

PLAT RECORDING SHEET

PLAT NAME: Hwy 36 Lakeview Resort

PLAT NO: _____

ACREAGE: 36.30

LEAGUE: B.B.B. & C.R.R. Survey, Section 9

ABSTRACT NUMBER: 131

NUMBER OF BLOCKS: 1

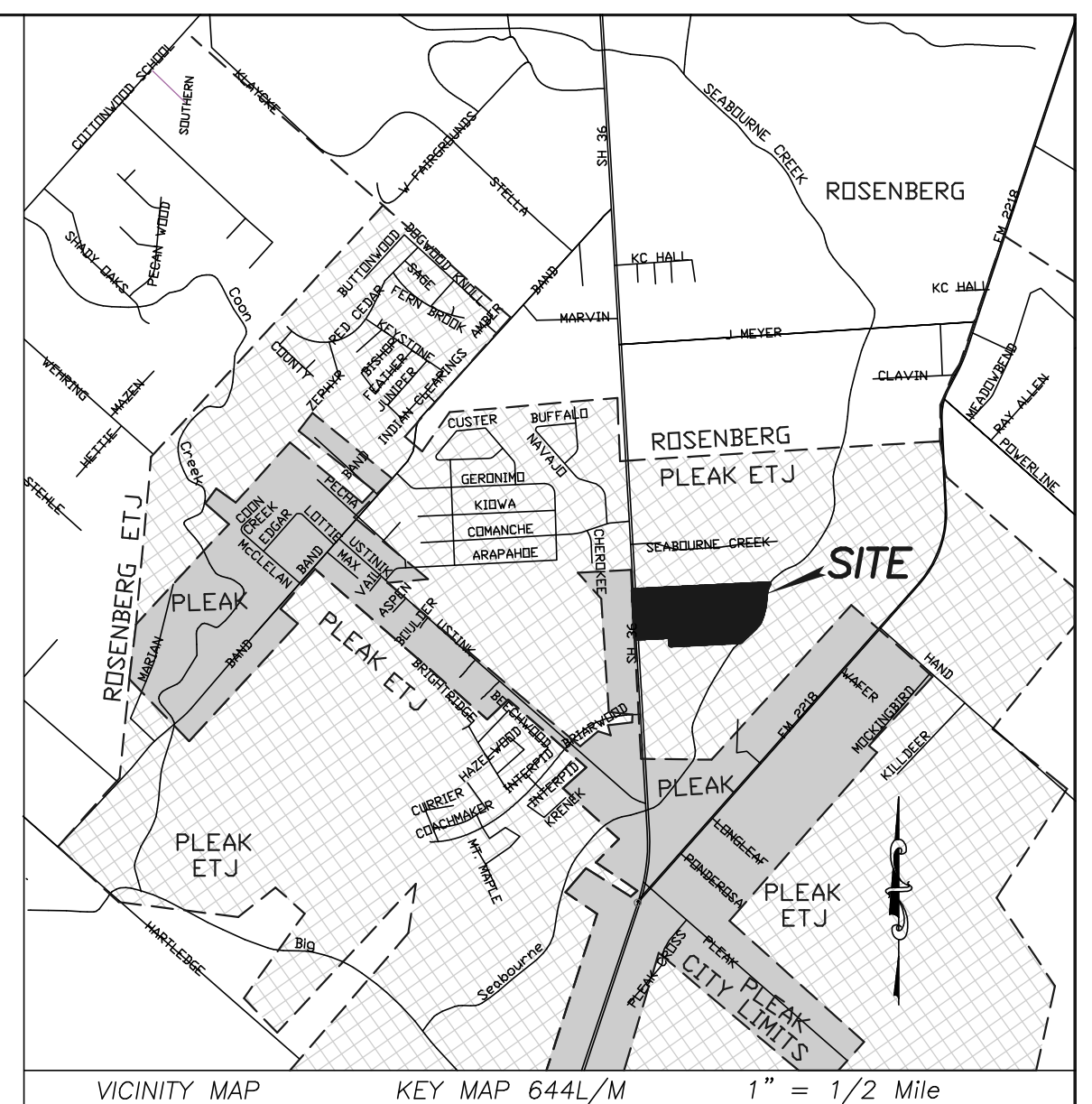
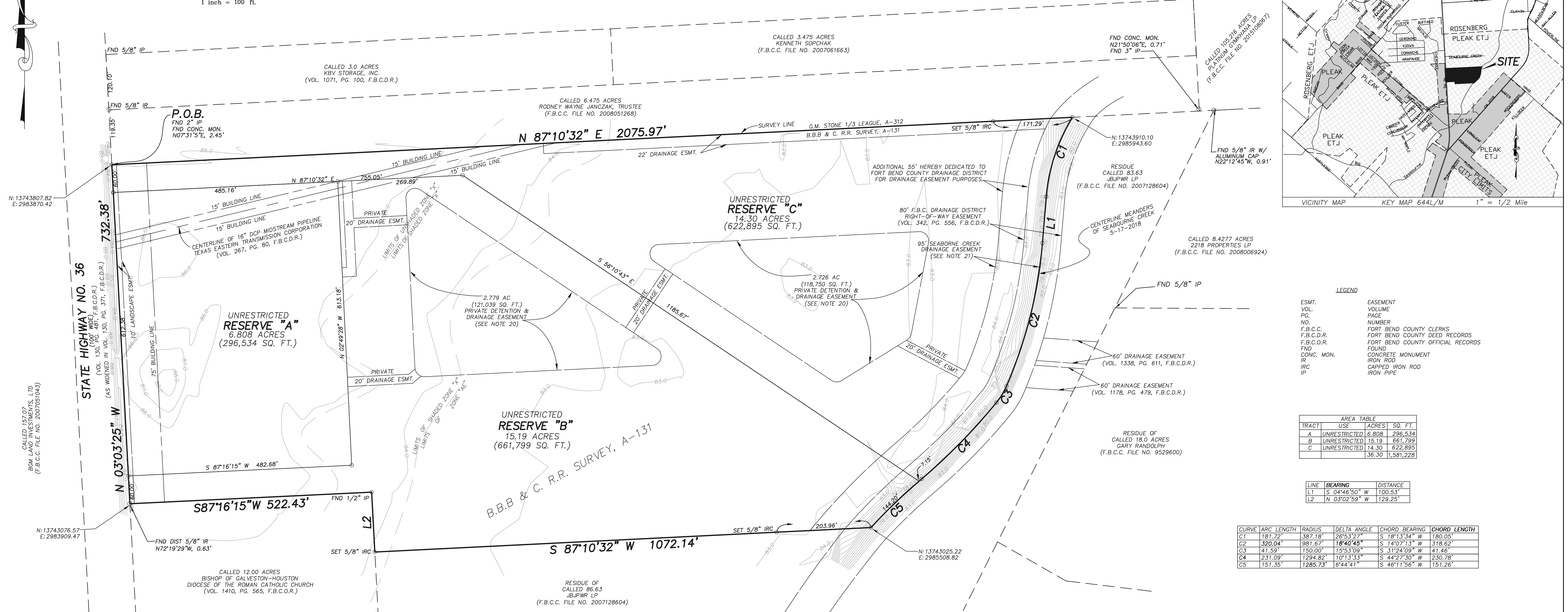
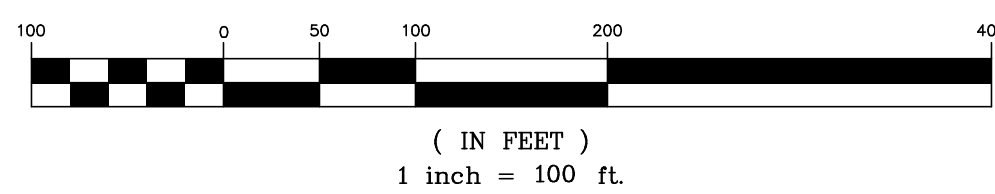
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: Outdoor Hospitality of Katy LLC, a Texas Limited Liability Co.

(DEPUTY CLERK)

GRAPHIC SCALE



LEGEND

ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
NO.	NUMBER
F.B.C.C.	FORT BEND COUNTY CLERKS
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.O.R.	FORT BEND COUNTY OFFICIAL RECORDS
FND	FOUND
CONC. MON.	CONCRETE MONUMENT
IR	IRON ROD
IRC	CAPPED IRON ROD
IP	IRON PIPE

AREA TABLE

TRACT	USE	ACRES	SQ. FT.
A	UNRESTRICTED	6.808	296,534
B	UNRESTRICTED	15.19	661,799
C	UNRESTRICTED	14.30	622,895
		36.30	1,581,228

LINE	BEARING	DISTANCE
L1	S 04°46'50" W	100.53'
L2	N 03°02'59" W	129.25'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	181.72'	387.18'	26°53'27"	S 18°13'34" W	180.05'
C2	320.04'	981.67'	18°40'45"	S 14°07'13" W	318.62'
C3	41.58'	150.00'	15°53'09"	S 31°24'09" W	41.46'
C4	231.09'	1294.82'	10°13'33"	S 44°27'50" W	230.78'
C5	151.35'	1285.73'	6°44'41"	S 46°11'56" W	151.26'

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD'83.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD'83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 1.00013.
- THIS PROPERTY LIES PARTIALLY IN UNSHADED ZONE "X", PARTIALLY IN UNSHADED ZONE "X" AND PARTIALLY IN SHADED ZONE "AE" AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 480228 0245 L, EFFECTIVE DATE APRIL 2, 2014.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDING, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THE 100 YEAR FLOOD PLAIN ELEVATION IS 84.8 FEET ABOVE MEAN SEA LEVEL, THE 500 YEAR FLOOD PLAIN ELEVATION IS 85.0 FEET ABOVE MEAN SEA LEVEL, THE MINIMUM BUILDING SLAB ELEVATIONS SHALL BE 1.5 FEET ABOVE THE 500 YEAR FLOOD ELEVATION OR 1.0 FOOT ABOVE MAXIMUM ON-SITE PONDING OR 1.5 FEET ABOVE NATURAL GROUND, WHICHEVER IS HIGHER, 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, THE TOP OF ALL FLOOR SLAB ELEVATIONS SHALL BE MINIMUM OF 86.5 FEET ABOVE MEAN SEA LEVEL.
- BENCHMARK: RM AW4789, BRASS DISK STAMPED "K 1219 1973", SET IN A CONCRETE CULVERT HEAD WALL APPROXIMATELY 0.15 MILES SOUTH FROM THE INTERSECTION OF MEYER RD. AND SH 36, CULVERT IS LOCATED 24 FEET EAST OF THE CENTER LINE OF SH 36. ELEVATION= 91.69' (NAVD '88, 1991 ADJUSTMENT)
- TBM A: BOX CUT ON NORTH END OF A 36" R.C.P. AT DRIVEWAY TO #5703 SH 36 IN THE EAST RIGHT-OF-WAY OF SH 36 AND APPROXIMATELY 25 FEET NORTH OF THE NORTHWEST CORNER OF THE TRACT. ELEVATION= 86.93' (NAVD'88, 1991 ADJUSTMENT)
- TBM B: BOX CUT ON THE NORTH END OF THE EAST CULVERT IN THE WEST RIGHT OF WAY OF SH 36 APPROXIMATELY 1500 FEET NORTH OF BRIARWOOD CROSSING DR. ELEVATION= 86.31' (NAVD'88, 1991 ADJUSTMENT)
- THIS PROPERTY IS IN THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE "L22".
- SIDEWALKS SHALL BE BUILT OR CAUSE TO BE BUILT NOT LESS THAN FIVE FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-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.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THIS PLAT WAS PREPARED TO MEET VILLAGE OF PLEAK AND FORT BEND COUNTY REQUIREMENTS.
- THIS FOREGOING PLAT IS ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE VILLAGE OF PLEAK, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., FORT BEND E.S.D. NO. 6, AND FORT BEND COUNTY.
- ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN HEREON.
- THIS PROPERTY IS SUBJECT TO RESTRICTIONS SET FORTH IN VOL. 267, PG. 80, AND VOL. 342, PG. 556, F.B.C.D.R.
- B.L. INDICATES BUILDING LINE, U.E. INDICATES UTILITY EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, STM. S.E. INDICATES STORM SEWER EASEMENT, A.E. INDICATES AERIAL EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, L.E. INDICATES LANDSCAPE EASEMENT, ESMT. INDICATES EASEMENT.
- 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.
- THE OWNERS OF RESERVE "A", RESERVE "B" AND RESERVE "C" SHALL BE RESPONSIBLE FOR MAINTENANCE OF DENTENTION AND ALL DRAINAGE EASEMENTS WHICH FALL WITHIN THE LIMITS OF THEIR RESPECTIVE RESERVES. HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THESE DRAINAGE EASEMENTS AT THEIR DISCRETION.
- THE 95' SEABORNE CREEK DRAINAGE EASEMENT IS HEREBY DEDICATED TO FORT BEND COUNTY DRAINAGE DISTRICT FOR DRAINAGE EASEMENT PURPOSES.

HWY 36 LAKEVIEW RESORT

A SUBDIVISION OF 36.30 ACRES OF LAND
 LOCATED IN B.B.B. & C.R.R. SURVEY, SECTION 9, A-131
 FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 3 RESERVES
 OCTOBER 4, 2019 TP\44\44-1814P

SHEET 2 OF 3

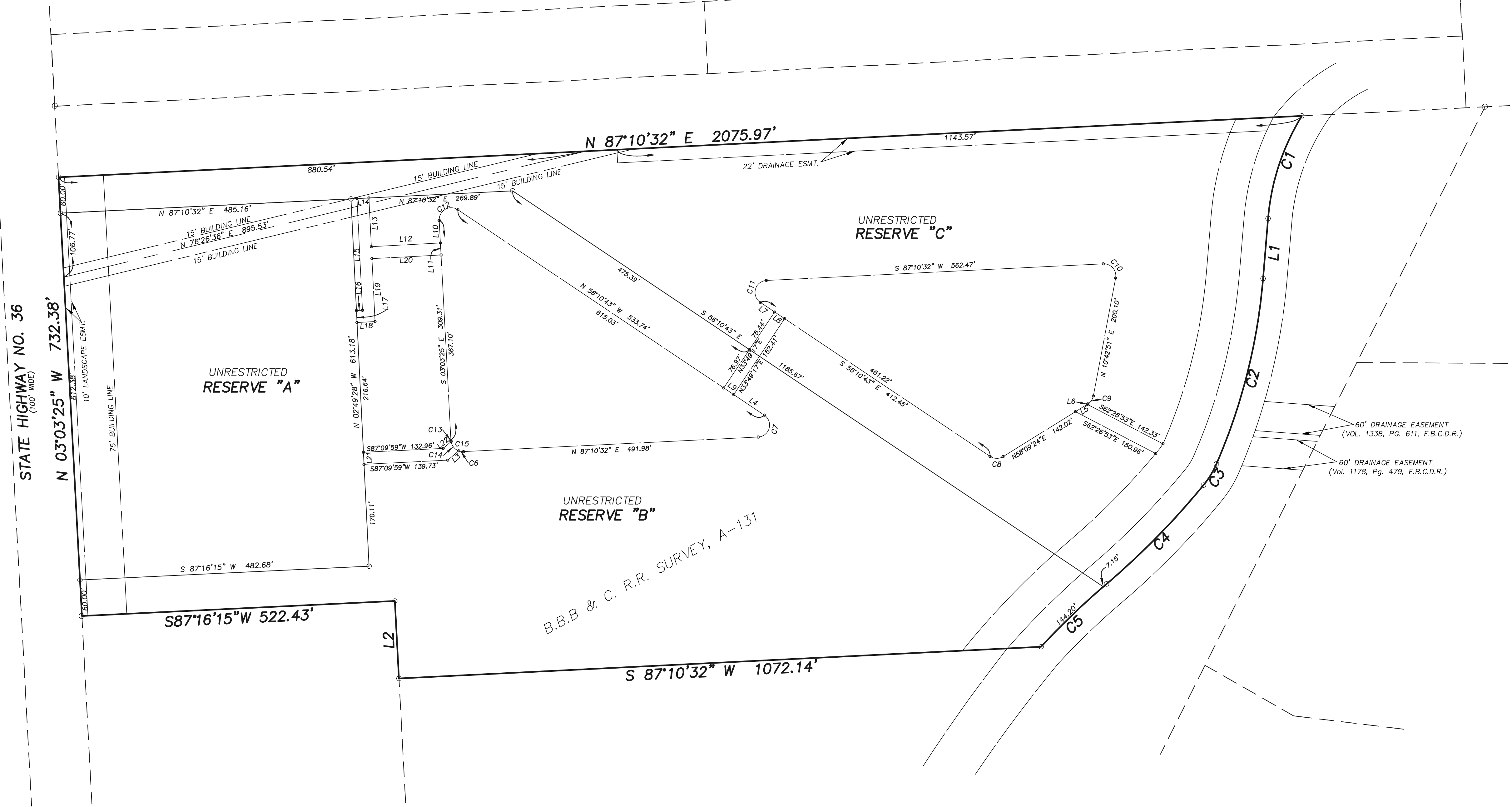
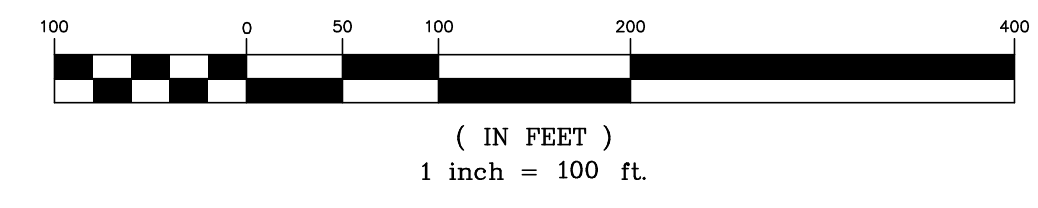
OWNER
 OUTDOOR HOSPITALITY OF KATY LLC
 A TEXAS LIMITED LIABILITY COMPANY
 DHARMENDRA PATEL, PRESIDENT
 3102 YORKSHIRE BAY CT.
 KATY, TEXAS 77494
 (317) 345-7845

ENGINEER
 CATALYST TECHNICAL GROUP, INC.
 FIRM NO. 15775
 MADHAVI TALLURI, P.E.
 440 COBIA DR, SUITE 1503
 KATY, TEXAS 77494
 (832) 913-1888

SURVEYOR
 TEJAS SURVEYING, INC.
 FIRM NO. 10031300
 RANDY S. MCCLENDON, R.P.L.S.
 1810 FIRST OAKS STREET, SUITE 220
 RICHMOND, TEXAS 77406
 (281) 240-9099



GRAPHIC SCALE



STATE HIGHWAY NO. 36
(100' WIDES)

N 03°03'25" W 732.38'

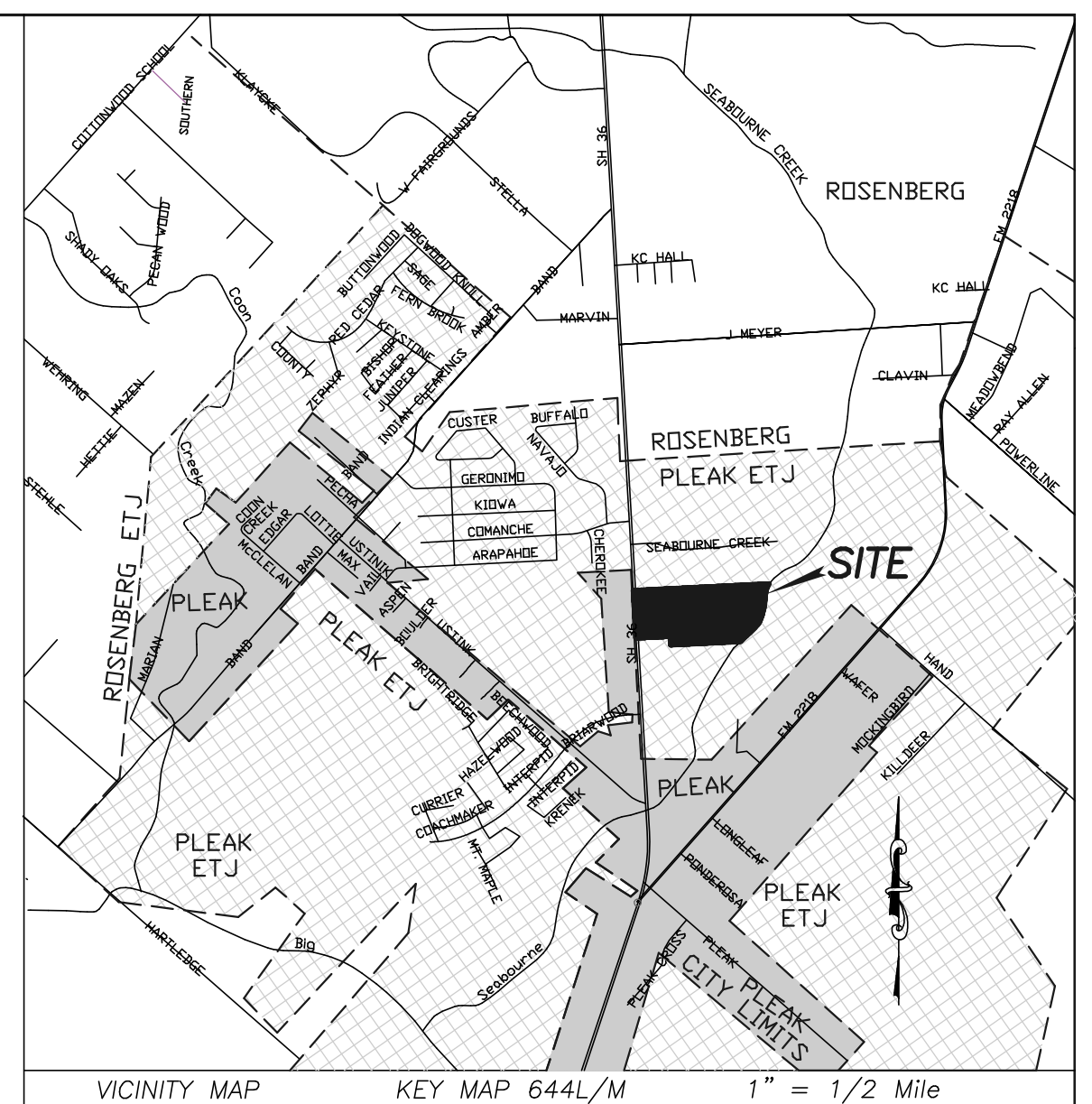
UNRESTRICTED RESERVE "A"

UNRESTRICTED RESERVE "B"

UNRESTRICTED RESERVE "C"

B.B.B. & C. R.R. SURVEY, A-131

60' DRAINAGE EASEMENT
(VOL. 1338, PG. 611, F.B.C.D.R.)
60' DRAINAGE EASEMENT
(Vol. 1178, Pg. 479, F.B.C.D.R.)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	181.72'	387.18'	26°53'27"	S 18°13'34" W	180.05'
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C5	151.35'	1285.73'	6°44'41"	S 46°11'56" W	151.26'
C6	8.09'	20.00'	23°11'22"	S 81°13'47" E	8.04'
C7	50.04'	20.00'	143°21'15"	N 15°29'55" E	37.97'
C8	22.92'	20.00'	65°39'53"	S 89°00'39" E	21.69'
C9	16.56'	20.00'	47°26'33"	N 34°26'08" E	16.09'
C10	36.14'	20.00'	103°32'19"	N 41°03'19" W	31.42'
C11	50.04'	20.00'	143°21'15"	S 15°29'55" W	37.97'
C12	44.29'	20.00'	126°52'42"	S 60°22'56" W	35.78'
C13	2.29'	20.00'	6°34'27"	S 06°20'38" E	2.29'
C14	20.95'	20.00'	60°00'14"	S 39°37'59" E	20.00'
C15	31.33'	20.00'	89°46'03"	S 47°56'26" E	28.23'

LINE	BEARING	DISTANCE
L1	S 04°46'50" W	100.53'
L2	N 03°02'59" W	129.25'
L3	S 49°45'15" W	24.02'
L4	N 56°10'43" W	61.29'
L5	N 58°09'24" E	23.24'
L6	N 58°09'24" E	1.21'
L7	S 56°10'43" E	28.77'
L8	S 56°10'43" E	20.00'
L9	N 56°10'43" W	20.00'
L10	S 03°03'25" E	37.79'
L11	S 03°03'25" E	20.00'
L12	S 86°56'35" W	115.35'
L13	S 02°49'28" E	81.31'
L14	S 87°10'32" W	20.00'
L15	N 02°49'28" W	186.39'
L16	N 86°56'35" E	10.00'
L17	S 02°49'28" E	20.00'
L18	N 86°56'35" E	30.00'
L19	S 02°49'28" E	105.00'
L20	S 86°56'35" W	115.43'
L21	N 02°49'28" W	20.00'
L22	S 49°45'15" W	17.46'

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