

PLAT RECORDING SHEET

PLAT NAME: Lakeview Retreat Sec 7

PLAT NO: _____

ACREAGE: 20.04

LEAGUE: Benjamin Orsburn Survey, L Burknapp Survey

ABSTRACT NUMBER: A-390, A-108

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 112

NUMBER OF RESERVES: 1

OWNERS: D.R. Horton-Texas, LTD

(DEPUTY CLERK)

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 20.04 acre tract described in the above and foregoing map of LAKEVIEW RETREAT SEC 7, 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 bays, 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.

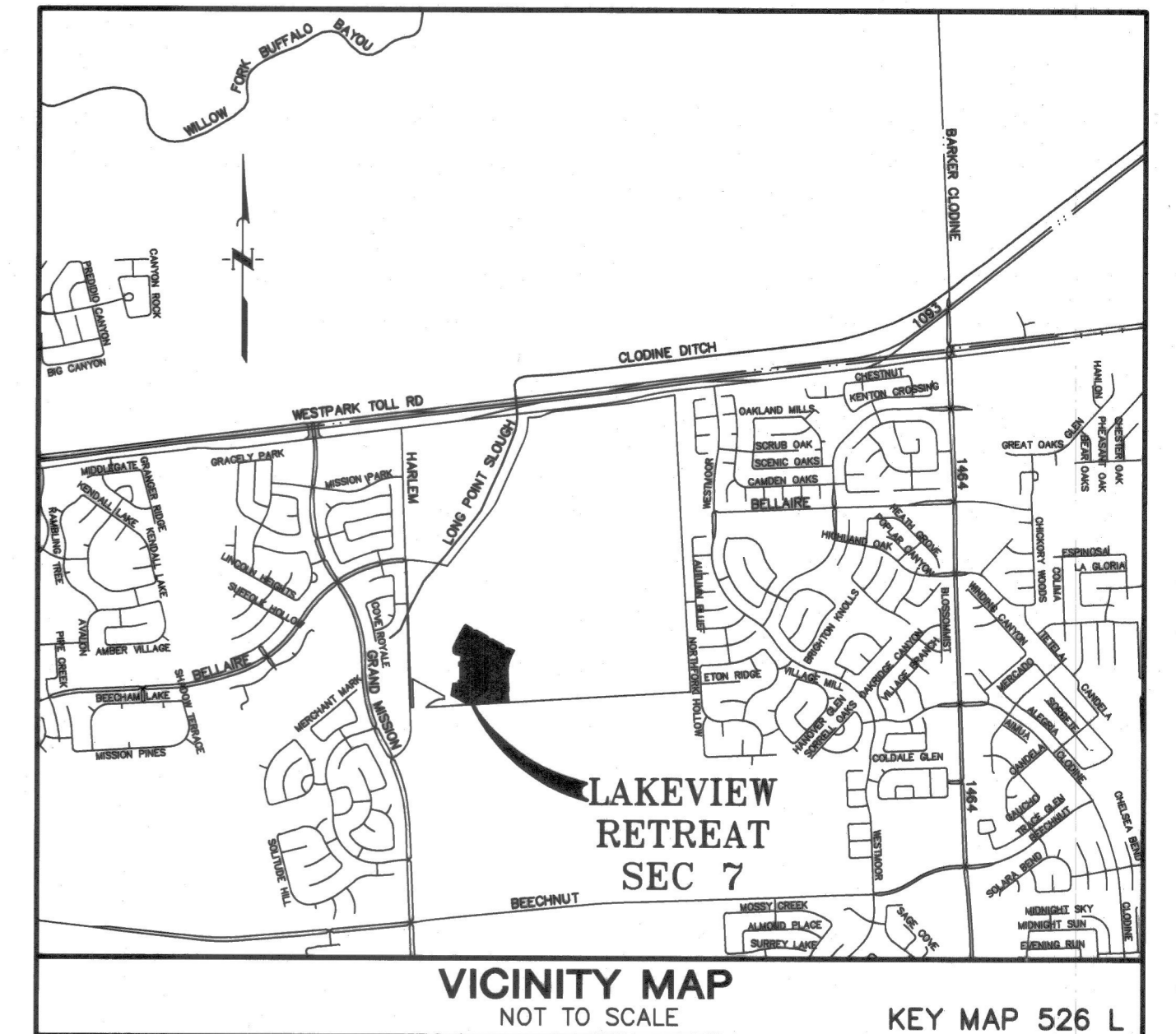
IN TESTIMONY WHEREOF, D.R. Horton - Texas, Ltd., a Texas limited partnership by D.R. Horton Inc., a Delaware Corporation, its Authorized Agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized, this 30th day of July, 2020.

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

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
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. Date
Fort Bend County Engineer

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
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 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

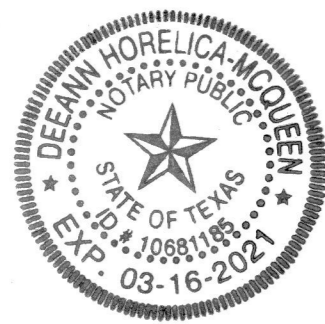
BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Woodruff, Assistant Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of July, 2020.

Notary Public in and for the State of Texas

Dee Ann Horelica McQueen
Print Name

My commission expires: 3/16/2021



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAKEVIEW RETREAT SEC 7 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 25 day of August, 2020.

By: Martha L. Stein Title Chair or M. Sonny Garza Vice Chairman
By: Margaret Wallace Brown AICP, CNU-A Secretary



LAKEVIEW RETREAT SEC 7

A SUBDIVISION OF 20.04 ACRES OF LAND
OUT OF THE
BENJAMIN ORSBURN SURVEY, A-390
L BURKNAPP SURVEY, A-108
FORT BEND COUNTY, TEXAS

112 LOTS 1 RESERVE 6 BLOCKS
JUNE 2020

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:
JCD JONES CARTER

Texas Board of Professional Engineers Registration No. 4-438
Texas Board of Professional Land Surveying Registration No. 22980-03
2020 (Valid until 06/30/2021) (03/16/2021) (11/17/2021)

