

PLAT RECORDING SHEET

PLAT NAME: Lakeview Retreat Sec 5

PLAT NO: _____

ACREAGE: 28.61

LEAGUE: Benjamin Orsburn Survey, L Burknapp Survey

ABSTRACT NUMBER: A-390, A-108

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 129

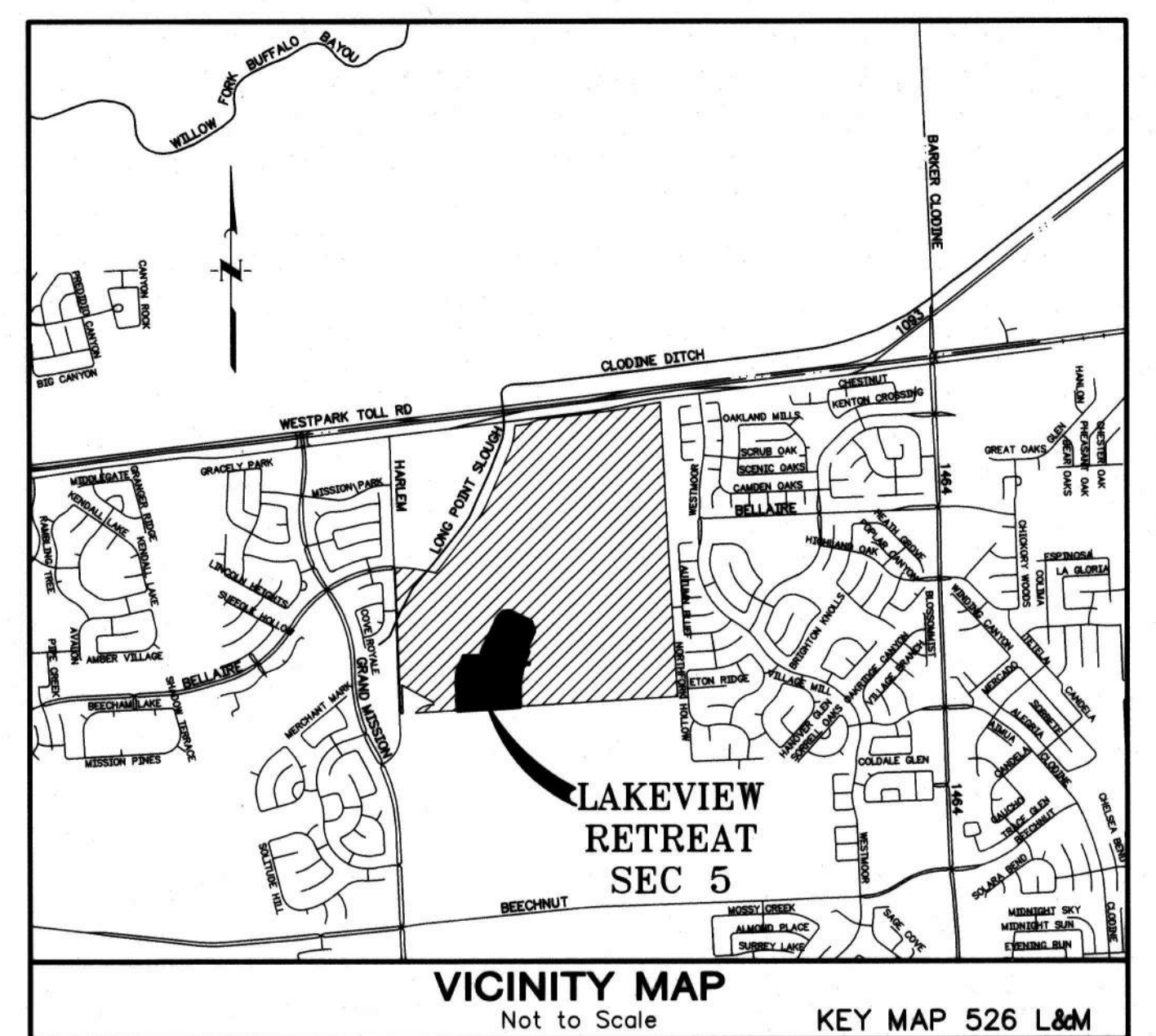
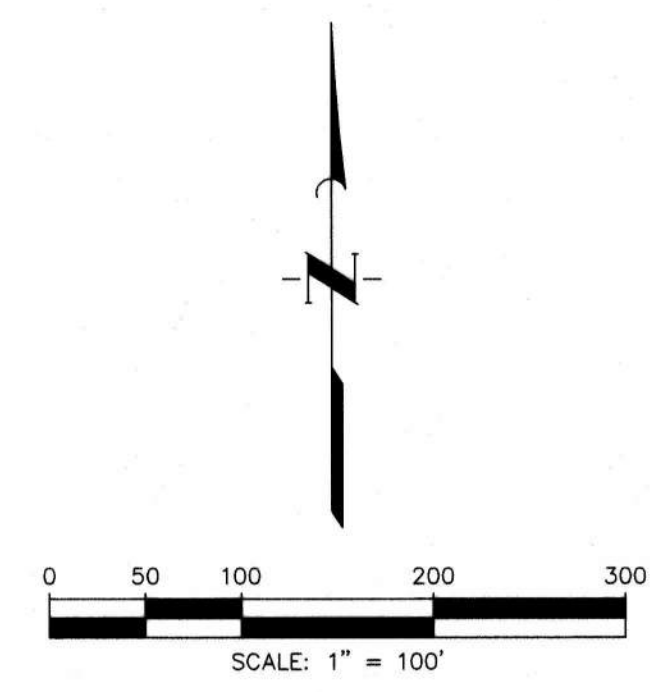
NUMBER OF RESERVES: 8

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

(DEPUTY CLERK)

- A RESTRICTED RESERVE "A"**
Restricted to Landscape/Open Space
Purposes Only
0.3427 AC
4,928 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape/Open Space
Purposes Only
0.0949 AC
4,133 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Landscape/Open Space
Purposes Only
0.0919 AC
4,005 Sq Ft
- D RESTRICTED RESERVE "D"**
Restricted to Lake/Detention
Purposes Only
3.7102 AC
161,615 Sq Ft
- E RESTRICTED RESERVE "E"**
Restricted to Landscape/Open Space
and Drainage Purposes Only
0.0729 AC
3,176 Sq Ft
- F RESTRICTED RESERVE "F"**
Restricted to Landscape/Open Space
Purposes Only
0.2400 AC
10,455 Sq Ft
- G RESTRICTED RESERVE "G"**
Restricted to Landscape/Open Space
Purposes Only
0.1273 AC
5,545 Sq Ft
- H RESTRICTED RESERVE "H"**
Restricted to Landscape/Open Space
Purposes Only
0.0744 AC
3,241 Sq Ft

| DISTRICT NAMES | |
|-------------------|------------------------------------|
| WCID | N/A |
| MMO 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 |
| COUNTY ASSISTANCE | DISTRICT NINE |



LAKEVIEW
RETREAT SEC 6
Plat No. 2020
FBCPR

LAKEVIEW RETREAT
DETENTION RESERVE
Plat No. 20190246
FBCPR

HORTON VISTA
DRIVE STREET
DEDICATION SEC 1
Plat No. 20190066
FBCPR

LAKEVIEW
RETREAT SEC 3
Plat No. 20180257
FBCPR

VICINITY MAP
Not to Scale
KEY MAP 526 L&M

PORTION OF A
CALLED 221.291 ACRES
TO WEST PARK 220
INVESTMENTS, LLC
BY SPECIAL WARRANTY DEED
CF No. 2016135862
FBCOPRRP

LAKEVIEW
RETREAT SEC 4
Plat No. 20190096
FBCPR

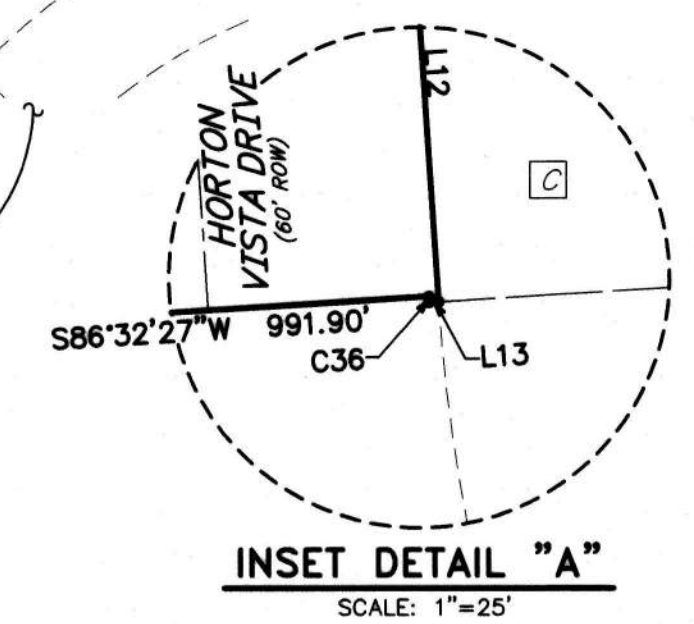
- General Notes
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided 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 dedicant, his heirs, assigns or successors.
 - BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
Esmt "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"
FBCOPR "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 Rod With Sap 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.

LINE TABLE

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|--------------|----------|------|-------------|----------|
| L1 | N81°02'41"E | 108.01 | L30 | N19°28'21"W | 4.75 |
| L2 | S64°28'21"E | 79.75 | L31 | N70°31'39"E | 7.57 |
| L3 | S58°47'40"E | 20.10 | L32 | N47°52'11"W | 5.22 |
| L4 | S64°28'21"E | 283.24 | L33 | N25°31'39"E | 5.62 |
| L5 | S114°32'22"E | 47.70 | L34 | N30°37'11"W | 14.34 |
| L6 | S28°14'14"E | 77.44 | L35 | N13°33'20"E | 78.94 |
| L7 | S25°03'16"W | 36.77 | L36 | N10°15'23"E | 88.94 |
| L8 | S64°28'21"E | 15.15 | L37 | N06°57'27"E | 88.94 |
| L9 | S25°31'39"W | 329.47 | L38 | N03°39'31"E | 88.94 |
| L10 | S64°28'21"E | 60.00 | L39 | N02°21'35"E | 88.94 |
| L11 | S25°31'39"W | 5.62 | L40 | N30°29'53"E | 99.16 |
| L12 | S03°47'11"E | 139.42 | L41 | N67°36'30"E | 11.75 |
| L13 | S86°31'31"W | 1.26 | L42 | N09°34'02"E | 138.80 |
| L14 | N03°28'29"W | 173.98 | L43 | N09°33'50"E | 46.61 |
| L15 | N86°31'31"E | 11.46 | L44 | N08°44'32"E | 88.94 |
| L16 | N03°28'29"W | 236.33 | L45 | N06°33'45"E | 93.33 |
| L17 | N01°54'31"W | 88.57 | L46 | N03°39'22"E | 93.33 |
| L18 | N06°11'25"E | 87.12 | L47 | N00°44'59"E | 93.33 |
| L19 | N14°57'21"E | 87.12 | L48 | N02°10'11"W | 61.39 |
| L20 | N23°34'16"E | 87.12 | L49 | N54°31'45"E | 14.13 |
| L21 | N28°48'23"E | 74.34 | L50 | N41°31'31"E | 14.14 |
| L22 | N10°53'37"E | 50.00 | L51 | N48°28'29"W | 14.14 |
| L23 | N84°31'31"E | 109.43 | L52 | N64°19'45"E | 14.34 |
| L24 | N13°14'24"E | 105.28 | L53 | N20°09'14"E | 78.94 |
| L25 | N25°31'39"E | 457.75 | L54 | N23°27'11"E | 88.94 |
| L26 | N24°28'59"E | 138.97 | L55 | N25°28'24"E | 44.96 |
| L27 | N45°01'30"E | 86.07 | L56 | N25°03'16"E | 18.33 |
| L28 | N73°08'43"W | 233.95 | L57 | N70°07'38"E | 13.51 |
| L29 | N09°34'02"E | 222.20 | L58 | N22°26'16"E | 131.80 |
| | | | L59 | N25°31'39"E | 386.00 |

CURVE TABLE

| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|---------|-------------|------------|---------------|--------------|---------|
| C1 | 1470.00 | 29°18'50" | 752.09 | S10°52'14"W | 743.91 | 384.47 |
| C2 | 475.00 | 20°32'07" | 170.24 | S85°12'26"E | 169.33 | 86.04 |
| C3 | 500.00 | 20°32'07" | 179.20 | S85°12'26"E | 178.25 | 90.57 |
| C4 | 1000.00 | 22°19'46" | 388.72 | S84°18'36"E | 387.26 | 193.37 |
| C5 | 400.00 | 15°57'37" | 111.42 | N17°32'51"E | 111.07 | 56.08 |
| C6 | 50.00 | 90°00'00" | 78.54 | S70°31'39"W | 70.71 | 50.00 |
| C7 | 50.00 | 90°00'00" | 78.54 | N19°28'21"W | 70.71 | 50.00 |
| C8 | 1695.00 | 27°16'31" | 806.90 | N11°53'24"E | 799.30 | 411.24 |
| C9 | 50.00 | 88°16'23" | 77.03 | N42°23'20"E | 69.64 | 48.52 |
| C10 | 1985.00 | 12°58'02" | 449.25 | N03°05'01"E | 448.29 | 225.59 |
| C11 | 1500.00 | 29°18'50" | 767.43 | N10°52'14"E | 759.09 | 392.31 |
| C12 | 25.00 | 74°46'47" | 32.63 | N51°56'45"E | 30.36 | 19.11 |
| C13 | 25.00 | 24°57'05" | 10.89 | N13°03'07"E | 10.80 | 5.53 |
| C14 | 50.00 | 139°54'09" | 122.05 | N70°31'39"E | 93.94 | 137.01 |
| C15 | 25.00 | 24°57'05" | 10.89 | N51°59'48"W | 10.80 | 5.53 |
| C16 | 25.00 | 21°02'22" | 9.18 | S74°59'32"E | 9.13 | 4.64 |
| C17 | 50.00 | 132°04'44" | 115.26 | N19°28'21"W | 91.38 | 112.51 |
| C18 | 25.00 | 21°02'22" | 9.18 | N36°02'50"E | 9.13 | 4.64 |
| C19 | 25.00 | 91°44'30" | 40.03 | N27°16'28"W | 35.89 | 25.77 |
| C20 | 30.00 | 87°58'46" | 46.07 | N62°51'54"E | 41.67 | 28.96 |
| C21 | 30.00 | 87°58'46" | 46.07 | N29°09'20"W | 41.67 | 28.96 |
| C22 | 25.00 | 91°44'30" | 40.03 | N60°59'02"E | 35.89 | 25.77 |
| C23 | 25.00 | 25°29'48" | 11.13 | N14°27'16"W | 11.03 | 5.66 |
| C24 | 50.00 | 138°40'46" | 121.02 | N42°08'13"E | 93.57 | 132.60 |
| C25 | 25.00 | 24°57'05" | 10.89 | N80°59'57"W | 10.80 | 5.53 |
| C26 | 25.00 | 88°31'09" | 38.62 | N45°15'56"E | 34.30 | 24.36 |
| C27 | 25.00 | 101°25'37" | 44.26 | N41°08'46"W | 34.67 | 24.06 |
| C28 | 25.00 | 103°13'13" | 45.04 | N33°25'32"W | 39.19 | 31.55 |
| C29 | 25.00 | 90°00'00" | 39.27 | N70°31'39"E | 35.36 | 25.00 |
| C30 | 25.00 | 90°00'00" | 39.27 | N19°28'21"W | 35.36 | 25.00 |
| C31 | 25.00 | 87°47'44" | 38.31 | N62°23'34"E | 34.67 | 24.06 |
| C32 | 25.00 | 84°40'20" | 36.95 | N51°54'12"E | 33.67 | 22.78 |
| C33 | 25.00 | 88°58'46" | 38.82 | N29°16'44"W | 35.04 | 24.56 |
| C34 | 25.00 | 88°16'23" | 38.52 | S42°23'20"W | 34.82 | 24.26 |
| C35 | 25.00 | 91°33'26" | 39.55 | N47°41'46"W | 35.83 | 25.69 |
| C36 | 195.00 | 00°31'19" | 0.76 | N03°34'13"W | 0.76 | 0.38 |



LAKEVIEW RETREAT SEC 5

A SUBDIVISION OF 28.61 ACRES OF LAND
OUT OF THE
BENJAMIN ORSBURN SURVEY, A-390
L BURKNAPP SURVEY, A-108
FORT BEND COUNTY, TEXAS

129 LOTS 8 RESERVES 5 BLOCKS
DECEMBER 2019

OWNER:
D. R. HORTON-Texas, Ltd.,
O. Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281-269-6832

PLANNER:
META PLANNING + DESIGN
LAND PLANNING CONSULTANTS
24275 KATY FREEWAY, STE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/SURVEYOR:
J|C JONES|CARTER
Texas Board of Professional Engineers Registration No. 1-439
Texas Board of Professional Land Surveyors Registration No. 33968-03
1800 West Loop South, Suite 1000, Houston, Texas 77056-1321

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, its Authorized Agent acting by and through Jonathan Woodruff, its Assistant Vice President, owner hereinafter referred to as Owners of the 28.61 acre tract described in the above and foregoing map of LAKEVIEW RETREAT SEC 5, 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.

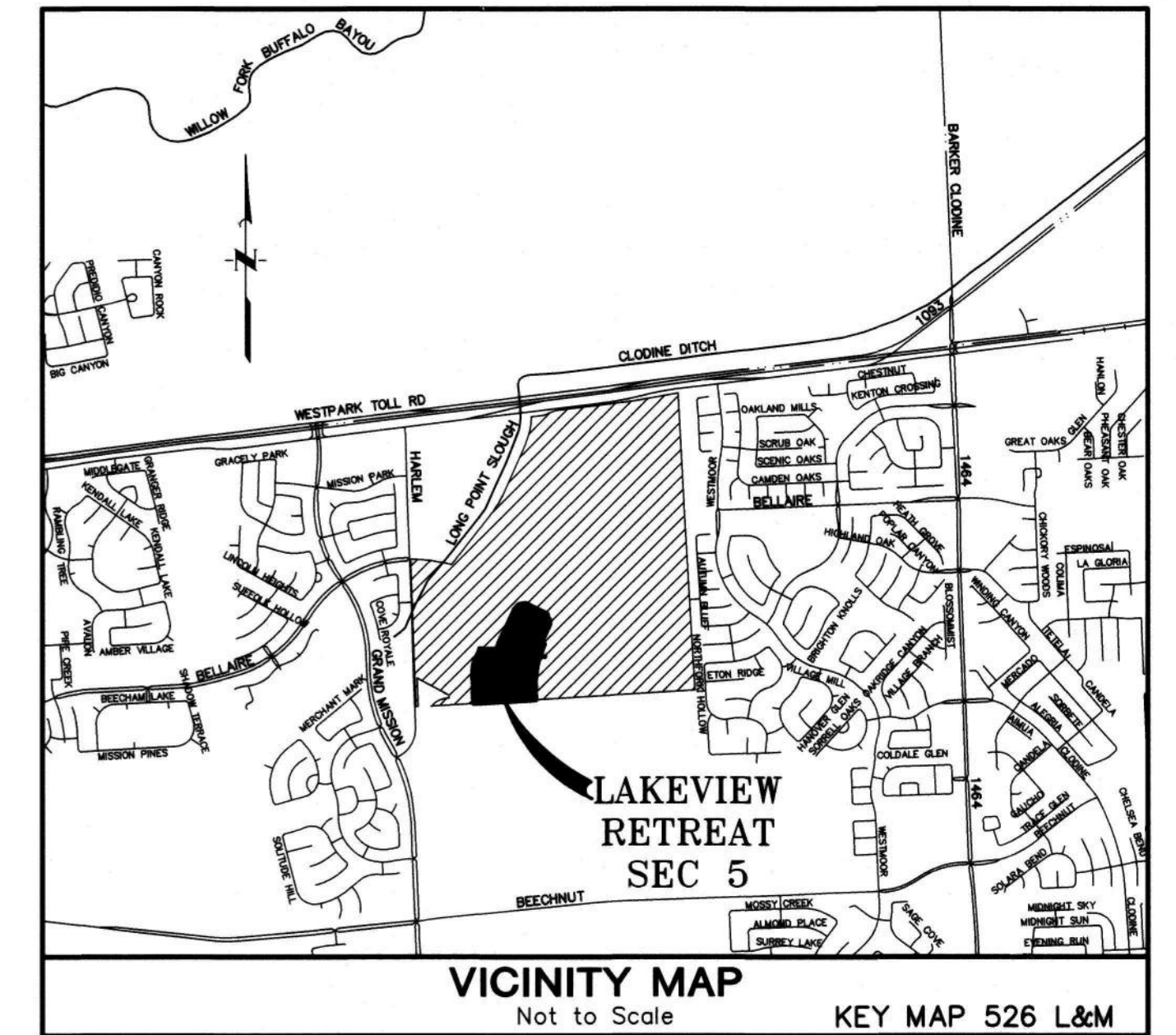
FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency 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.

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, J. Stacy Slawinski, 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.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer
Date

IN TESTIMONY WHEREOF, D.R. Horton - Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, its Authorized Agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized, this 10 day of JANUARY, 2020

D.R. Horton - Texas, Ltd.,
a Texas limited partnership
By: D.R. Horton Inc., a Delaware Corporation, its Authorized Agent.
Jonathan Woodruff
Jonathan Woodruff
Assistant Vice President

I, Bryan F. Aguirre, 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.



Bryan F. Aguirre
Bryan F. Aguirre, P.E.
Professional Engineer No. 132219

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2020.

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 _____, 2020, at _____ o'clock _____ in Plot 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

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Woodruff, Assistant Vice 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 10 day of JANUARY, 2020

Katie Johnston
Notary Public in and for the State of Texas

KATIE JOHNSTON
Print Name



My commission expires: 4/05/23

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAKEVIEW RETREAT SEC 5 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 28th day of JANUARY, 2020.

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

By: *Margaret Wallace Brown*
Margaret Wallace Brown, AICP, CNU-A
Secretary



LAKEVIEW RETREAT SEC 5

A SUBDIVISION OF 28.61 ACRES OF LAND
OUT OF THE
BENJAMIN ORSBURN SURVEY, A-390
L BURKNAPP SURVEY, A-108
FORT BEND COUNTY, TEXAS
129 LOTS 8 RESERVES 5 BLOCKS
DECEMBER 2019

OWNER:
D. R. HORTON-Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281-269-6832

PLANNER:
META PLANNING + DESIGN
LAND PLANNING CONSULTANTS
24275 KATY FREEWAY, STE 200
KATY, TEXAS 77494
281-810-1422

ENGINEER/SURVEYOR:

JONES & CARTER
Texas Board of Professional Engineers Registration No. 4438
Texas Board of Professional Land Surveying Registration No. 22868-08
6200 West Loop South, Suite 150 - Houston, TX 77057-1527-0817