

# PLAT RECORDING SHEET

**PLAT NAME:** Lakeview Retreat Sec 12

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 30.79

**LEAGUE:** Benjamin Orsburn Survey

**ABSTRACT NUMBER:** A-390

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 143

**NUMBER OF RESERVES:** 3

**OWNERS:** D.R. Horton – Texas, Ltd.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**(DEPUTY CLERK)**



Line Table		
Line	Bearing	Distance
L1	S43°32'01"W	13.35'
L2	S83°04'08"W	1411.36'
L3	S87°45'00"W	116.96'
L4	N28°52'09"E	1124.24'
L5	N56°29'31"E	532.16'
L6	N37°59'42"E	54.28'
L7	S65°04'56"E	364.99'
L8	S24°55'04"E	28.30'
L9	S65°04'56"E	122.68'
L10	N89°31'04"E	25.13'
L11	N87°56'54"E	98.09'
L12	S02°03'06"E	5.55'
L13	N87°56'54"E	9.90'
L14	S02°03'06"E	914.34'
L15	N87°56'54"E	165.00'
L16	N02°03'06"W	743.05'
L17	N20°23'56"W	15.00'
L18	N02°03'06"W	392.28'
L19	N46°55'46"W	4.31'
L20	S83°04'08"W	112.22'

Line Table		
Line	Bearing	Distance
L21	S42°32'07"W	7.73'
L22	N11°31'42"E	108.0'
L23	N02°35'06"W	418.11'
L24	S08°56'14"W	232.49'
L25	S67°81'13"W	125.48'
L26	N11°31'42"W	245.77'
L27	S55°28'09"W	3.18'
L28	N83°04'08"E	121.87'
L29	N06°55'52"W	15.00'
L30	N02°35'06"W	125.00'
L31	N42°56'54"E	14.14'
L32	N87°56'54"E	114.49'
L33	N87°56'54"E	114.49'
L34	S47°03'06"E	14.14'
L35	S02°35'06"E	584.50'
L36	S34°44'46"W	113.19'
L37	S83°04'08"E	153.36'
L38	N84°20'00"W	97.43'
L39	N06°55'52"W	144.56'
L40	N04°59'24"E	45.15'

Line Table		
Line	Bearing	Distance
L41	N102°10'0"E	154.44'
L42	N02°33'06"W	597.00'
L43	S70°28'16"W	97.43'
L44	S83°04'08"W	376.91'
L45	N87°43'02"W	137.06'
L46	N06°55'52"W	148.65'
L47	N02°27'55"E	45.53'
L48	N11°33'42"E	160.43'
L49	N10°31'13"E	44.54'
L50	N07°19'27"E	44.23'
L51	N04°23'39"E	42.23'
L52	N01°27'50"E	44.23'
L53	N10°28'47"E	55.23'
L54	S71°04'38"W	129.69'
L55	S83°04'08"W	257.89'
L56	S51°55'52"W	14.14'
L57	S06°55'52"E	147.34'
L58	S51°42'26"W	31.98'
L59	N11°33'42"E	21.04'
L60	N09°36'52"E	83.71'

Line Table		
Line	Bearing	Distance
L61	N52°39'49"E	14.62'
L62	N84°17'14"E	114.36'
L63	N02°03'06"W	115.00'
L64	N42°56'54"E	14.14'
L65	N87°56'54"E	191.00'
L66	N02°03'06"W	243.40'
L67	N06°34'49"E	92.65'
L68	N31°30'32"E	43.28'
L69	S11°33'42"W	90.66'
L70	S05°02'07"W	45.41'
L71	S08°49'44"W	45.41'
L72	S06°34'34"W	45.41'
L73	S09°14'24"W	45.41'
L74	S02°04'14"W	45.41'
L75	S00°09'41"E	45.22'
L76	S01°56'36"E	46.00'
L77	S02°03'06"W	366.00'
L78	S01°17'11"E	22.72'
L79	S01°30'32"W	52.65'
L80	N40°30'31"E	36.83'

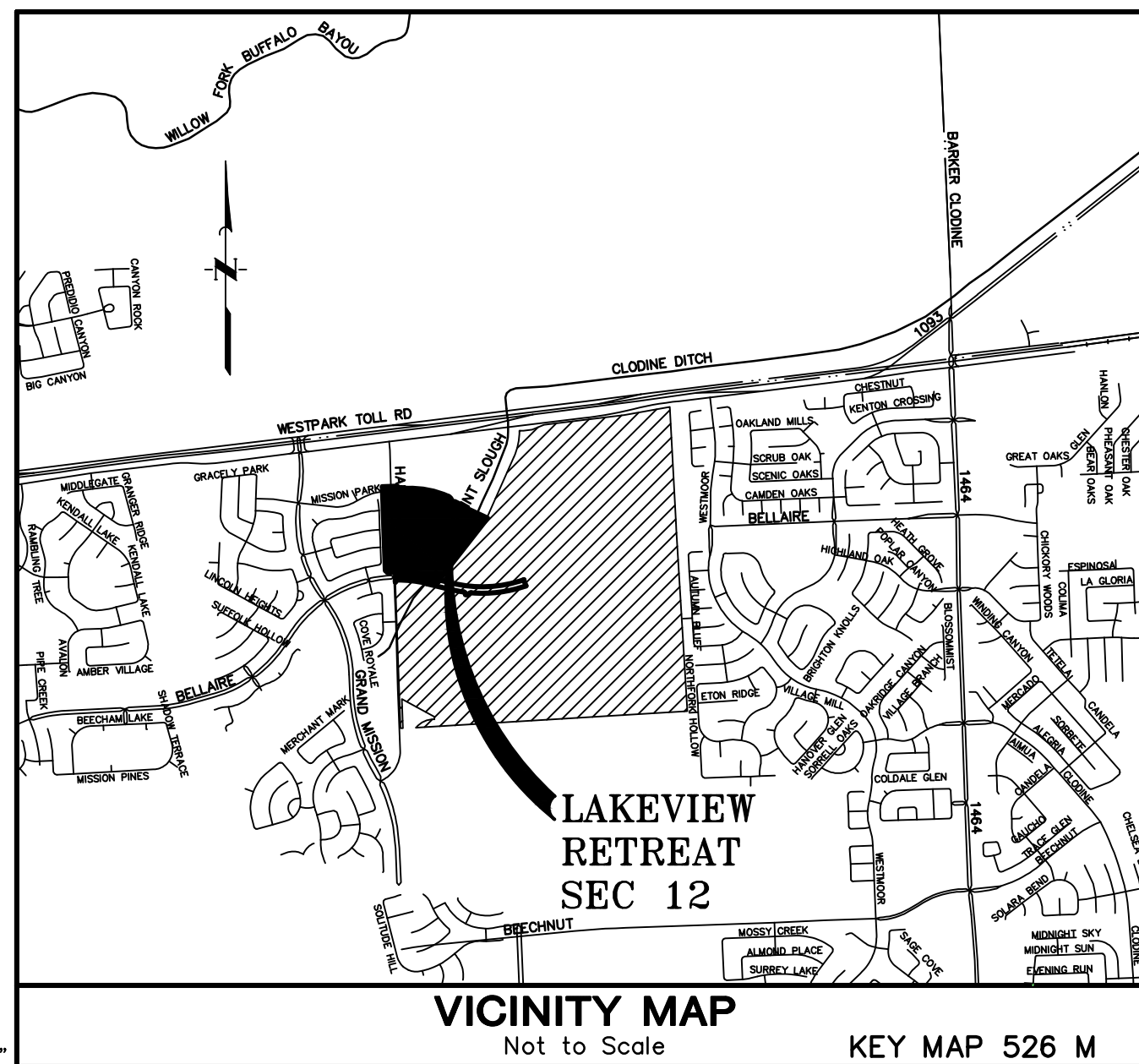
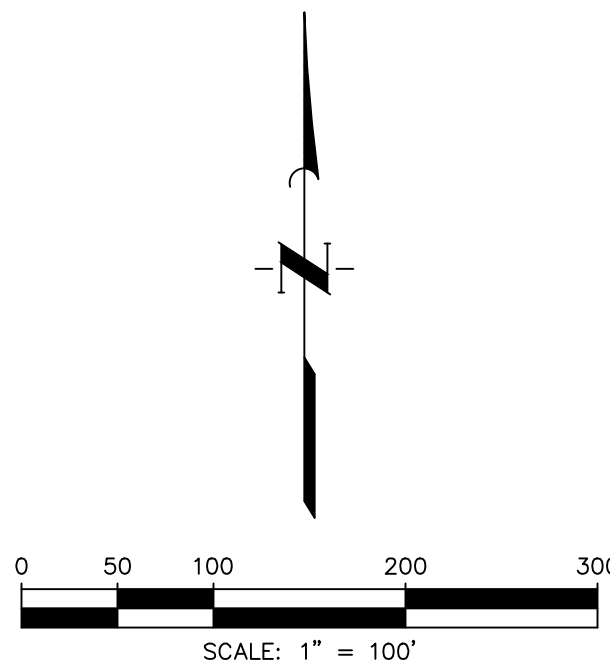
Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	78.00'	85°21'42"	116.21'	N13°48'42"W	105.75'	71.93'
C2	1000.00'	5°08'18"	89.68'	N35°25'33"E	89.65'	44.87'
C3	75.00'	47°24'04"	62.05'	S42°02'28"E	60.29'	32.92'
C4	1175.00'	26°18'36"	539.56'	S78°53'49"E	534.83'	274.62'
C5	25.00'	90°00'00"	39.27'	S47°03'06"E	35.36'	25.00'
C6	600.00'	4°32'38"	47.58'	N00°13'12"E	47.57'	23.80'
C7	1300.00'	15°43'29"	356.79'	S05°48'38"W	355.67'	179.52'
C8	50.00'	69°23'45"	60.56'	S48°22'15"W	56.92'	34.62'
C9	600.00'	8°49'41"	92.45'	S87°28'58"W	92.36'	46.32'
C10	50.00'	99°19'53"	86.66'	N38°26'15"W	76.23'	58.89'
C11	1010.00'	13°16'48"	234.10'	S04°35'18"W	233.57'	117.58'
C12	300.00'	17°29'56"	91.62'	N06°41'51"E	91.27'	46.17'
C13	50.00'	81°38'40"	71.25'	N47°07'33"E	65.37'	43.19'
C14	600.00'	4°55'28"	51.57'	S08°45'57"W	51.55'	25.80'
C15	50.00'	71°50'26"	62.69'	S47°08'55"W	58.67'	36.22'
C16	25.00'	90°00'00"	39.27'	S42°56'54"W	35.36'	25.00'
C17	25.00'	90°00'00"	39.27'	N47°03'06"W	35.36'	25.00'
C18	25.00'	90°00'00"	39.27'	S47°03'06"E	35.36'	25.00'
C19	25.00'	90°00'00"	39.27'	N42°56'54"E	35.36'	25.00'
C20	25.00'	29°55'35"	13.06'	N17°00'54"W	12.91'	6.68'
C21	50.00'	272°06'30"	237.46'	N75°55'27"W	69.40'	48.19'
C22	25.00'	62°10'55"	27.13'	S29°02'21"W	25.82'	15.08'
C23	25.00'	92°32'19"	40.38'	N06°03'28"E	36.13'	26.13'
C24	25.00'	35°54'15"	15.67'	N45°14'12"W	15.41'	8.10'
C25	50.00'	136°11'02"	118.84'	S44°54'12"W	92.78'	124.33'
C26	25.00'	29°55'35"	13.06'	S81°58'05"E	12.91'	6.68'
C27	25.00'	40°32'09"	17.69'	N07°33'11"E	17.32'	9.23'
C28	50.00'	161°58'57"	141.36'	N48°43'25"W	98.77'	315.38'
C29	25.00'	21°02'22"	9.18'	S21°44'53"W	9.13'	4.64'
C30	25.00'	90°01'45"	39.28'	S47°02'14"E	35.36'	25.01'
C31	25.00'	40°32'09"	17.69'	N09°02'23"W	17.32'	9.23'
C32	50.00'	137°27'01"	118.07'	S38°25'03"W	92.54'	122.07'
C33	25.00'	23°04'26"	10.80'	S85°23'39"E	10.00'	5.10'
C34	25.00'	29°55'35"	13.06'	N68°06'20"E	12.91'	6.68'
C35	50.00'	272°06'30"	237.46'	N09°11'48"E	69.40'	48.19'
C36	25.00'	62°10'55"	27.13'	N55°00'25"W	25.82'	15.08'
C37	25.00'	90°00'00"	39.27'	S42°56'54"W	35.36'	25.00'
C38	25.00'	80°53'31"	35.30'	S28°28'16"E	32.44'	21.31'
C39	25.00'	83°25'51"	36.40'	S41°09'59"E	33.27'	22.29'
C40	25.00'	96°59'07"	42.32'	N57°46'05"E	37.44'	28.25'

DISTRICT NAMES	
ASSISTANCE DISTRICT	CAD 9
WQID	N/A
MMD/MUD	IBC MUD No. 190
UD	IBC UD No. 12
LID	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 RESTRICTED RESERVE "A"**  
 Restricted to Landscape/Open Space  
 & Incidental Utility  
 Purposes Only  
 0.1058 AC  
 4,608 Sq Ft

**B RESTRICTED RESERVE "B"**  
 Restricted to Landscape/Open Space  
 & Incidental Utility  
 Purposes Only  
 1.2011 AC  
 52,321 Sq Ft

**C RESTRICTED RESERVE "C"**  
Restricted to Drainage/Detention  
Purposes Only  
4.46 AC  
194,281 Sq Ft



General Notes	
1) AE	"Access Easement"
BL	"Building Line"
CF	"Clerk's File"
DE	"Drainage Easement"
ESmt	"Easement"
FI"	"Found 3/4-inch Iron Rod With Cap Stamped "Jones/Carter Property Corner" as Per Certification"
FC	"Film Code"
FBCOF	"Fort Bend County Clerk's File"
FBCPR	"Fort Bend County Plat Records"
FBCDR	"Fort Bend County Deed Records"
FBCOOPR	"Fort Bend County Official Public Records"
GBL	"Garage Building Line"
No	"Number"
ROW	"Right-of-Way"
SSE	"Sanitary Sewer Easement"
Sq Ft	"Square Feet"
SM 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"
①	"Block Number"

1. All block corner and cut-to-due return to tangent radii are twenty-five feet (25').
2. All easements are centered on lot lines unless shown otherwise.
3. All building lines along street rights-of-way as shown on the plat.
4. Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established to coincide with the applicable Ordinance 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.
5. All pipeline easements within the platred area shown hereon.
6. All cut-to-due radii are fifty feet (50'), unless otherwise indicated.
7. Sidewalks shall be built or caused to be built at least 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.
8. Lakeside Retreat Sec 12 shows within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
9. 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.
10. 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.
11. All easements within the drainage system shall be easements only through an approved drainage structure.
12. All drainage easements to be kept clear of fences, buildings, vegetations, and other obstructions to the operation and maintenance of drainage facility.
13. According to the Flood Insurance Rate Map (FIRM) No. 48157C0130L for Fort Bend County, Texas effective April 02, 2014 this section is located in the Unshaded Zone "X", Shaded Zone "X" and Zone "AE". Unshaded Zone "X" is defined as areas determined to be outside the 1% annual chance flood; Shaded Zone "X" is defined as areas of 0.2 % annual chance flood; and Zone "AE" is defined as a Special Hazard Area (SFHA) subject to inundation by the 1% annual chance flood.
14. Absent written authorization by the affected utilities, all utility and other easements must be kept unobstructed from any non-utility encroachment or obstruction by the property owner. Any utility 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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
15. Evaluations are based on Harris County Floodplain Reference Mark No. 210405 having a brass disc located in the center of the intersection of the center line of Harbort Road and the center line of the 15 mile south from the intersection of Harbort Road and FM 1093 with a published elevation 88.41 NAVD 88, 2001 Adjustment.
16. All lots shall have adequate wastewater collection service.
17. Any plans shall be submitted to Fort Bend County only after other applicable jurisdiction for review and approval. Development Permit and other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
18. 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 detached single family residential building shall not contain more than 800 square feet of area also used for other purposes 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.
19. A minimum distance of 10' shall be maintained between dwelling units.
20. The top of all slab elevations shall be a minimum of 94.92 feet (NAVD 88). Regardless of the minimum slab elevation shown on 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.

# LAKEVIEW RETREAT


## SEC 12

A SUBDIVISION OF 30.79 ACRES OF LAND  
OUT OF THE BENJAMIN ORSBURN SURVEY, A-390  
FORT BEND COUNTY, TEXAS  
143 LOTS                      3 RESERVES                      3 BLOCKS  
APRIL 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. F-439  
Texas Board of Professional Land Surveying Registration No. 300065104  
6310 West Loop South, Suite 150 - Bellaire, TX 77601 - 713.777.537

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, It's Authorized Agent acting by and through Jonathan Woodruff, its Assistant Vice President, owner hereinafter referred to as Owners of the 30.79 acre tract described in the above and foregoing map of LAKEVIEW RETREAT SEC 12, 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 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 \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Notary Public in and for the State of Texas

\_\_\_\_\_  
Print Name

My commission expires: \_\_\_\_\_

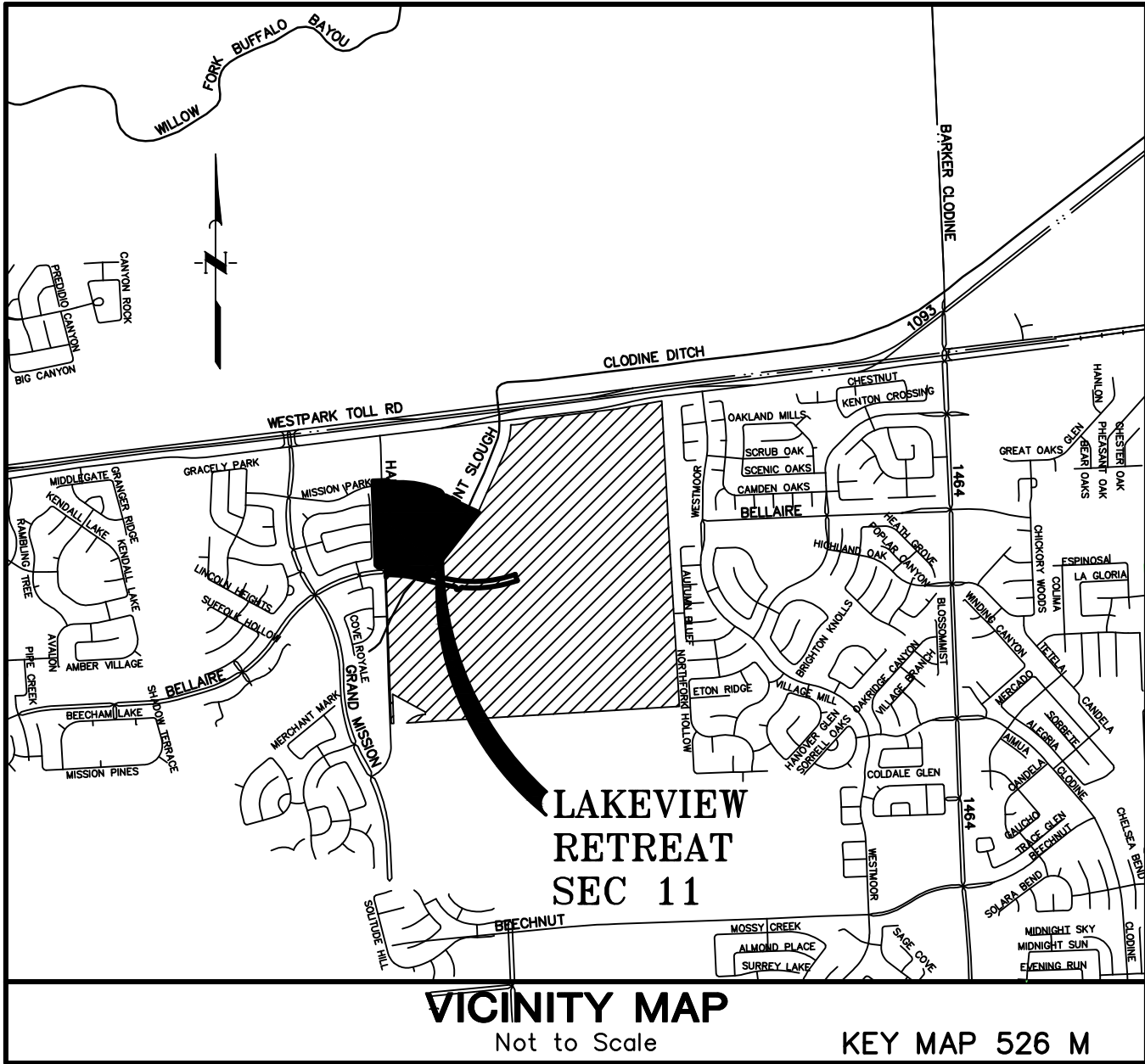
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAKEVIEW RETREAT SEC 12 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

By: \_\_\_\_\_ or \_\_\_\_\_  
Martha L. Stein 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

Date

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

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

# LAKEVIEW RETREAT SEC 12

A SUBDIVISION OF 30.79 ACRES OF LAND  
OUT OF THE BENJAMIN ORSBURN SURVEY, A-390  
FORT BEND COUNTY, TEXAS  
143 LOTS 3 RESERVES 3 BLOCKS  
APRIL 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:



Texas Board of Professional Engineers Registration No. E-428  
Texas Board of Professional Land Surveying Registration No. 00085-04  
6300 West Loop South, Suite 100 • Houston, TX 77057 • 713.777.5517

SHEET 2 OF 2