

**PLAT RECORDING SHEET**

**PLAT NAME:** Lakeview Retreat, Sec. 4

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

**ACREAGE:** 22.60

**LEAGUE:** Benjamin Orsburn Survey

**ABSTRACT NUMBER:** 390

**NUMBER OF BLOCKS:** 5

**NUMBER OF LOTS:** 117

**NUMBER OF RESERVES:** 4

**OWNERS:** Fort Bend County Municipal Utility District No 190, Westpark 220

Investments, LLC, and D. R. Horton-Texas, Ltd.

\_\_\_\_\_  
**(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, It's Authorized Agent acting by and through Chris Lindhorst, its Division President, owner hereinafter referred to as Owners of the 22.60 acre tract described in the above and foregoing map of LAKEVIEW RETREAT SEC 4, 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 \_\_\_\_\_ day of \_\_\_\_\_, 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  
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, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

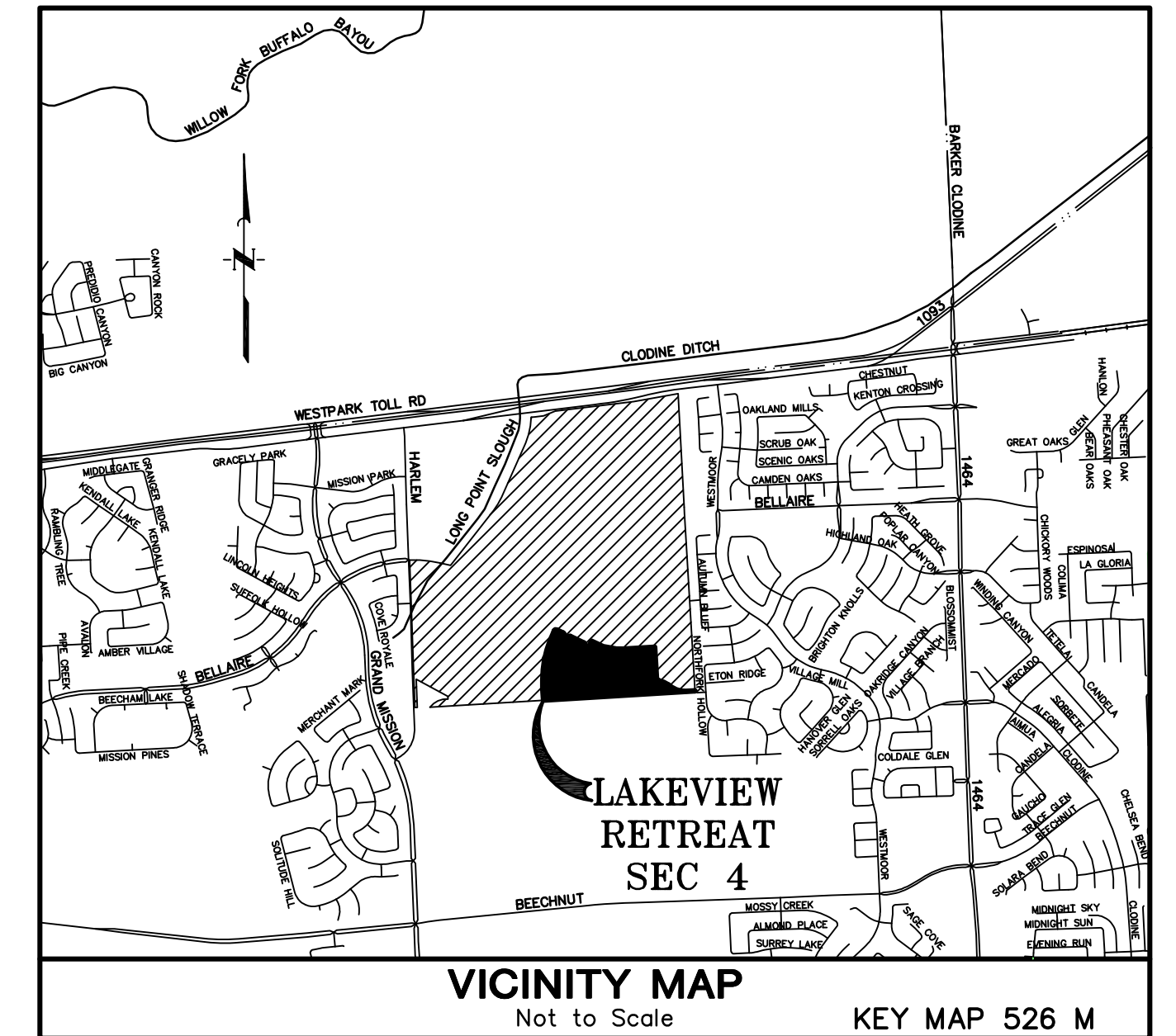
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAKEVIEW RETREAT SEC 4 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

By: Margaret Wallace Brown  
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 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.

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 \_\_\_\_\_, 2019.

Vincent M. Morales, Jr.  
Commissioner, Precinct 1

Grady Prestage  
Commissioner, Precinct 2

KP George  
County Judge

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

Ken R. DeMerchant  
Commissioner, Precinct 4

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2019 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 4

A SUBDIVISION OF 22.60 ACRES OF LAND  
OUT OF THE  
BENJAMIN ORSBURN SURVEY, A-390  
FORT BEND COUNTY, TEXAS  
117 LOTS 4 RESERVES 5 BLOCKS

DECEMBER 2018

OWNER:  
FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT No 190  
c/o Allen Boone Humphries Robinson LLP  
3200 SOUTHWEST FREEWAY, STE 2400  
HOUSTON, TEXAS 77027  
713-860-6400

OWNER:  
WESTPARK 220 INVESTMENTS, LLC  
a Texas Limited Liability Company  
10003 N.W. MILITARY HWY, STE 2201  
SAN ANTONIO, TEXAS 78231  
210-344-9200

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

PLANNER:  
BCG HERRY R. GILBERT & ASSOCIATES

Land Planning Consultants  
2561 Chico Ranch Blvd, Suite A250  
Katy, Texas 77494  
Tel: 281-679-2949

ENGINEER/SURVEYOR:

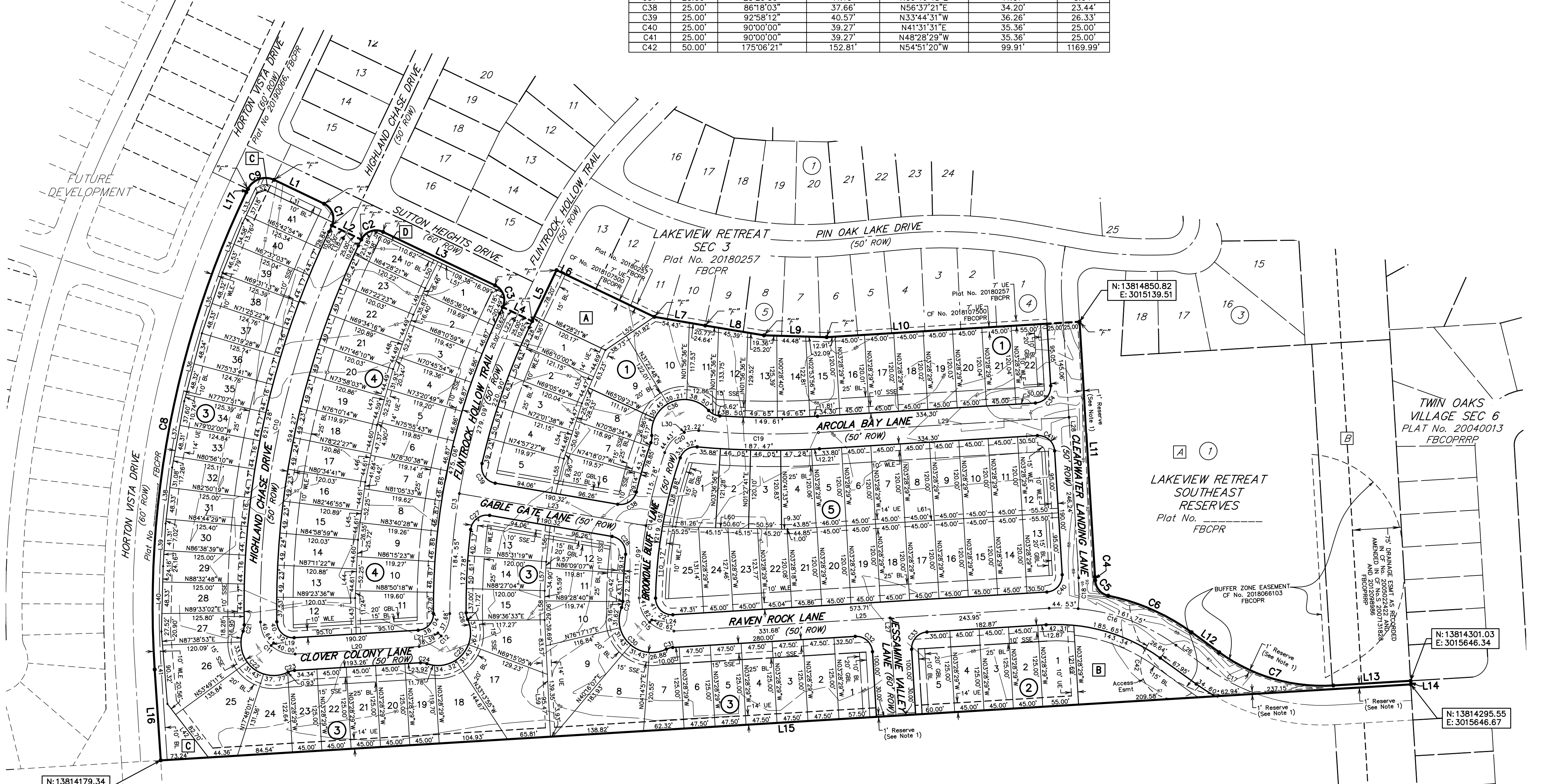
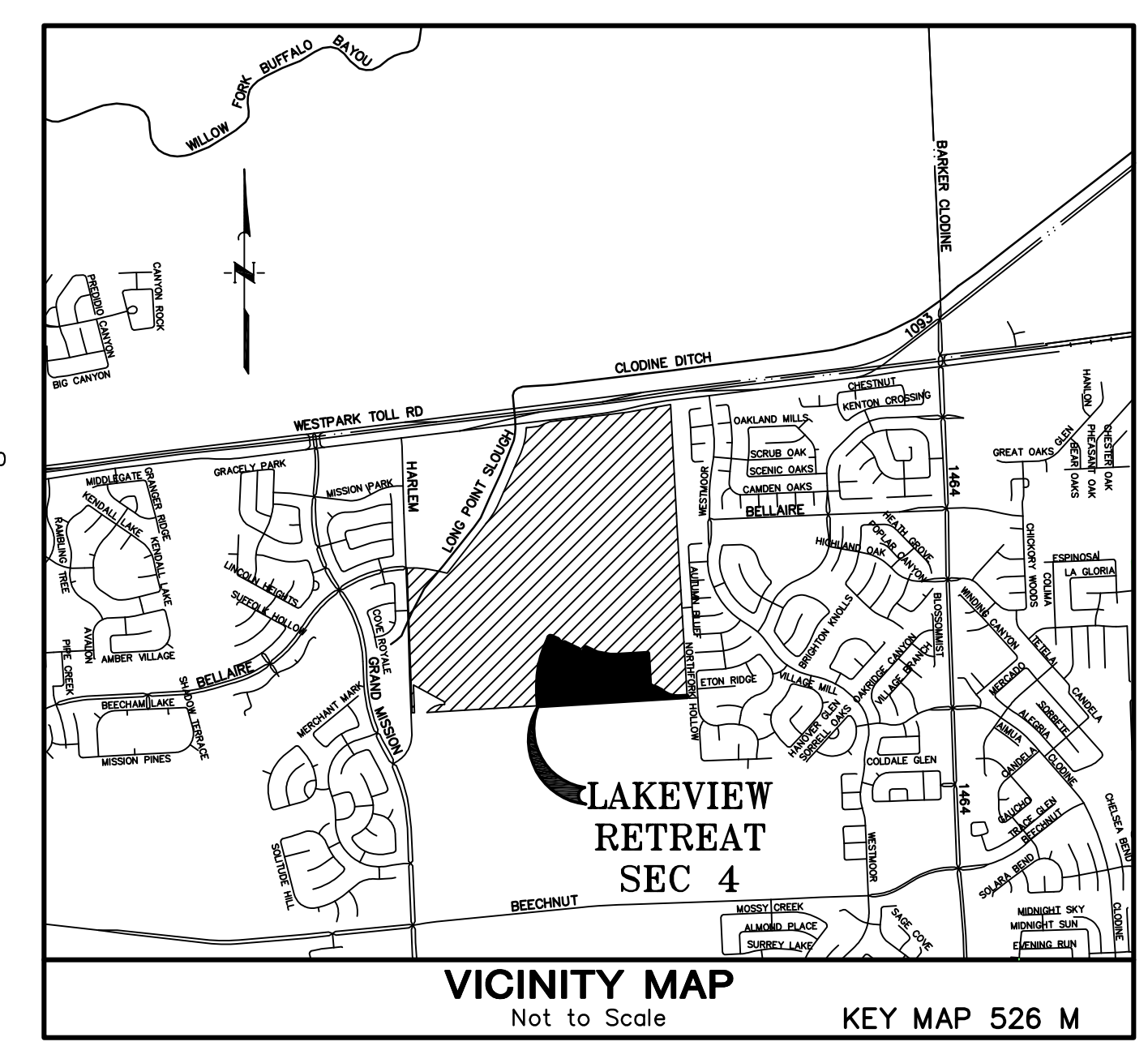
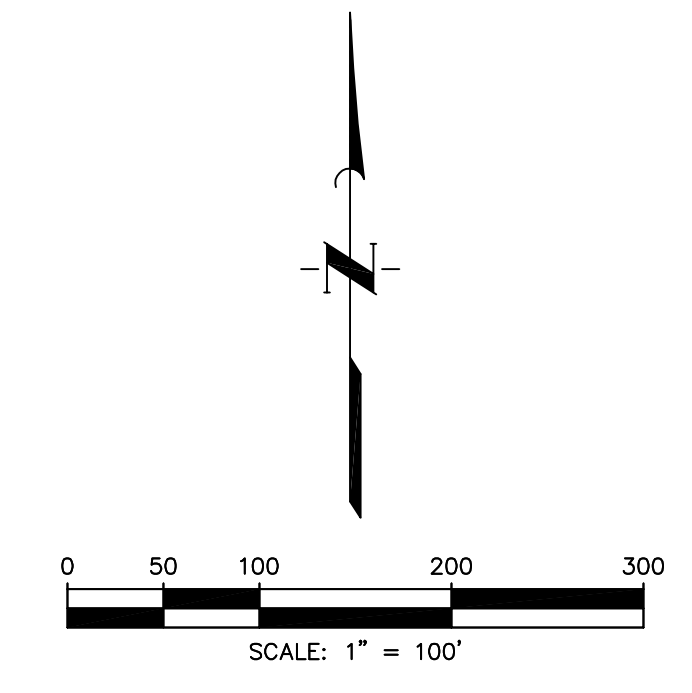
JONES CARTER

Texas Board of Professional Engineers Registration No. 1-433  
Texas Board of Professional Land Surveyors Registration No. 20048-00  
1808 West Loop South, Suite 180-1804, TX 77061-7153 773-773-5337

- A RESTRICTED RESERVE "A"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.2567 AC  
11,182 Sq Ft
- B RESTRICTED RESERVE "B"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.3526 AC  
15,357 Sq Ft
- C RESTRICTED RESERVE "C"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.4242 AC  
18,476 Sq Ft
- D RESTRICTED RESERVE "D"**  
Restricted to Landscape/Open Space  
Purposes Only  
0.0242 AC  
1,052 Sq Ft

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	90°00'00"	39.27'	S19°28'21"E	42.43'	25.00'
C2	25.00'	90°00'00"	39.27'	N70°31'39"E	35.36'	25.00'
C3	25.00'	90°00'00"	39.27'	S19°28'21"E	35.36'	25.00'
C4	325.00'	0°57'42"	5.46'	S02°59'38"E	5.46'	2.73'
C5	25.00'	75°57'03"	33.14'	S40°29'18"E	30.77'	19.51'
C6	330.00'	24°23'09"	140.45'	S66°16'14"E	139.40'	71.31'
C7	270.00'	39°22'53"	185.58'	S73°46'07"E	181.95'	98.62'
C8	1470.00'	29°18'50"	752.09'	N10°52'14"E	743.91'	384.47'
C9	30.00'	90°00'00"	47.12'	N70°31'39"E	42.43'	30.00'
C10	1305.00'	26°36'03"	605.87'	N12°13'38"E	600.45'	308.50'
C11	50.00'	92°24'05"	80.64'	S73°46'35"E	72.18'	52.14'
C12	50.00'	87°10'11"	78.07'	N42°58'28"E	68.94'	47.59'
C13	1015.00'	26°10'19"	463.64'	N12°26'30"E	459.62'	235.94'
C14	725.00'	17°55'45"	226.87'	N09°57'29"E	225.95'	114.37'
C15	50.00'	94°28'06"	82.44'	N46°14'26"W	73.41'	54.06'
C16	300.00'	39°23'49"	206.28'	S73°46'35"E	202.24'	107.41'
C17	300.00'	87°10'11"	78.07'	N42°58'28"E	68.94'	47.59'
C18	300.00'	9°01'30"	47.26'	N01°02'16"E	47.21'	23.68'
C19	1200.00'	8°46'06"	183.64'	N89°05'26"W	183.47'	92.00'
C20	50.00'	76°22'14"	66.65'	N57°06'29"E	61.82'	39.33'
C21	25.00'	22°26'40"	9.79'	N09°59'06"E	9.73'	4.96'
C22	50.00'	137°45'21"	120.21'	S47°40'14"E	93.28'	129.43'
C23	25.00'	23°04'26"	10.07'	N74°59'18"E	10.00'	5.10'
C24	25.00'	23°04'26"	10.07'	S81°56'16"E	10.00'	5.10'
C25	50.00'	134°07'23"	117.04'	N42°32'16"E	92.09'	118.15'
C26	25.00'	23°55'53"	10.44'	N12°33'29"W	10.37'	5.30'
C27	25.00'	92°58'12"	40.57'	N53°17'17"E	36.26'	26.33'
C28	25.00'	88°18'03"	37.66'	S37°04'35"E	34.20'	23.44'
C29	25.00'	21°57'43"	9.58'	S11°32'08"W	9.52'	4.85'
C30	50.00'	139°03'54"	121.36'	S47°00'58"E	93.69'	133.96'
C31	25.00'	23°04'26"	10.07'	N74°59'18"E	10.00'	5.10'
C32	25.00'	90°00'00"	39.27'	S48°28'29"E	35.36'	25.00'
C33	25.00'	90°00'00"	39.27'	N41°31'31"E	35.36'	25.00'
C34	25.00'	90°00'00"	39.27'	S41°31'31"W	35.36'	25.00'
C35	25.00'	44°38'59"	19.48'	N63°51'16"W	18.99'	10.27'
C36	50.00'	144°24'20"	126.02'	S66°16'03"W	95.21'	155.76'
C37	25.00'	25°25'50"	11.10'	N06°46'48"E	11.01'	5.64'
C38	25.00'	86°18'03"	40.66'	N58°37'07"E	34.20'	23.44'
C39	25.00'	92°58'12"	40.57'	N33°44'51"W	36.26'	26.33'
C40	25.00'	90°00'00"	39.27'	N41°31'31"E	35.36'	25.00'
C41	25.00'	90°00'00"	39.27'	N48°28'29"W	35.36'	25.00'
C42	50.00'	175°06'21"	152.81'	N54°51'20"W	99.91'	1169.99'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S64°28'21"E	85.00'	L32	N70°31'39"E	14.14'
L2	S64°28'21"E	50.00'	L33	N25°31'39"E	50.94'
L3	S64°28'21"E	190.00'	L34	N21°57'35"E	81.11'
L4	S64°28'21"E	50.00'	L35	N18°47'19"E	98.44'
L5	N25°31'39"E	86.56'	L36	N14°33'38"E	107.40'
L6	S64°28'21"E	165.82'	L37	N10°19'55"E	103.17'
L7	S80°18'52"E	79.07'	L38	N08°40'44"E	86.43'
L8	S80°31'54"E	91.36'	L39	N03°21'21"E	65.47'
L9	S88°21'49"E	95.93'	L40	N01°27'12"E	100.01'
L10	N86°30'59"E	387.91'	L41	N04°44'12"W	111.22'
L11	S03°28'29"E	391.30'	L42	N37°26'51"W	103.26'
L12	S54°04'40"E	52.20'	L43	N01°38'01"W	55.00'
L13	N86°32'27"E	118.55'	L44	N02°48'39"E	89.21'
L14	S03°27'25"E	5.50'	L45	N07°13'06"E	89.22'
L15	S86°31'31"W	1917.62'	L46	N11°35'24"E	89.21'
L16	N03°47'11"W	139.42'	L47	N16°04'12"E	89.08'
L17	N25°31'39"E	5.62'	L48	N20°25'40"E	88.98'
L18	N25°31'39"E	10.62'	L49	N23°57'26"E	44.33'
L19	N42°21'50"E	5.50'	L50	N25°56'03"E	45.00'
L20	N86°31'31"E	190.20'	L51	N64°28'21"W	220.00'
L21	N47°27'54"W	6.91'	L52	N55°48'00"E	90.55'
L22	N25°31'39"E	10.62'	L53	N23°47'19"E	89.16'
L23	N801°3'37"W	290.00'	L54	N18°01'01"E	88.95'
L24	N43°04'22"E	4.93'	L55	N13°12'16"E	55.00'
L25	N86°31'31"E	575.63'	L56	N06°18'08"E	55.39'
L26	N54°04'40"W	60.07'	L57	N03°00'49"E	44.47'
L27	N03°28'29"W	150.00'	L58	N00°04'43"E	44.65'
L28	N03°28'29"W	391.30'	L59	N02°51'36"W	179.04'
L29	N86°31'31"E	384.30'	L60	N88°47'55"W	191.75'
L30	N20°10'17"W	0.60'	L61	N86°31'31"E	415.35'
L31	N64°28'21"W	114.49'			



- 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 dedicator, his heirs, assigns or successors.
  - BL ..... "Building Line"  
CF ..... "Clerk's File"  
Easmt ..... "Drainage Easement"  
E ..... "Easement"  
F ..... "Found 3/4-inch Iron Rod With Sap Stamped 'Jones/Carter Property Corner' as Per Certification"  
FC ..... "Film Code"  
FBCPR ..... "Fort Bend County Clerk's File"  
FBCPR ..... "Fort Bend County Plat Records"  
FBCDR ..... "Fort Bend County Deed Records"  
FBCOR ..... "Fort Bend County Official Public Records"  
GBL ..... "Garage Building Line" (See Note 20)  
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 cul-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 cul-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.D.A.
  - Lakeview Retreat Sec 4 lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting".
  - 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: 0.9998814799.
  - 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. White wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
  - Elevations are based on Harris County Floodplain Reference Mark No. 210450 being a brass disc located in the center of the headwall on the West side of Harlem Road, approximately 0.5 mile south from the intersection of Harlem Road and FM 1093 with a published elevation of 88.41, NAVD 88, 2001 Adjustment.
  - 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.
  - 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 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.
  - A minimum distance of 10' shall be maintained between dwelling units.
  - 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.
  - The top of all floor slabs shall be a minimum of 93.80 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.

CALLED 620 ACRES  
TO TAYLOR MORRISON OF  
TEXAS, INC  
CF No. 2012132796  
FBCOPRRP

DISTRICT NAMES	
COUNTY ASSISTANCE	DISTRICT 9
WCD	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 FSD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

OWNER:  
FORT BEND COUNTY  
MUNICIPAL UTILITY DISTRICT No 190  
c/o Allen Boone Humphries Robinson LLP  
3200 SOUTHWEST FREEWAY, STE 2400  
HOUSTON, TEXAS 77027  
713-860-6400

OWNER:  
WESTPARK 220 INVESTMENTS, LLC  
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281-269-6832

PLANNER:  
BCE HERRY R. GILBERT & ASSOCIATES

ENGINEER/SURVEYOR:



# LAKEVIEW RETREAT SEC 4

A SUBDIVISION OF 22.60 ACRES OF LAND  
OUT OF THE  
BENJAMIN ORSBURN SURVEY, A-390  
FORT BEND COUNTY, TEXAS  
117 LOTS 4 RESERVES 5 BLOCKS

DECEMBER 2018