

PLAT RECORDING SHEET

PLAT NAME: Lakeview Retreat Casitas

PLAT NO: _____

ACREAGE: 8.387

LEAGUE: Day Land and Cattle Survey

ABSTRACT NUMBER: A-451

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

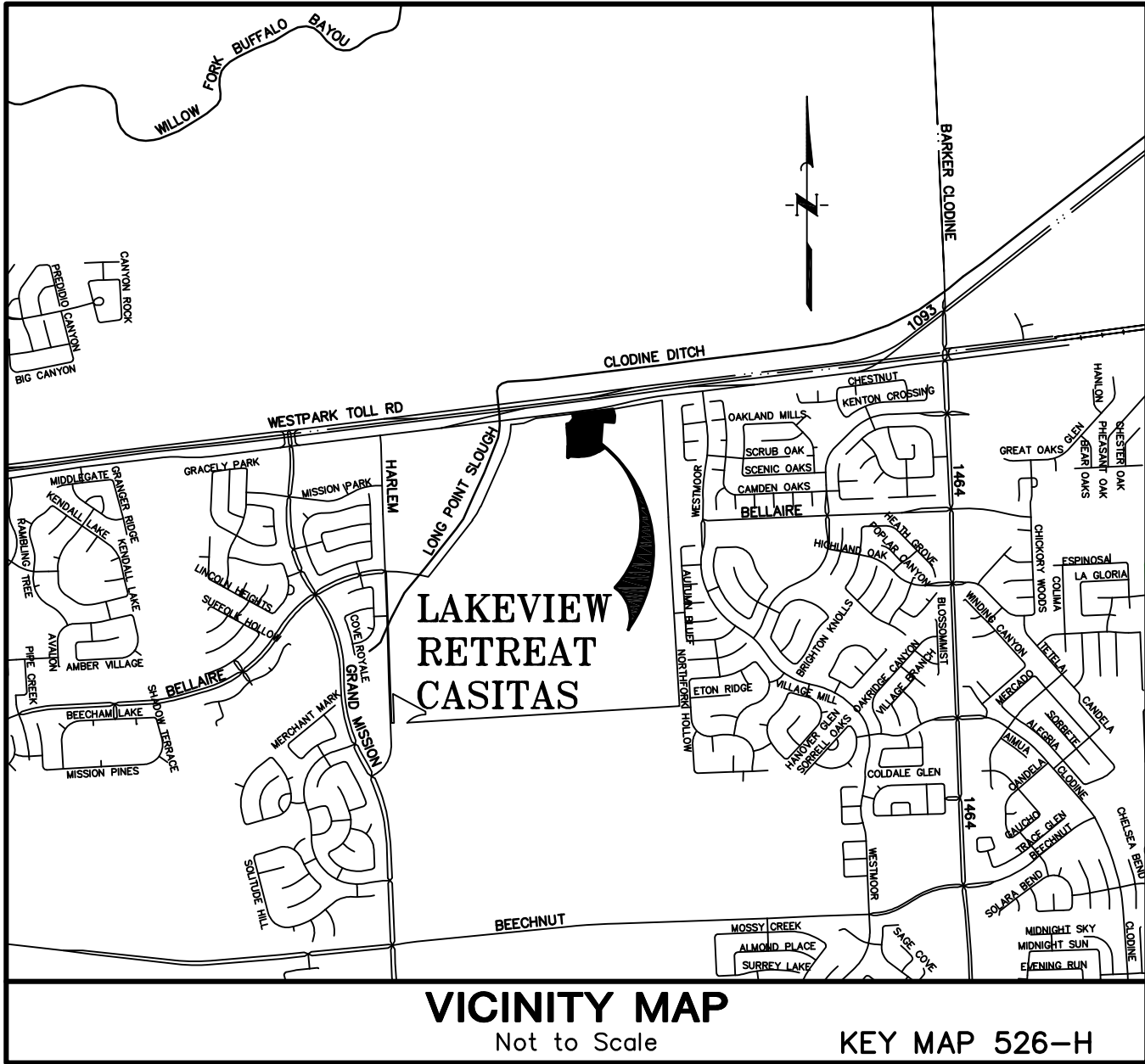
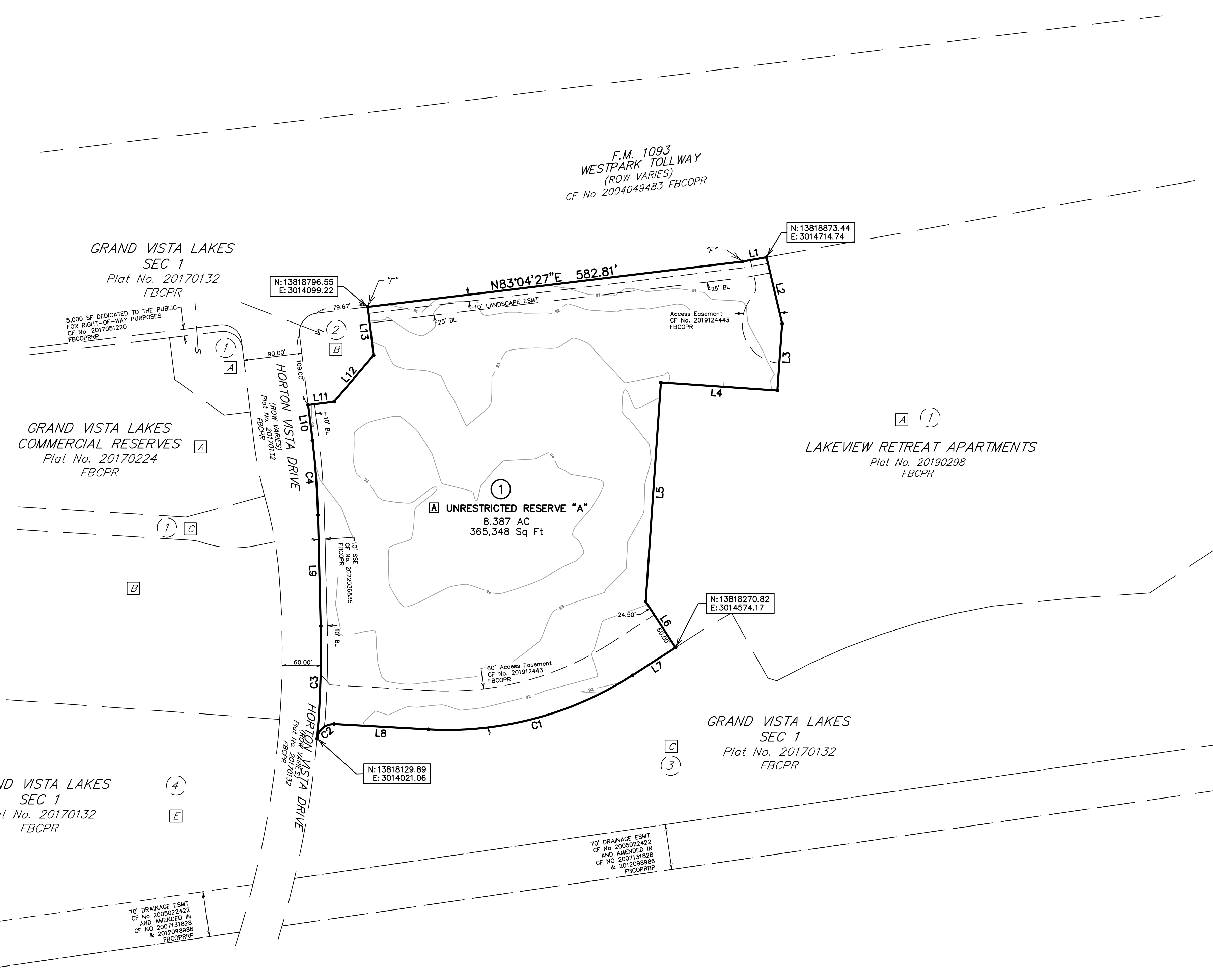
NUMBER OF RESERVES: 1

OWNERS: D.R. Horton-Texas, Ltd.

(DEPUTY CLERK)

Line Table		
Line	Bearing	Distance
L1	N79°52'29"E	37.62'
L2	S13°12'48"E	105.15'
L3	S3°58'30"W	103.75'
L4	N86°01'30"W	180.28'
L5	S3°58'30"W	339.19'
L6	S32°55'07"E	84.50'
L7	S57°04'53"W	79.14'
L8	N86°45'01"W	145.58'
L9	N1°25'37"W	171.38'
L10	N6°57'56"W	55.05'
L11	N83°04'27"E	40.37'
L12	N40°18'14"E	94.37'
L13	N6°57'56"W	74.94'

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	36°10'06"	525.00'	331.41'	171.44'	S75°09'56"W	325.93'
C2	88°09'27"	25.00'	38.47'	24.21'	S49°10'16"W	34.78'
C3	6°31'10"	1530.00'	174.09'	87.14'	N1°49'58"E	174.00'
C4	5°32'18"	1200.00'	116.00'	58.04'	N4°11'46"W	115.95'



- General Notes
- BL "Building Line"
 - CF "Clerk's File"
 - ESMT "Easement"
 - "T" "Found 3/4-inch Iron Rod with Cap Stamped 'Jones|Carter Property Corner'"
 - FBCDR "Fort Bend County Deed Records"
 - FBCOPRRP "Fort Bend County Official Public Records"
 - FBCPR "Fort Bend County Plat Records"
 - No "Number"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - WME "Water Meter Easement"
 - Ⓢ "Block Number"
 - "FOUND 3/4-inch Iron With Cap Stamped 'Quiddity Property Corner' as Per Certification"
- All building lines along street rights-of-way are as shown on the plat.
 - All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
 - All property is required to drain into the drainage easement through an approved drainage structure.
 - According to the Flood Insurance Rate Map (FIRM) No. 48157C0130L for Fort Bend County, Texas effective April 2, 2014, this section is located in Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance floodplain.
 - The top of all floor slabs shall be a minimum of 95.00 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 any down gradient roadway or drainage restraint, whichever is higher.
 - Elevations shown hereon 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 1083, with a published elevation of 88.41 feet, NAVD 88, 2001 Adjustment.
 - All bearings shown hereon are based on North as obtained with Real Time Kinematics Global Positioning Equipment.
 - 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.
 - This plat is located in lighting zone L23.
 - 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.
 - There are no pipelines within the platted area.
 - All side lot building lines to be 5' unless otherwise noted.
 - 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.
 - Unless otherwise indicated, the building line (b.l.), 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.
 - 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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - The easement recorded in Clerk's File No. 2017020006 and referenced on the City Planning Letter dated September 19, 2022 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.

LAKEVIEW RETREAT CASITAS

A SUBDIVISION OF 8.387 ACRES OF LAND
OUT OF THE
DAY LAND AND CATTLE SURVEY, A-451
FORT BEND COUNTY, TEXAS
0 LOTS 1 RESERVE 1 BLOCK
AUGUST 2022

DISTRICT NAMES	
COUNTY ASSISTANCE	FBC ASSISTANCE DISTRICT No 9
WCID	N/A
MMD/MUD	FORT BEND COUNTY MUD 190
LID	FBC LID NO. 12
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND I.S.D.
FIRE	HARRIS-FB ESD 100/ COMMUNITY FIRE
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTER POINT ENERGY

OWNER:
D.R. Horton-Texas, Ltd.
a Texas Limited Partnership
6774 HORTON VISTA DRIVE, SUITE 100
Richmond, Texas 77407
281-269-6832

PLANNER/ENGINEER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23290 & L006100
10300 West Loop South, Suite 250, Dallas, TX 75240 • 713.977.5337

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 Vice President of Land, owner hereinafter referred to as Owners of the 8.387 acre tract described in the above and foregoing map of LAKEVIEW RETREAT CASITAS, 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 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, the 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 Vice President of Land, thereunto authorized this 30th day of SEPTEMBER, 2022.

D.R. Horton — Texas, Ltd.,
a Texas limited partnership

By D.R. Horton Inc.,
a Delaware Corporation,
its Authorized Agent

By: Jonathan Woodruff
Jonathan Woodruff, Vice President of Land

STATE OF TEXAS §
COUNTY OF FORT BEND §

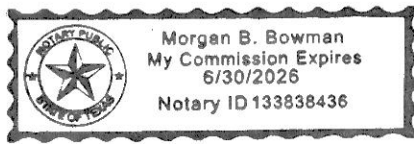
BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Woodruff, Vice President of Land, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of SEPTEMBER, 2022.

Morgan Bowman
Notary Public in and for the State of Texas

Morgan Bowman
Print Name

My commission expires: 6/30/2026



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of LAKEVIEW RETREAT CASITAS 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 OCTOBER, 2022.

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

By: Margaret Wallace Brown
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 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
Professional Engineer No. 132219

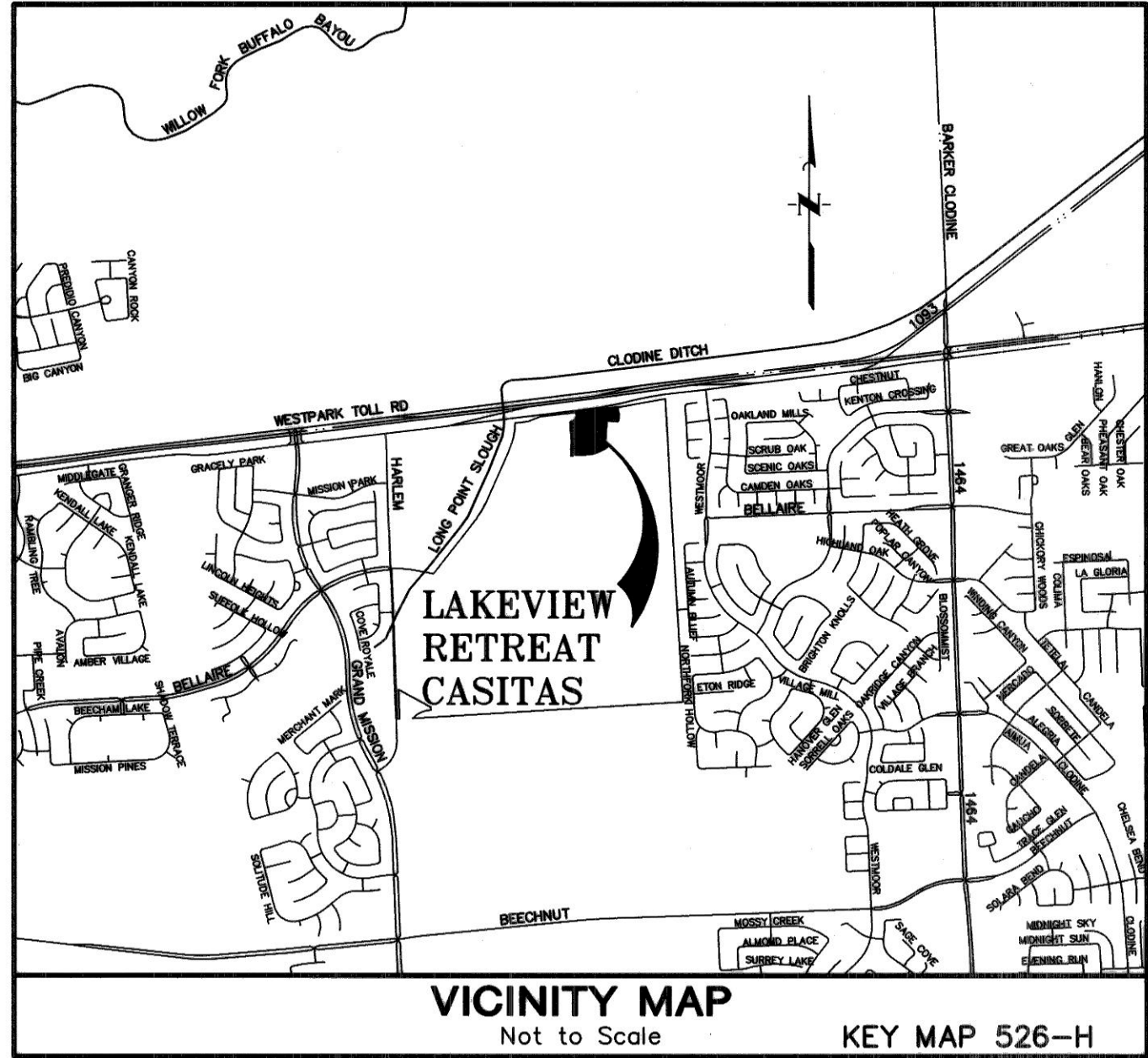
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 _____, 2022 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, 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 _____, 2022.

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

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PLANNER/ENGINEER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046020
6300 West Loop South, Suite 150, Dallas, TX 75206 • 753.777.0357