

PLAT RECORDING SHEET

PLAT NAME: Lakeview Retreat Sec 6

PLAT NO: _____

ACREAGE: 29.04

LEAGUE: Benjamin Orsburn Survey

ABSTRACT NUMBER: 390

NUMBER OF BLOCKS: 5

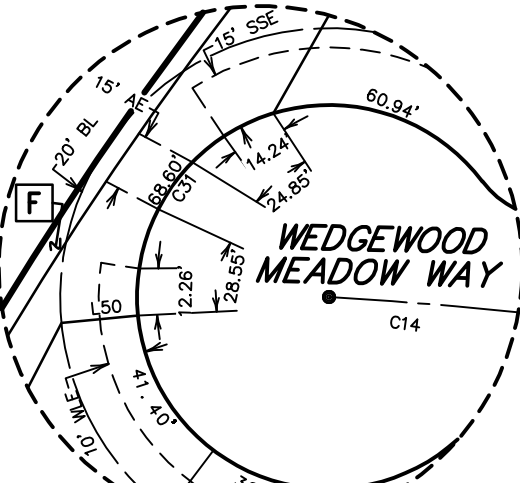
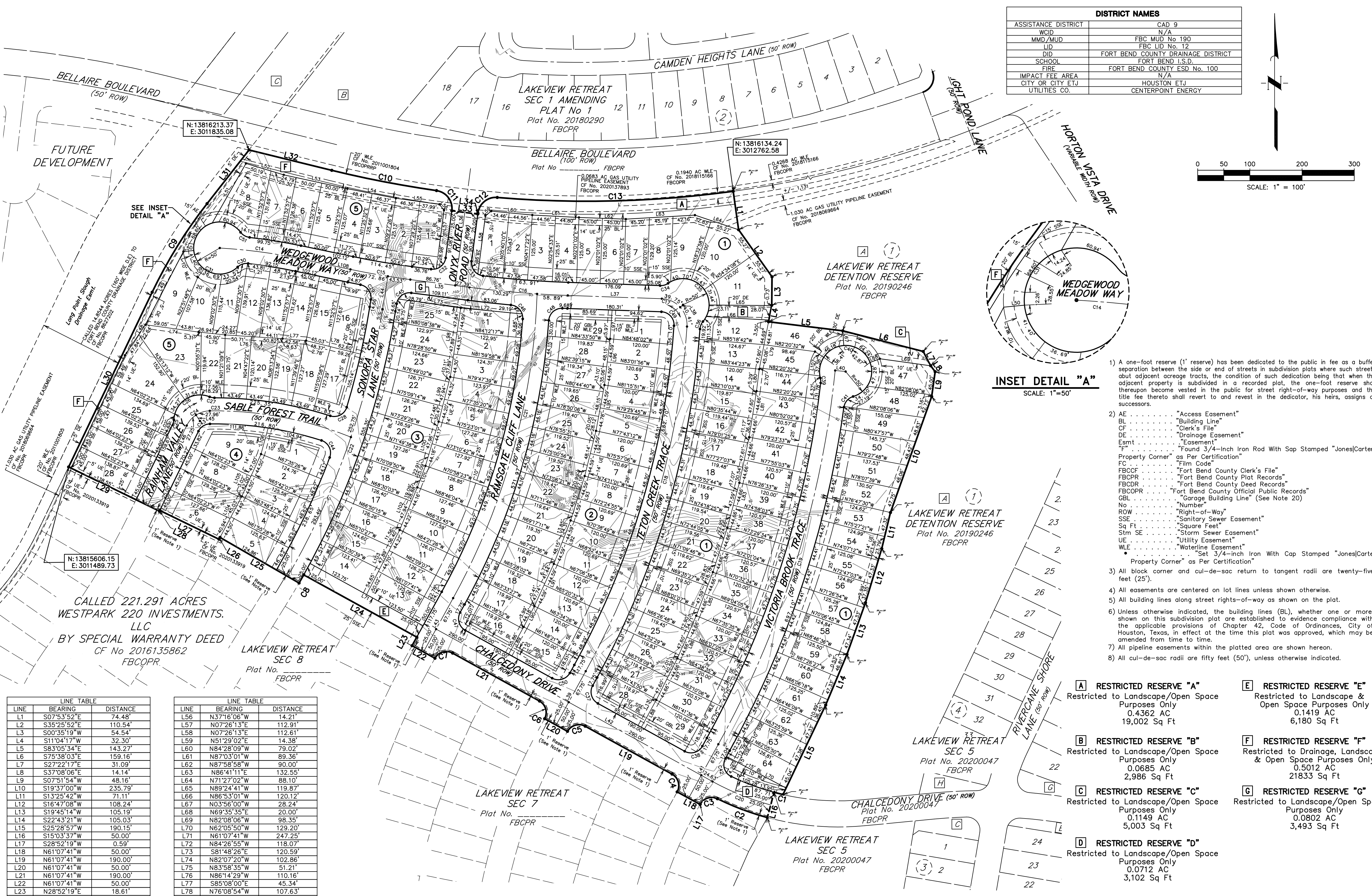
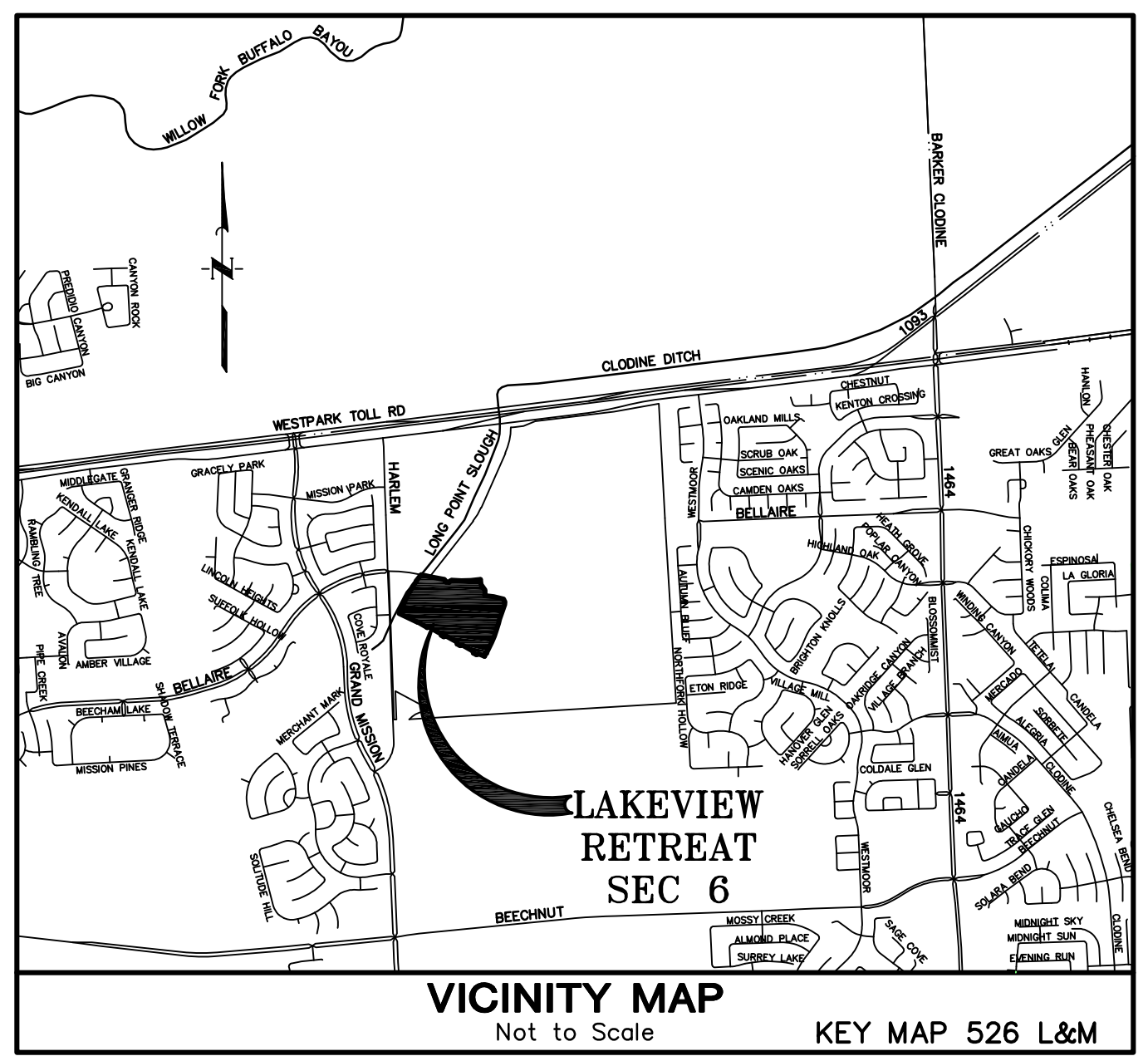
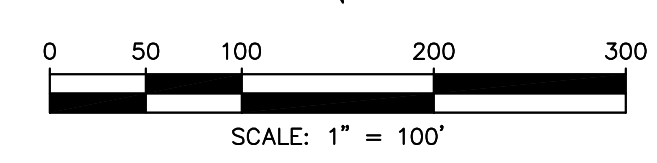
NUMBER OF LOTS: 155

NUMBER OF RESERVES: 7

OWNERS: Westpark 220 Investments, LLC and D.R. Horton-Texas, Ltd.

(DEPUTY CLERK)

DISTRICT NAMES	
ASSISTANCE DISTRICT	CAD 9
WCID	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 ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



- 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 dedicator, his heirs, assigns or successors.
- | | |
|--------|--|
| AE | Access Easement |
| BL | Building Line |
| CF | Clerk's File |
| DE | Drainage Easement |
| Emst | Easement |
| F | Found 3/4-inch Iron Rod With Sap Stamped "Jones/Carter Property Corner" as Per Certification |
| FBC | Film Code |
| FBCCF | Fort Bend County Clerk's File |
| FBCPR | Fort Bend County Plat Records |
| FBCPR | Fort Bend County Dead Records |
| GBL | Fort Bend County Official Public Records |
| GBL | Garage Building Line (See Note 20) |
| Number | Number |
| ROW | Right-of-Way |
| SSE | Sanitary Sewer Easement |
| Sq Ft | Square Feet |
| Stm SE | Storm Sewer Easement |
| UE | Utility Easement |
| WLE | Waterline Easement |
- 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 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.
- All pipeline easements within the platted area are shown hereon.
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.

CALLED 221.291 ACRES
WESTPARK 220 INVESTMENTS,
LLC
BY SPECIAL WARRANTY DEED
CF No. 2016135862
FBCPR

LINE	BEARING	DISTANCE
L1	S07°53'52"E	74.48'
L2	S05°25'52"E	110.54'
L3	S00°35'19"W	54.54'
L4	S11°04'17"W	32.30'
L5	S83°05'34"E	114.33'
L6	S75°58'03"E	159.16'
L7	S27°22'17"E	31.09'
L8	S37°08'06"E	14.14'
L9	S07°51'54"W	48.18'
L10	S19°37'00"W	235.79'
L11	S13°25'42"W	71.11'
L12	S16°47'08"W	108.24'
L13	S19°45'14"W	105.19'
L14	S22°43'21"W	105.03'
L15	S28°28'52"W	190.15'
L16	S15°03'37"W	50.00'
L17	S28°52'19"W	0.59'
L18	N61°07'41"W	50.00'
L19	N61°07'41"W	190.00'
L20	N61°07'41"W	50.00'
L21	N61°07'41"W	190.00'
L22	N61°07'41"W	50.00'
L23	N28°52'19"E	18.61'
L24	N61°07'41"W	247.23'
L25	N60°02'09"W	174.86'
L26	S28°01'33"W	604.88'
L27	N64°02'23"W	126.03'
L28	S25°57'37"W	1.45'
L29	N64°02'23"W	193.55'
L30	N25°32'35"E	371.09'
L31	N37°59'42"E	139.49'
L32	S76°11'08"E	163.29'
L33	S82°33'47"E	50.00'
L34	N07°26'13"E	2.02'
L35	N82°33'47"W	114.15'
L36	N07°26'13"E	141.08'
L37	N87°58'58"W	180.31'
L38	N47°34'15"E	7.12'
L39	N28°52'19"E	117.75'
L40	N84°09'05"W	20.00'
L41	N28°52'19"E	117.75'
L42	N61°07'41"W	190.00'
L43	N09°05'58"E	63.85'
L44	N32°48'58"W	13.75'
L45	N25°57'37"E	170.27'
L46	N25°57'37"E	141.08'
L47	N25°57'37"E	139.49'
L48	N33°47'32"E	70.48'
L49	N27°26'31"E	157.97'
L50	N84°30'25"E	20.00'
L51	N29°32'23"E	131.29'
L52	N73°11'00"W	75.69'
L53	N77°43'15"W	124.79'
L54	N78°53'09"W	94.78'
L55	N81°58'24"W	84.35'

LINE	BEARING	DISTANCE
L56	N37°16'06"W	14.21'
L57	N07°26'13"E	112.91'
L58	N07°26'13"E	112.61'
L59	N51°29'02"E	14.38'
L60	N84°28'29"W	79.02'
L61	N87°03'01"W	89.36'
L62	N87°58'58"W	90.00'
L63	N86°41'11"E	132.55'
L64	N71°27'02"W	88.10'
L65	N89°24'41"W	119.87'
L66	N86°53'01"W	120.12'
L67	N03°56'00"W	28.24'
L68	N69°35'35"E	20.00'
L69	N82°08'06"W	98.35'
L70	N62°05'50"W	129.20'
L71	N61°07'41"W	247.28'
L72	N84°26'55"W	118.07'
L73	S81°48'26"E	120.59'
L74	N82°07'20"W	102.86'
L75	N83°58'58"W	51.24'
L76	N86°14'29"W	110.16'
L77	S85°08'00"E	45.34'
L78	N76°08'54"W	107.63'
L79	N11°04'17"E	92.59'
L80	N06°57'33"E	42.31'
L81	N09°07'48"E	80.32'
L82	N12°04'57"E	89.32'
L83	N15°01'57"E	89.32'
L84	N17°58'56"E	89.32'
L85	N20°55'55"E	89.32'
L86	N23°52'49"E	89.32'
L87	N26°49'54"E	89.32'
L88	N28°47'28"E	59.87'
L89	N28°46'31"E	59.85'
L90	N27°18'36"E	44.59'
L91	N24°39'28"E	89.18'
L92	N21°07'17"E	89.18'
L93	N03°52'55"E	55.24'
L94	N17°35'05"E	89.18'
L95	N14°02'54"E	89.18'
L96	N10°30'29"E	89.37'
L97	N06°58'04"E	89.18'
L98	N03°52'55"E	55.24'
L99	N08°39'48"E	133.62'
L100	N14°33'15"E	88.52'
L101	N16°32'21"E	88.35'
L102	N20°55'28"E	44.18'
L103	N22°29'49"E	88.38'
L104	N27°04'57"E	138.94'
L105	N28°01'33"E	88.99'
L106	N24°24'47"E	89.00'
L107	N15°16'05"E	51.90'
L108	N56°58'47"W	20.00'
L109	N37°03'47"E	20.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	475.00'	237°09"	17.57'	N69°21'20"W	102.17'	71.57'
C2	525.00'	111°05"	102.33'	N89°21'20"W	102.17'	51.33'
C3	25.00'	87°21'23"	38.12'	S72°33'01"W	34.53'	23.87'
C4	25.00'	90°00'00"	39.27'	N16°07'41"W	35.36'	25.00'
C5	25.00'	90°00'00"	39.27'	S73°52'19"W	35.36'	25.00'
C6	25.00'	90°00'00"	39.27'	N16°07'41"W	35.36'	25.00'
C7	25.00'	90°00'00"	39.27'	S73°52'19"W	35.36'	25.00'
C8	1525.00'	0°40'32"	17.98'	S29°37'35"W	17.98'	8.99'
C9	920.00'	12°27'07"	199.94'	N31°46'08"E	199.55'	100.37'
C10	2050.00'	5°42'57"	204.51'	S79°02'37"E	204.43'	102.34'
C11	34.50'	89°20'18"	53.79'	S37°13'56"E	48.51'	34.10'
C12	34.50'	87°21'23"	52.82'	N51°07'54"E	47.67'	32.96'
C13	2050.00'	12°39'52"	453.12'	N88°29'40"E	452.20'	227.49'
C14	1000.00'	8°42'06"	151.87'	N82°28'06"W	151.73'	76.08'
C15	1500.00'	4°26'44"	116.39'	N80°20'25"W	116.36'	58.22'
C16	2000.00'	5°25'10"	189.18'	N85°16'22"W	189.11'	94.66'
C17	50.00'	91°51'38"	80.16'	N42°03'09"W	71.85'	51.65'
C18	1590.00'	24°59'39"	693.60'	N16°22'30"E	688.12'	352.41'
C19	1880.00'	23°01'24"	755.44'	N17°21'37"E	750.37'	382.89'
C20	1500.00'	13°48'42"	120.53'	N88°02'02"W	120.24'	60.56'
C21	3000.00'	26°53'34"	610.18'	N15°25'32"E	604.59'	310.82'
C22	1500.00'	9°46'24"	94.66'	N19°51'54"E	543.23'	276.18'
C23	700.00'	22°38'41"	276.66'	N79°27'05"W	274.86'	140.16'
C24	50.00'	63°15'58"	105.21'	N57°35'36"E	52.45'	30.80'
C25	25.00'	23°04'26"	10.07'	N14°25'24"E	10.00'	5.10'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C26	50.00'	109°00'00"	17.57'	N79°04'24"W	9.51'	81.41'
C27	25.00'	21°55'26"	9.57'	N79°04'24"W	9.51'	4.84'
C28	25.00'	91°01'57"	39.72'	N62°15'26"E	35.67'	25.45'
C29	25.00'	88°09'05"	38.46'	N34°58'35"W	34.78'	24.21'
C30	25.00'	49°51'15"	21.75'	N71°32'25"E	21.07'	11.62'
C31	50.00'	278°20'21"	241.15'	N04°46'58"E	66.69'	44.75'
C32	25.00'	90°00'00"	39.27'	N52°26'13"E	35.36'	25.00'
C33	25.00'	90°39'52"	39.56'	N37°53'43"W	35.56'	25.29'
C34	25.00'	36°52'12"	16.09'	N7°34'57"E	15.81'	8.33'
C35	50.00'	164°54'39"	143.91'	N42°23'50"W	99.13'	377.52'
C36	25.00'	36°04'35"	15.74'	N22°01'12"E	15.48'	8.14'
C37	25.00'	90°00'00"	39.27'	N16°07'41"W	35.36'	25.00'
C38	25.00'	90°00'00"	39.27'	N73°52'19"E	35.36'	25.00'
C39	25.00'	21°27'25"	9.36'	N04°03'09"W	9.31'	4.74'
C40	50.00'	268°05'02"	233.95'	N60°44'20"W	71.88'	51.70'
C41	25.00'	85°23'51"	28.54'	N40°36'15"E	27.01'	16.05'
C42	25.00'	93°13'54"	40.68'	N17°44'38"W	36.34'	26.45'
C43	25.00'	63°15'58"	27.61'	N57°35'36"E	26.22'	15.40'
C44	25.00'	93°03'55"	40.61'	N25°50'20"W	36.29'	26.37'
C45	25.00'	88°20'15"	38.54'	N53°16'05"E	34.84'	24.28'
C46	25.00'	89°05'18"	38.87'	N40°22'09"W	35.07'	24.61'
C47	25.00'	90°00'00"	39.27'	N16°07'41"W	35.36'	25.00'
C48	25.00'	88°09'05"	38.46'	N48°12'54"E	34.78'	24.21'
C49	25.00'	91°51'38"	40.08'	N42°03'09"W	35.92'	25.83'
C50	25.00'	90°00'00"	39.27'	N73°52'19"E	35.36'	25.00'
C51	25.00'	46°38'44"	20.35'	N60°22'13"W	19.80'	10.78'

LAKEVIEW RETREAT SEC 6

A SUBDIVISION OF 29.04 ACRES OF LAND
OUT OF THE
BENJAMIN ORSBURN SURVEY, A-390
FORT BEND COUNTY, TEXAS
155 LOTS 7 RESERVES 5 BLOCKS
SEPTEMBER 2020

OWNER: Westpark 220 Investments, LLC
a Texas Limited Liability Company
10003 NW Military Hwy
SAN ANTONIO, TEXAS 78231
210-344-9200

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: J.C. JONES-CARTER
Texas Board of Professional Engineers Registration No. 1-430
1988 West Loop South, Suite 100 - Houston, TX 77027-7533

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 29.04 acre tract described in the above and foregoing map of LAKEVIEW RETREAT SEC 6, 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, its Authorized Agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized, this _____ day of _____, 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 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, 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 P.E.
Professional Engineer No. 132219

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAKEVIEW RETREAT SEC 6 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 _____, 2020.

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

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

STATE OF TEXAS §
COUNTY OF FORT BEND §

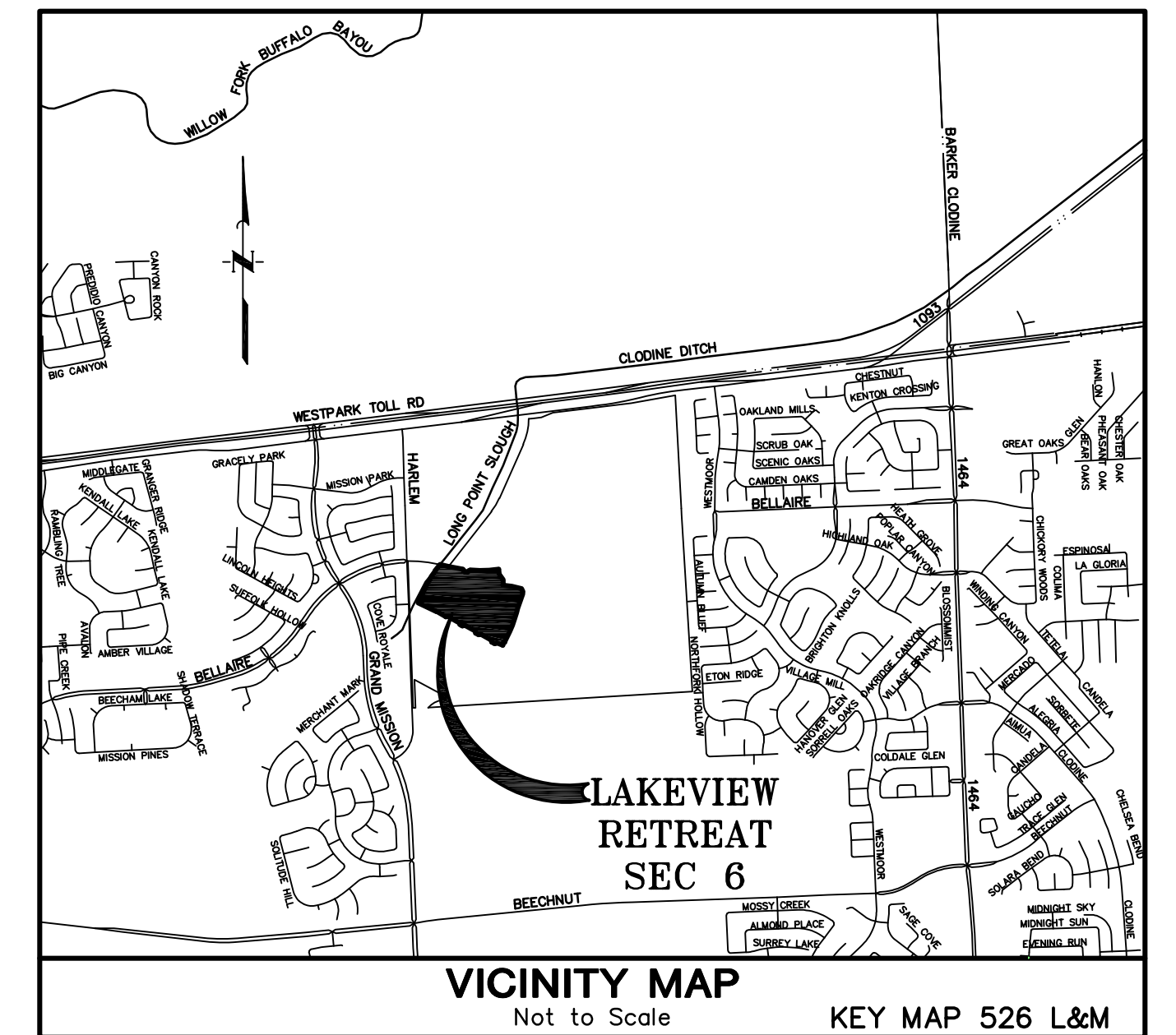
BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Woodruff, Assistant Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____



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

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

Vincent M. Morales, Jr. Grady Prestage
Commissioner, Precinct 1 Commissioner, Precinct 2

KP George
County Judge

W.A. "Andy" Meyers Ken R. DeMerchant
Commissioner, Precinct 3 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

LAKEVIEW RETREAT

SEC 6

A SUBDIVISION OF 29.04 ACRES OF LAND
OUT OF THE
BENJAMIN ORSBURN SURVEY, A-390
FORT BEND COUNTY, TEXAS
155 LOTS 7 RESERVES 5 BLOCKS
SEPTEMBER 2020

OWNER:
Westpark 220 Investments, LLC
a Texas Limited Liability Company
10003 NW Military HWY
SAN ANTONIO, TEXAS 78231
210-344-9200

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. 1-433
Texas Board of Professional Land Surveying Registration No. 20045-02
1800 West Loop South, Suite 180-1800, Dallas, TX 75240 | 752.373.5537