

PLAT RECORDING SHEET

PLAT NAME: Lakeview Retreat Sec 11

PLAT NO: _____

ACREAGE: 25.41

LEAGUE: Benjamin Orsburn Survey

ABSTRACT NUMBER: A-390

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 104

NUMBER OF RESERVES: 4

OWNERS: 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 E.T.J.	HOUSTON E.T.J.	
UTILITIES CO.	CENTERPOINT ENERGY	

A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.4322 AC
13,599 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape/Open Space
& Incidental Utility
Purposes Only
0.4373 AC
19,048 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Lift Station
Purposes Only
0.3501 AC
15,251 Sq Ft

D RESTRICTED RESERVE "D"
Restricted to Draining, Landscape
& Open Space
Purposes Only
5.3349 AC
232,387 Sq Ft

Line Table		
Line	Bearing	Distance
L1	N87°56'54"E	190.00'
L2	S02°03'06"E	5.55'
L3	N87°56'54"E	98.09'
L4	N89°31'04"E	25.13'
L5	S65°04'56"E	122.68'
L6	S24°55'04"W	28.30'
L7	S65°04'56"E	364.99'
L8	S37°59'42"W	997.87'
L9	N76°11'08"W	169.71'
L10	N46°55'34"W	35.79'
L11	N02°03'06"W	1064.77'
L12	N87°56'54"E	165.00'
L13	N02°03'06"W	882.65'
L14	S45°52'08"W	8.23'
L15	S09°29'49"W	52.58'
L16	N24°55'04"E	552.30'
L17	S87°56'54"W	114.81'
L18	S87°56'54"W	110.01'
L19	S18°48'50"W	7.38'
L20	S87°56'54"W	148.09'

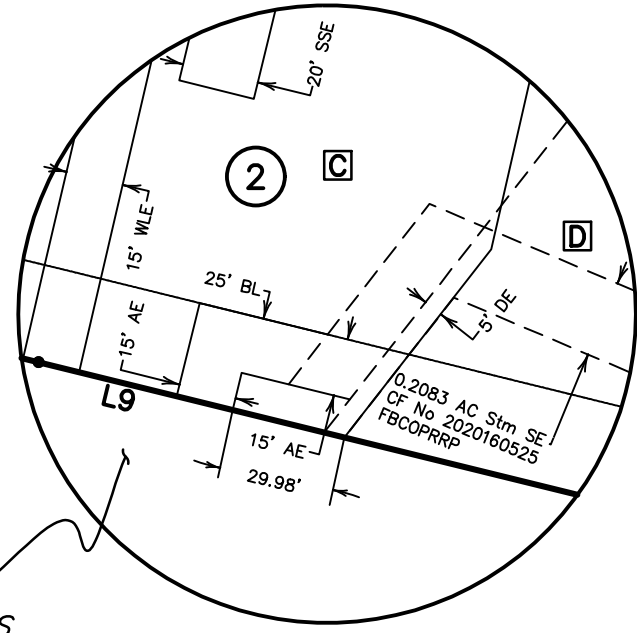
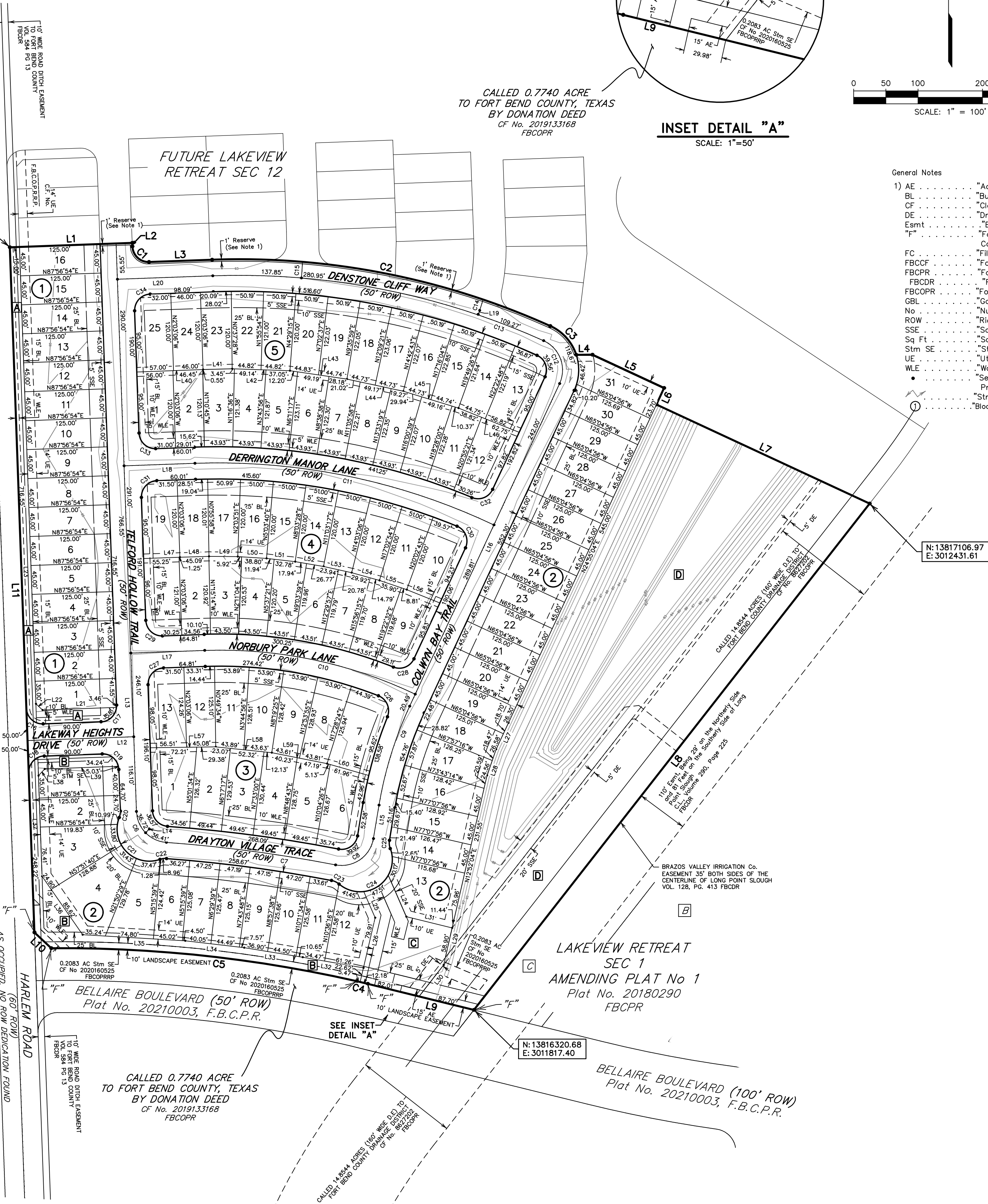
Line Table		
Line	Bearing	Distance
L21	N87°56'54"E	114.76'
L22	S47°03'06"E	14.14'
L23	S02°03'06"E	710.00'
L24	N23°36'16"W	70.24'
L25	N23°36'16"W	44.09'
L26	S13°09'00"W	102.53'
L27	S24°53'39"W	45.28'
L28	S19°21'22"W	43.03'
L29	S12°52'09"W	70.34'
L30	S38°00'02"W	62.14'
L31	S83°26'26"E	73.24'
L32	N80°08'15"W	95.73'
L33	N80°39'07"W	92.05'
L34	N83°25'45"W	92.11'
L35	N86°35'38"W	159.56'
L36	N34°43'01"W	110.52'
L37	N02°03'06"W	156.41'
L38	N42°56'54"E	14.14'
L39	N87°56'54"E	114.49'
L40	N87°56'54"E	103.00'

Line Table		
Line	Bearing	Distance
L41	N88°20'39"E	45.13'
L42	S88°04'06"E	89.64'
L43	S81°38'37"E	89.57'
L44	S77°50'10"E	89.46'
L45	S73°00'08"E	89.47'
L46	S68°12'15"E	101.57'
L47	N87°56'54"E	56.50'
L48	N88°09'18"E	45.09'
L49	S89°26'27"E	44.84'
L50	S86°26'15"E	44.72'
L51	S76°11'08"E	73.24'
L52	S80°26'37"E	44.71'
L53	S77°26'49"E	44.72'
L54	S74°27'00"E	44.71'
L55	S71°27'11"E	44.71'
L56	S68°05'43"E	55.49'
L57	N89°10'26"W	101.59'
L58	S84°04'57"E	87.52'
L59	S78°43'22"E	87.42'
L60	N74°11'19"W	67.09'

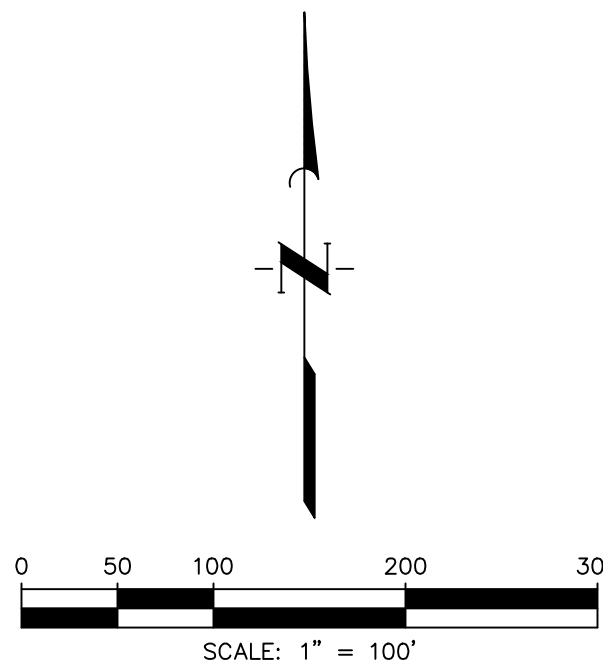
Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	S47°03'06"E	35.36'
C2	1175.00'	26°18'36"	539.56'	S78°53'49"E	534.83'
C3	75.00'	47°24'04"	62.05'	S42°02'28"E	60.29'
C4	1050.00'	0°57'46"	17.64'	N76°40'01"W	17.64'
C5	2050.00'	13°21'33"	477.98'	N83°49'40"W	476.90'
C6	50.00'	83°48'15"	73.13'	S43°57'14"E	66.79'
C7	2220.00'	6°50'31"	265.10'	N82°26'06"W	264.95'
C8	1000.00'	91°29'21"	79.84'	N55°14'30"E	71.62'
C9	600.00'	15°25'15"	161.49'	S17°12'27"W	161.00'
C10	700.00'	27°35'28"	337.09'	N78°15'23"W	333.84'
C11	1000.00'	27°24'57"	478.50'	N78°20'38"W	473.94'
C12	50.00'	90°39'35"	79.12'	N20°24'43"W	71.12'
C13	1150.00'	26°18'36"	528.07'	N78°53'49"W	523.45'
C14	300.00'	3°22'01"	17.63'	N17°07'49"E	17.63'
C15	600.00'	2°23'17"	25.01'	N03°41'10"E	25.00'
C16	25.00'	90°00'00"	39.27'	S47°03'06"E	35.36'
C17	25.00'	90°00'00"	39.27'	N42°56'54"E	35.36'
C18	25.00'	90°00'00"	39.27'	S42°56'54"W	35.36'
C19	25.00'	90°00'00"	39.27'	N47°03'06"W	35.36'
C20	25.00'	23°04'26"	10.07'	N09°29'07"E	10.00'
C21	50.00'	130°17'03"	113.69'	S44°07'12"E	90.74'
C22	25.00'	23°27'32"	10.24'	S82°28'02"W	10.16'
C23	25.00'	29°47'56"	13.00'	N64°09'07"W	12.88'
C24	50.00'	151°00'45"	131.78'	N55°14'28"E	96.82'
C25	25.00'	29°45'44"	12.99'	S05°23'02"E	12.84'
C26	25.00'	90°57'34"	39.69'	N23°16'43"W	35.65'
C27	25.00'	90°00'00"	39.27'	S42°56'54"W	35.36'
C28	25.00'	86°45'31"	37.86'	N68°17'49"E	34.34'
C29	25.00'	90°00'00"	39.27'	S47°03'06"E	35.36'
C30	25.00'	92°32'48"	40.38'	N21°21'20"W	36.13'
C31	25.00'	90°00'00"	39.27'	S42°56'54"W	35.36'
C32	25.00'	87°41'45"	38.26'	N68°45'57"E	34.64'
C33	25.00'	90°00'00"	39.27'	S47°03'06"E	35.36'
C34	25.00'	90°00'00"	39.27'	S42°56'54"W	35.36'

GRAND MISSION
SECTION 5
SLIDE No. 2560B
FBCPR

GRAND MISSION
SECTION 7
Plat No. 20040184
FBCPR



INSET DETAIL "A"
SCALE: 1"=50'



General Notes

- 1) AE "Access Easement"
- BL "Building Line"
- CF "Clerk's File"
- DE "Drainage Easement"
- Emt "Easement"
- "Found 3/4-Inch Iron Rod With Cap Stamped 'Jones/Carter Property Corner' as Per Certification"
- FC "Film Code"
- FBCF "Fort Bend County Clerk's File"
- FBCPR "Fort Bend County Plat 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"
- Stm SE "Storm Sewer Easement"
- UE "Utility Easement"
- WLE "Waterline Easement"
- "Set 3/4-inch Iron With Cap Stamped 'Jones/Carter Property Corner' as Per Certification"
- "Street Name Break"
- "Block Number"

1. 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 revest in the dedicatory, his heirs, assigns or successors.
2. All block corner and cul-de-sac return to tangent radii are twenty-five (25) feet (25').
3. All easements are centered on lot lines unless shown otherwise.
4. All building lines along street rights-of-way as shown on the plat.
5. 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.
6. All pipeline easements within the platted area shown hereon.
7. All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
8. 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.
9. Lakeview Retreat Sec 11 lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
10. 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: 0.999984799.
11. 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.
12. All property to drain to the drainage easement through an approved drainage structure.
13. All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of drainage facility.
14. According to the Flood Insurance Rate Map (FIRM) No. 4815700130L 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.
16. 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 public 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing. Evaluations are based on Harris County Floodplain Reference Map 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.
18. All lots shall have adequate wastewater collection service.
19. 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.
20. 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.
21. A minimum distance of 10' shall be maintained between dwelling units.
22. The top of all floor slabs shall be a minimum of 94.40 feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
23. Long Point slough, which is located within Reserve D shall be maintained by the Fort Bend County Drainage District or Fort Bend County Levee Improvement District No. 12.
24. The Drainage District shall have the right to use and maintain the 5' DE within Reserve "C" as it is shall provide access Long Point Slough right-of-way. The 15' wide Access Easement located within Reserve "C" is a drainage maintenance access easement that must remain clear for Drainage District access to Long Point Slough.
25. The minimum distance of twenty-two (22) feet shall be maintained between front facing garage and the edge of sidewalk.

LAKEVIEW RETREAT SEC 11

A SUBDIVISION OF 25.41 ACRES OF LAND
OUT OF THE BENJAMIN ORSBURN SURVEY, A-390
FORT BEND COUNTY, TEXAS
104 LOTS 4 RESERVES 5 BLOCKS
MARCH 2021

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

PLANNER:
META PLANNING + DESIGN
KATY 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. 00805-04
6300 West Loop South, Suite 150 • Houston, TX 77057 • 713.775.7337

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 25.41 acre tract described in the above and foregoing map of LAKEVIEW RETREAT SEC 11, 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, it's Authorized Agent has caused these presents to be signed by Jonathan Woodruff, its Assistant Vice President, thereunto authorized, this 7 day of APRIL, 2021.

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 7 day of APRIL, 2021.

Katie Johnston
Notary Public in and for the State of Texas

KATIE JOHNSTON
Print Name

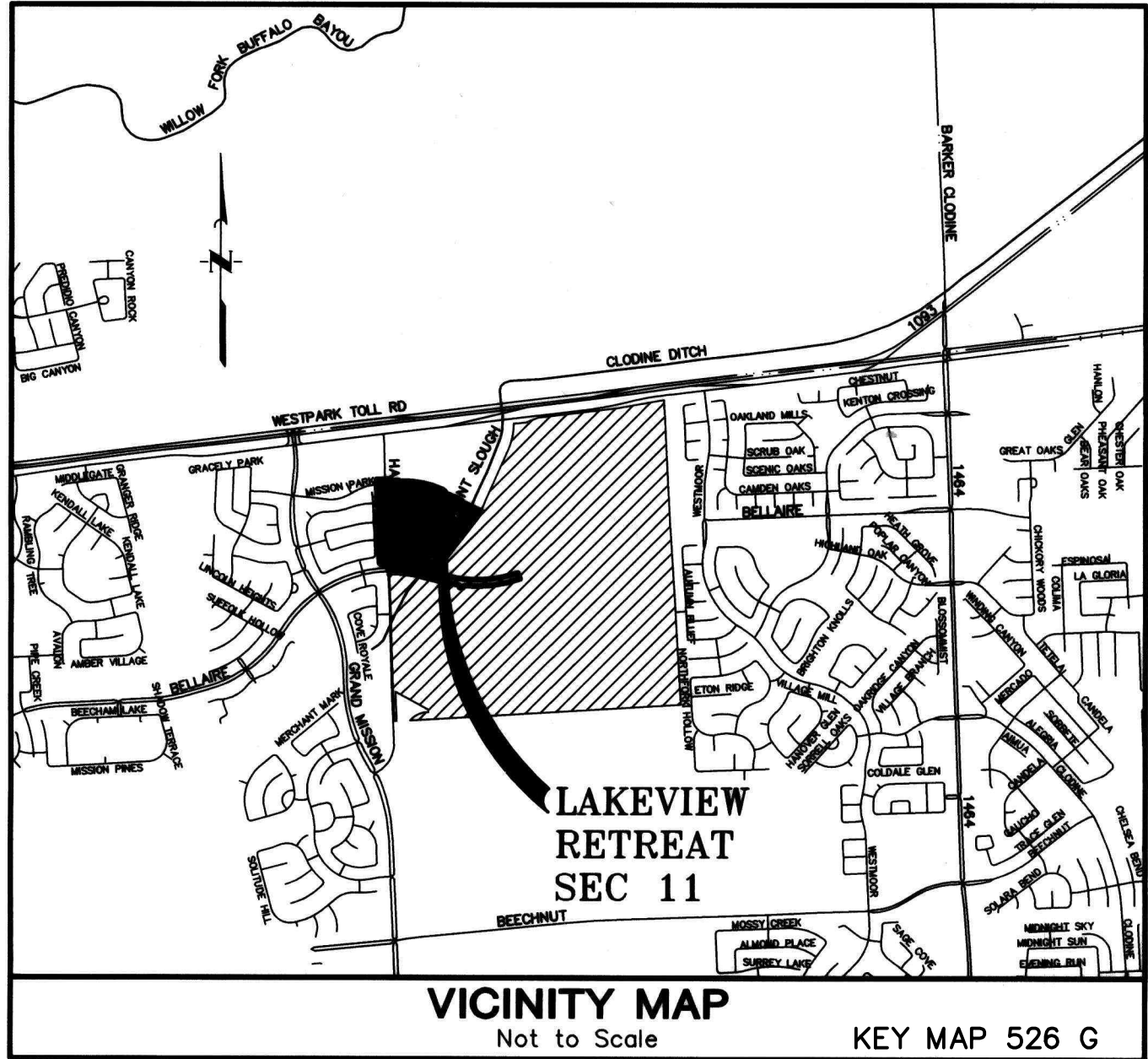


My commission expires: 4/5/2023

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 _____, 2021.

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 §

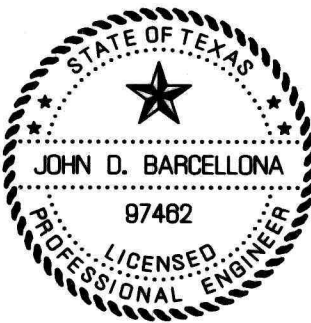
I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2021 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

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

I, John D. Barcellona, 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.



John D. Barcellona
Professional Engineer No. 97462

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAKEVIEW RETREAT SEC 11 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 28 day of April, 2021.

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



LAKEVIEW RETREAT SEC 11

A SUBDIVISION OF 25.41 ACRES OF LAND
OUT OF THE BENJAMIN ORSBURN SURVEY, A-390
FORT BEND COUNTY, TEXAS
104 LOTS 4 RESERVES 5 BLOCKS
MARCH 2021

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. 0-439
Texas Board of Professional Land Surveying Registration No. 58865-04
1330 West Loop South, Suite 1307-A, Houston, TX 77061-1733 (713) 773-5857