

PLAT RECORDING SHEET

PLAT NAME: Lakeview Retreat Sec 8

PLAT NO: _____

ACREAGE: 24.90

LEAGUE: Benjamin Orsburn Survey and L Burknapp Survey

ABSTRACT NUMBER: A-390 and A-108

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 95

NUMBER OF RESERVES: 3

OWNERS: Randy Young, Ronald D. Petersen, Shannon M. Frederick,

Tracy M. Youngblood, Glen Vinklarek and D.R. Horton – Texas, Ltd.

(DEPUTY CLERK)

- [A] RESTRICTED RESERVE "A"**
Restricted to Drainage
Purposes Only
4,027.1 AC
175,421 Sq Ft
- [B] RESTRICTED RESERVE "B"**
Restricted to Landscape/Open Space
Purposes Only
0.3141 AC
13,684 Sq Ft
- [C] RESTRICTED RESERVE "C"**
Restricted to Landscape/Open Space
Purposes Only
2,583.2 AC
112,524 Sq Ft

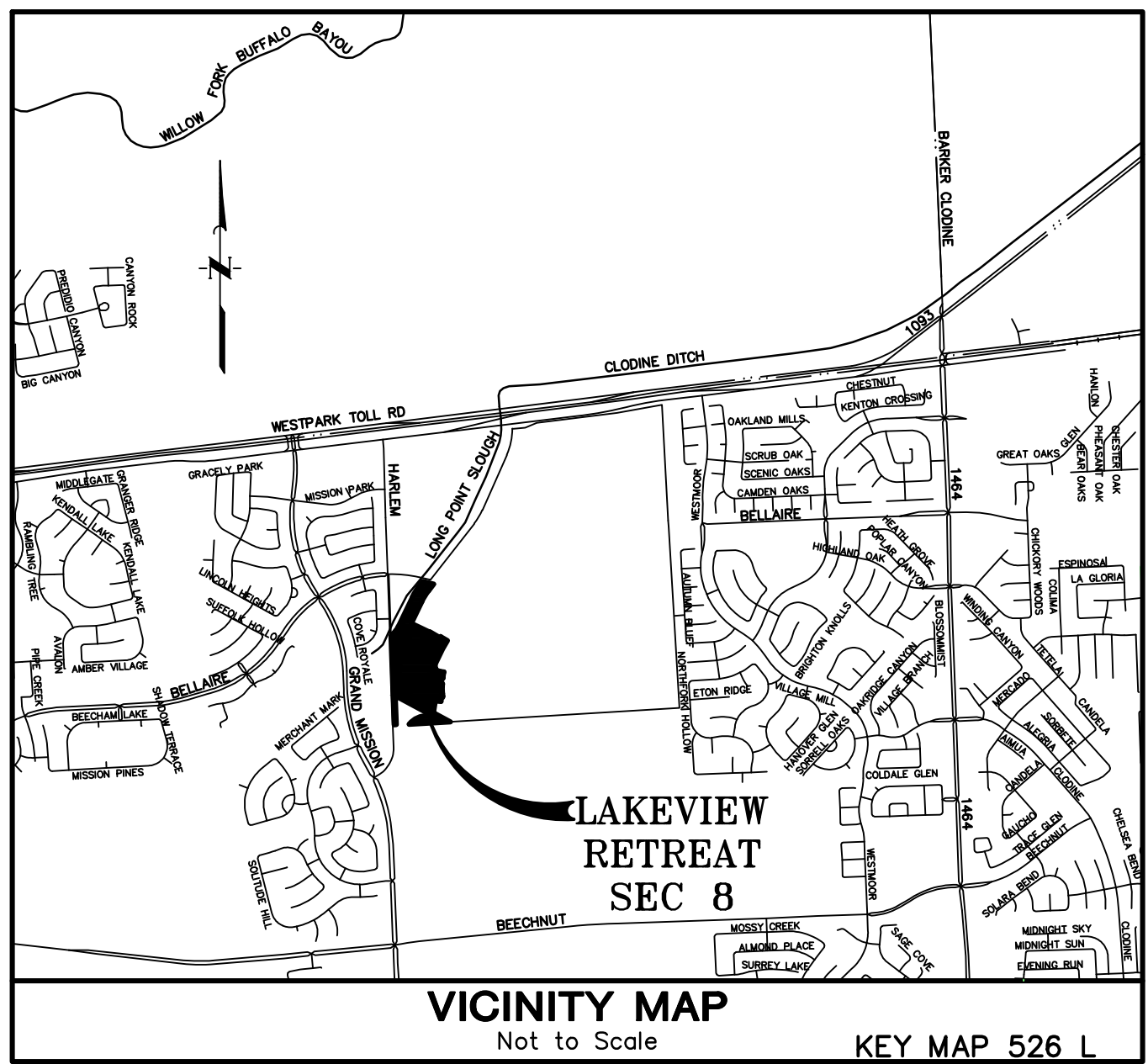
A PORTION OF A
CALLED 221.291 ACRES
TO WESTPARK 220
INVESTMENTS, LTD.
BY SPECIAL
WARRANTY DEED
CF No. 2016135862
FBCPR

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

BELLAIRE BOULEVARD
STREET DEDICATION SEC 2
(50' ROW)
Plat No. 2020...
FBCPR

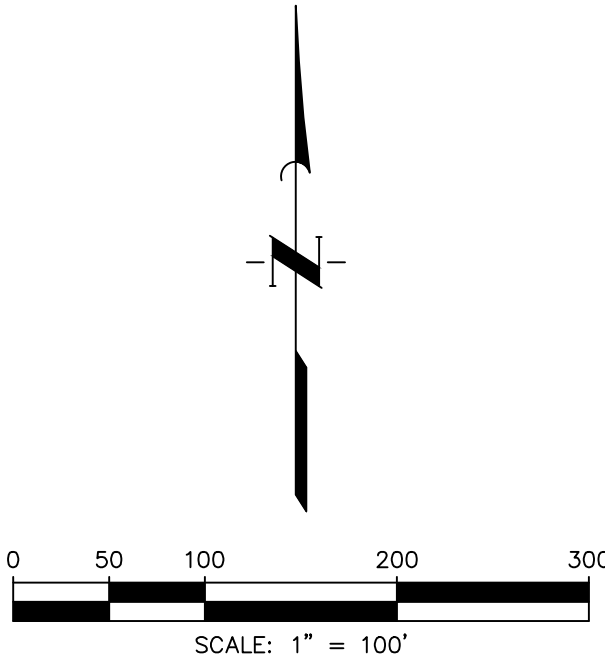
LAKEVIEW RETREAT SEC 1
AMENDING PLAT No. 1
Plat No. 20180290
FBCPR

BELLAIRE BOULEVARD
STREET DEDICATION SEC 2
(100' ROW)
Plat No. 2020...
FBCPR



VICINITY MAP
Not to Scale

KEY MAP 526 L



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 garage 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 revest in the dedicatory, his heirs, assigns or successors.
- AE "Access Easement"
BL "Building Line"
CF "Clerk's File"
DE "Drainage Easement"
Esmt "Easement"
F "Found 3/4-Inch Iron Rod With Cap Stamped 'Jones/Carter Property Corner' as Per Certification"
FC "Film Code"
FBCCF "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"
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq Ft "Square Feet"
Slm SE "Storm Sewer Easement"
UE "Utility Easement"
WLE "Waterline Easement"
F "Found 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.
- All pipeline easements within the platted area shown hereon.
- 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 8 lies within lighting zone L23 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 02, 2014 this section is located in Unshaded Zone "X", Shaded Zone "X" and Zone "AE". Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain; Shaded Zone "X" is defined as areas of 0.2 % annual chance flood; and Zone "AE" is defined as a Special Flood Hazard Area (SFHA) subject to inundation by the 1% annual chance flood.
- 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. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots 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 sold wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Evaluations 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 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 on a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also 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.
- 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 January 24, 2020 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 easement recorded in Clerk's File No. 2012132800 and referenced on the City Planning Letter dated January 24, 2020 mentions a Development and Access Agreement. Said cannot be platted but does affect the platted tract.
- The top of all floor slabs shall be a minimum of 94.92 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.
- Long Point Slough, which is located within Reserve A shall be maintained by the Fort Bend County Drainage District or Fort Bend County Levee Improvement District No. 12.
- The 15' wide Access Easement located within Reserve "B" is a drainage maintenance access easement that must remain clear for Drainage District access to Long Point Slough.

LAKEVIEW RETREAT SEC 8

A SUBDIVISION OF 24.90 ACRES OF LAND
OUT OF THE
BENJAMIN ORSBURN SURVEY, A-390
L BURKNAPP SURVEY, A-108
FORT BEND COUNTY, TEXAS
95 LOTS 3 RESERVES 4 BLOCKS
OCTOBER 2020

OWNER:

RANDY YOUNG
RONALD D. PETERSEN
SHANNON M. FREDERICK
TRACY M. YOUNGBLOOD
GLEN VINKLAREK

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. E-439
Texas Board of Professional Land Surveying Registration No. 10860-04
4300 West Loop South, Suite 100-Kelvin, TX 75081-7131773337

Curve Table					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C1	24°58'45"	345.00'	150.41'	76.42'	N38°01'57"E
C2	122°70'3"	1080.00'	234.71'	117.82'	N31°46'08"E
C3	122°70'3"	920.00'	199.94'	100.37'	N31°46'08"E
C4	94°03'32"	1525.00'	17.98'	8.99'	N29°37'35"E
C5	47°01'59"	1325.00'	93.22'	46.63'	S85°41'18"W
C6	87°52'38"	25.00'	38.34'	24.09'	S50°49'42"W
C7	87°52'38"	25.00'	38.34'	24.09'	S41°17'39"E
C8	60°7'09"	1325.00'	141.51'	70.82'	S02°45'4"E
C9	95°38'24"	25.00'	41.73'	27.59'	S44°20'43"W
C10	56°56'16"	725.00'	87.79'	43.95'	N84°21'57"W
C11	53°15'53"	350.10'	325.47'	175.57'	N65°40'29"E
C12	18°57'38"	300.00'	99.28'	50.10'	S82°21'02"E
C13	93°57'44"	500.00'	819.97'	535.83'	S11°57'10"E
C14	90°4'05"	1350.00'	213.66'	107.06'	S30°29'40"W
C15	28°54'03"	700.00'	353.09'	180.39'	S73°23'03"E
C16	82°7'38"	410.00'	60.54'	30.33'	S81°00'10"E
C17	108°32'25"	250.00'	473.60'	347.53'	S22°30'08"E
C18	1°48'13"	1500.00'	47.22'	23.61'	S30°51'58"W
C19	89°46'44"	25.00'	39.17'	24.90'	N46°56'29"W
C20	84°15'39"	25.00'	36.77'	22.61'	S64°59'58"W
C21	90°13'16"	25.00'	39.37'	25.10'	S43°03'31"W
C22	84°15'39"	25.00'	36.77'	22.61'	N30°44'23"W
C23	41°38'53"	150.00'	109.03'	57.05'	N25°14°0"E
C24	111°40'50"	500.00'	97.46'	73.68'	S32°09'19"E
C25	41°38'53"	150.00'	109.03'	57.05'	N67°10'18"W
C26	24°58'45"	505.00'	220.16'	111.86'	N38°01'57"E

Line Table		
Line	Bearing	Distance
L1	N50°31'20"E	27.88
L2	N25°32'35"E	510.12
L3	N37°59'42"E	58.62
L4	S76°11'08"E	175.39
L5	S37°59'42"W	130.47
L6	S25°32'35"W	371.09
L7	S64°02'23"E	193.55
L8	N25°57'37"E	1.45
L9	S64°02'23"E	126.03
L10	N28°01'33"E	4.08
L11	S60°02'09"E	174.86
L12	S61°07'41"E	123.85
L13	S30°31'30"W	152.59
L14	S25°35'58"W	265.91
L15	S42°27'15"E	74.08
L16	S54°25'54"E	40.60
L17	S79°04'46"E	101.00
L18	S4°46'01"W	50.00
L19	S3°28'29"E	46.29
L20	S2°09'55"W	50.00
L21	S9°06'11"W	186.21
L22	S61°28'45"E	297.11
L23	S86°32'27"W	635.78

Line Table		
Line	Bearing	Distance
L24	N02°04'47"E	40.82
L25	N61°28'34"W	572.64
L26	S2°03'06"E	449.94
L27	S87°56'37"W	34.99
L28	N2°03'06"W	1380.33
L29	N88°10'09"E	31.35
L30	S72°52'13"E	86.43
L31	S35°01'42"W	96.77
L32	S25°57'37"W	34.74
L33	N57°50'41"E	42.10
L34	S85°13'59"E	9.85
L35	S31°46'04"W	303.02
L36	S68°04'10"E	118.39
L37	S22°07'39"E	13.91
L38	N23°48'52"E	123.72
L39	N42°21'53"E	72.10
L40	N37°17'37"E	45.05
L41	N32°17'16"E	44.21
L42	N27°19'38"E	44.24
L43	N24°17'40"E	44.16
L44	S25°32'35"W	88.63
L45	S50°31'20"W	150.32
L46	S25°32'35"W	139.03

Line Table		
Line	Bearing	Distance
L47	N28°14'41"E	85.61
L48	N31°45'16"E	90.00
L49	N31°46'52"E	68.64
L50	N32°56'43"E	48.89
L51	N33°43'47"E	47.01
L52	N26°02'55"E	137.25
L53	N7°38'14"E	89.63
L54	N5°09'30"W	85.38
L55	N19°21'02"W	85.27
L56	N31°21'09"W	85.67
L57	N45°21'11"W	86.53
L58	N56°54'35"W	89.02
L59	N70°16'08"W	90.54
L60	N77°12'57"W	43.93
L61	N81°45'10"W	43.93
L62	N87°10'41"W	53.44
L63	N10°38'26"E	178.60
L64	S61°28'34"E	658.57
L65	S2°03'06"E	447.18
L66	N3°26'47"E	89.41
L67	S52°56'30"W	12.99
L68	N77°33'48"W	130.97
L69	N02°02'54"W	97.09
L70	N02°02'54"W	84.47

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 Jonathan Woodruff, its Assistant Vice President, owner hereinafter referred to as Owners of the 24.90 acre tract described in the above and foregoing map of LAKEVIEW RETREAT SEC 8, 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, porks, 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 on 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 on 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 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, It's Authorized Agent.

By: Jonathan Woodruff
Assistant Vice President

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: _____

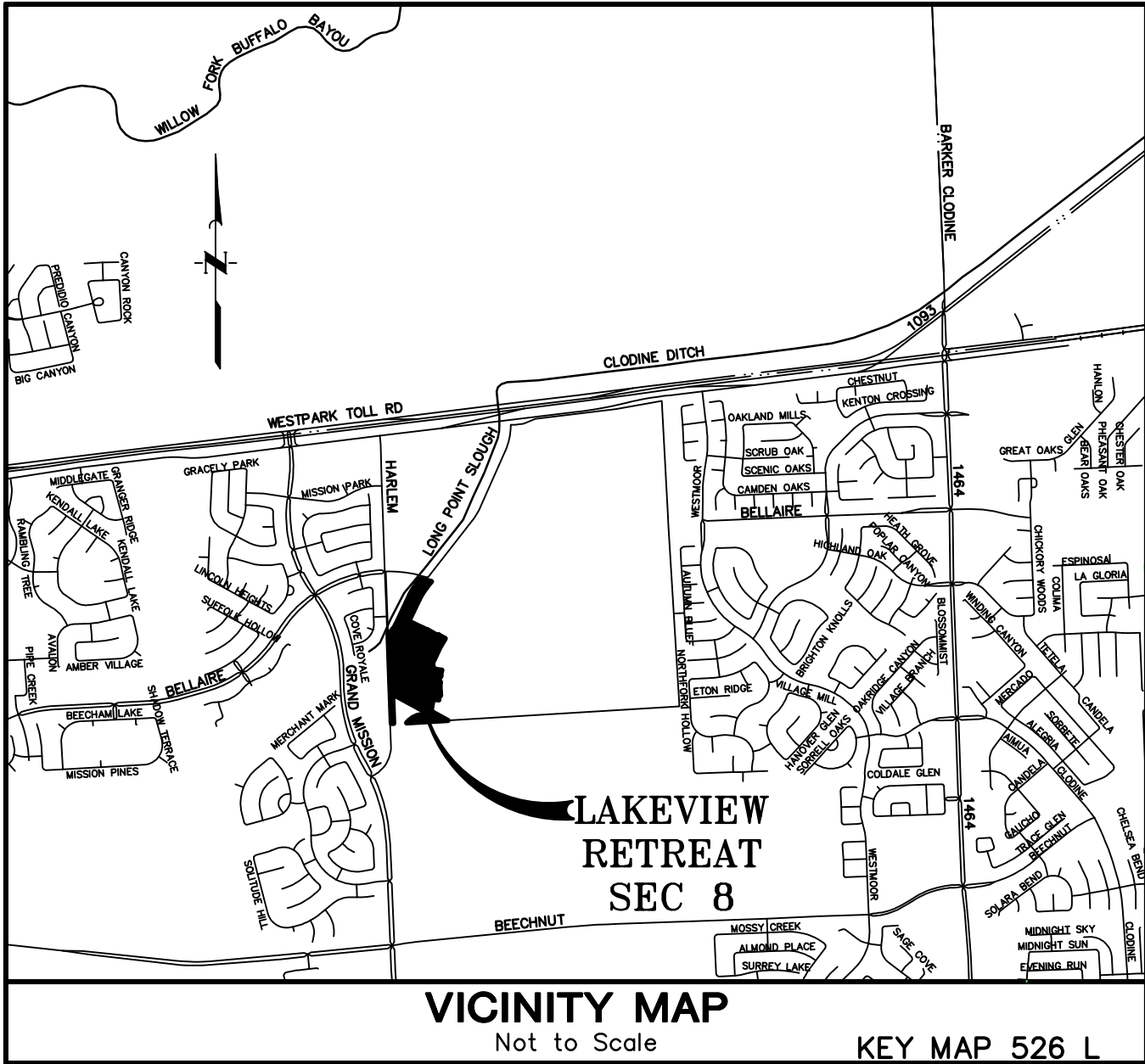
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAKEVIEW RETREAT SEC 8 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 2020.

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

By: Margaret Wallace Brown AICP, ONU–A
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 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.
Fort Bend County Engineer

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

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

LAKEVIEW RETREAT SEC 8

A SUBDIVISION OF 24.90 ACRES OF LAND

OUT OF THE

BENJAMIN ORSBURN SURVEY, A-390

L BURKNAPP SURVEY, A-108

FORT BEND COUNTY, TEXAS

95 LOTS

3 RESERVES

4 BLOCKS

OCTOBER 2020

OWNER:
RANDY YOUNG
RONALD D. PETERSEN
SHANNON M. FREDERICK
TRACY M. YOUNGBLOOD
GLEN VINKLAREK

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. F-439
Texas Board of Professional Land Surveying Registration No. 58865-04
6335 West Loop South, Suite 100 • Dallas, TX 75240 • 714.777.3337