09°01'08"E	10.80'	5.53'
L4	S03°27'25"E	1193.55'	L34	N56°48'53"E	30.61'	L64	N67°49'43"W	15.36'	C4	30.00'	91°47'27"	48.06'	N28°39'16"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°53'56"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	1250.00'	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°00'53"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°54'07"E	91.28'	C9	1775.00'	32°46'15"	1015.23'	N78°07'53"E	1001.45'	521.92'	C32	25.00'	101°52'39"	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'	144°2'52"	205.45'	S54°23'19"W	204.89'	103.29'	C33	50.00'	275°41'54"	240.59'	N10°02'06"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°33'54"W	37.90'	L43	N83°35'03"W	99.19'	L73	N04°53'32"W	99.96'	C13	1395.00'	22°33'36"	58.27'	N03°41'45"W	58.27'	29.14'	C36	25.00'	90°00'00"	32.95'	N44°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"	218.28'	S87°56'46"E	218.39'	110.55'	C37	25.00'	37°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'	N16°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'	N20°01'24"E	83.46'	75.76'
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'	S56°58'57"W	100.72'	53.46'
L18	N48°03'48"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'	N13°32'09"E	16.69'	8.85'	C41	25.00'	87°56'48"	38.37'	N26°43'56"E	34.72'	24.12'
L19	S87°02'27"W	14.64'	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	47.46'	45.70'	C42	25.00'	91°49'38"	40.07'	S63°09'16"E	35.92'	25.81'
L20	N22°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'	N59°11'28"W	23.72'	13.47'	C43	25.00'	50°17'28"	21.94'	N26°01'19"E	21.25'	11.74'
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'	26.81'	C44	50.00'	276°19'00"	241.13'	S40°57'55"E	66.71'	44.77'
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'	46°16'36"	20.19'	N74°03'17"E	19.65'	10.68'
L23	N69°58'36"W	39.38'	L53	N70°37'50"E	75.08'	L83	S01°09'44"E	10.54'	C23	25.00'	23°42'50"	10.35'	N88°43'44"E	10.27'	5.25'	C46	25.00'	88°16'23"	38.52'	N26°53'44"E	34.82'	24.26'
L24	N04°53'32"W	89.87'	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°06'04"E	66.31'	L57	N66°23'15"W	20.00'	L87	N60°25'51"E	77.01'														
L28	N29°36'15"E	14.04'	L58	N48°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'	L91	N49°18'54"E	9.81'														
			L92	N77°43'49"E	130.00'	L92	N77°43'49"E	130.00'														



**A RESTRICTED RESERVE "A"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.4750 AC  
20,693 Sq Ft

**B RESTRICTED RESERVE "B"**  
Restricted to Drainage  
Purposes Only  
3.566 AC  
155,338 Sq Ft

**C RESTRICTED RESERVE "C"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.1358 AC  
5,914 Sq Ft

**D RESTRICTED RESERVE "D"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.0877 AC  
3,822 Sq Ft

**E RESTRICTED RESERVE "E"**  
Restricted to Lake/Detention  
Purposes Only  
6.490 AC  
282,707 Sq Ft

**F RESTRICTED RESERVE "F"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.2827 AC  
12,316 Sq Ft

**G RESTRICTED RESERVE "G"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.9458 AC  
41,201 Sq Ft

**H RESTRICTED RESERVE "H"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.0833 AC  
3,630 Sq Ft

- General Notes
- 1) 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 dedicating, his heirs, assigns or successors.
  - 2) BL ..... "Building Line"  
CF ..... "Cave File"  
DE ..... "Drainage Easement"  
Eam ..... "Easement"  
FC ..... "Found 3/4-Inch Iron Rod With Sap Stamped "Jones|Carter Property Corner" as Per Certification"  
FM ..... "Fort Bend County Clerk's File"  
FBCFC ..... "Fort Bend County Clerk's File"  
FBCPR ..... "Fort Bend County Plat Records"  
FBCR ..... "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 S ..... "Storm Sewer Easement"  
UE ..... "Utility Easement"  
WLE ..... "Waterline Easement"  
..... "Set 3/4-inch Iron Rod With Cap Stamped "Jones|Carter Property Corner" as Per Certification"
  - 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
  - 4) All easements are centered on lot lines unless shown otherwise.
  - 5) All building lines along street right-of-way as shown on the plat.
  - 6) 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.
  - 7) There are no pipeline easements within the platted area.
  - 8) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
  - 9) 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.
  - 10) Lakeview Retreat Sec 2 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 93.80 feet (NAVD 85). 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.
  - 11) 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: 0.999814799.
  - 12) 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.
  - 13) All property to drain into the drainage easements only through an approved drainage structure.
  - 14) All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of drainage facility.
  - 16) According to the Flood Insurance Rate Map (FIRM) No. 48157C0130L for Fort Bend County, Texas effective April 2, 2014 this section is located in the following combined scale factor: 0.999814799.
  - 17) 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.
  - 18) 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' NAVD83. Elevations were derived from GPS/RTK observations and utilized GEOID03.
  - 19) 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.
  - 20) Reserves "B" and "C" shall be owned and maintained by Fort Bend County Municipal Utility District No. 190. Reserves "A", "D", "E", "G", and "H" shall be owned and maintained by the Home Owners Association.
  - 21) All lots shall have adequate wastewater collection service.
  - 22) 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.
  - 23) 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.
  - 24) All off-site Utility Easements shall be dedicated by separate instrument prior to recordation.
  - 25) 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.
  - 26) A minimum distance of 10' shall be maintained between residential dwellings.

# LAKEVIEW RETREAT SEC 2 AMENDING PLAT No 1

AN AMENDING PLAT OF 39.18 ACRES OF LAND  
OUT OF LAKEVIEW RETREAT SEC 2  
AS RECORDED IN PLAT No 20180163  
OF THE FORT BEND COUNTY PLAT RECORDS  
OUT OF THE  
BENJAMIN ORSBURN SURVEY, A-390  
FORT BEND COUNTY, TEXAS  
REASON FOR AMENDING:  
TO CORRECT MINIMUM SLAB ELEVATION IN NOTE 11

139 LOTS      8 RESERVES      3 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

ENGINEER/SURVEYOR:  
**J.C. JONES | CARTER**  
Texas Board of Professional Engineers Registration No. 4-430  
Texas Board of Professional Land Surveying Registration No. 22062-00  
6339 West Loop South, Suite 350 - Houston, TX 77057 - 733.737.5317