

PLAT RECORDING SHEET

PLAT NAME: Dyer Lakes Sec 1

PLAT NO: _____

ACREAGE: 18.02

LEAGUE: B.B.B & C.R.R. CO. Survey Section No. 3

ABSTRACT NUMBER: A-141

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 91

NUMBER OF RESERVES: 4

OWNERS: Houston LD, LLC, A Texas Limited Liability Company

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS VICE PRESIDENT, MICHAEL W. JOHNSON, HERINAFTER REFERRED TO AS OWNERS OF THE 18.02 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF DYER LAKES SEC. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 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 PURPOSES 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 INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) 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, OWNERS 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 AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF DYER LAKES SEC. 1, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS 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 HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL W. JOHNSON, ITS VICE PRESIDENT.

THIS _____ DAY OF _____, 2025.

HOUSTON LD, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, DBA FRIENDSWOOD DEVELOPMENT COMPANY, ITS AGENT UNDER THAT CERTAIN POWER OF ATTORNEY, DATED EFFECTIVE FEBRUARY 21, 2025

BY: U.S. HOMES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

BY: _____
MICHAEL W. JOHNSON
VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. JOHNSON, VICE PRESIDENT, OF HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOW TO BE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20_____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
COMMISSION EXPIRES: _____

I, DEVN R. ROYAL, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

DEVN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

I, BAO LINH TRAN, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

BAO LINH TRAN
LICENSE PROFESSIONAL ENGINEER
TEXAS LICENSED NO. 110354

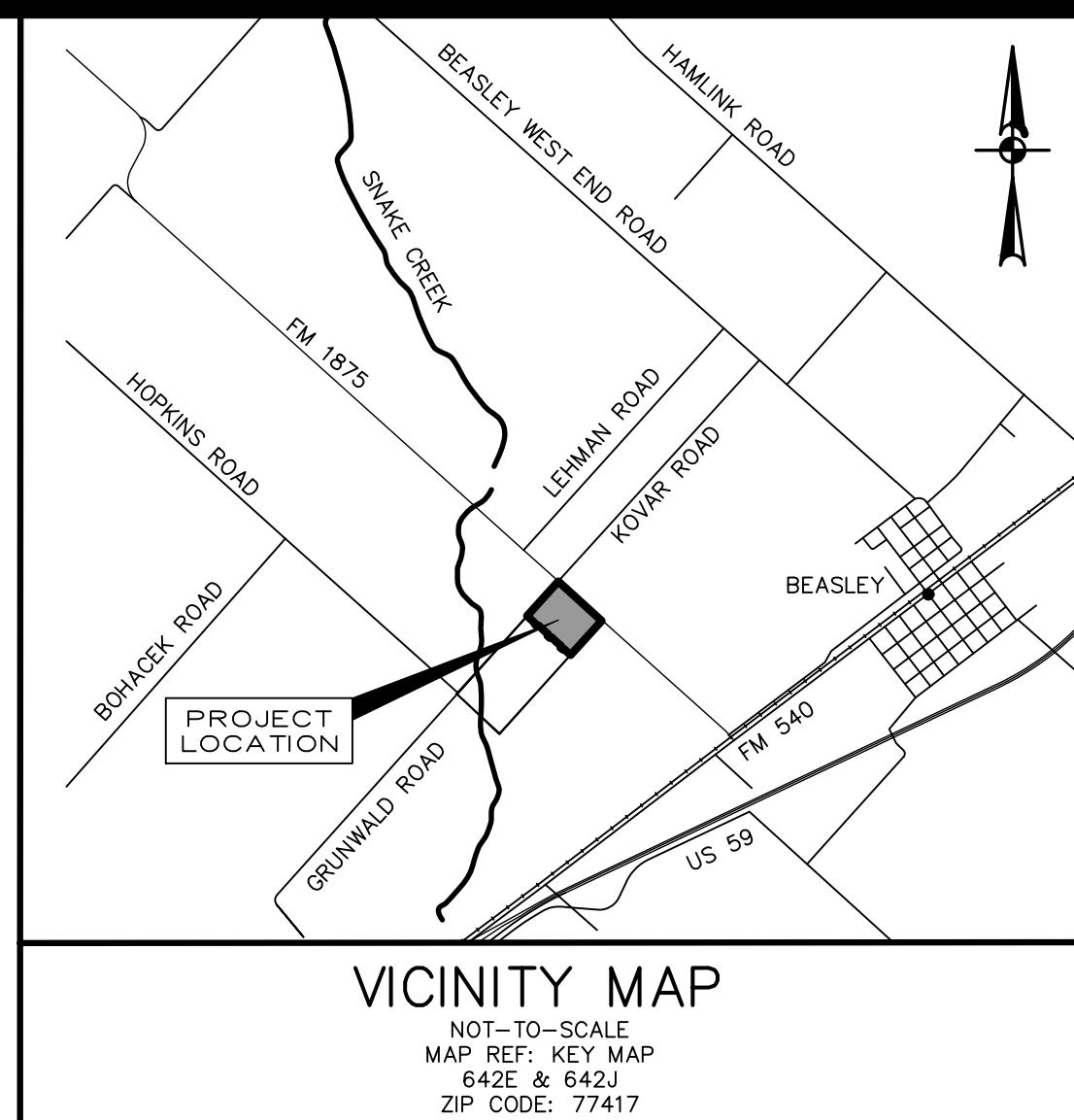
I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN

MY OFFICE ON _____, AT _____ O'CLOCK ____M., AND IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD COUNTY CLERK
FORT BEND COUNTY, TEXAS

By: _____
DEPUTY



I, J. STACY SLAWNSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE 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 ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWNSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 20_____.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

K.P. GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

DYER LAKES SEC 1

A SUBDIVISION OF 18.02 ACRES
IN THE B.B.B. & C.R.R. CO. SURVEY SECTION NO. 3, A-141
FORT BEND COUNTY, TEXAS ALSO BEING A REPLAT OF LOTS 5 AND
6 OF BLOCK 39 OF THE RECORDED PLAT OF BEASLEY TOWNSITE,
ORCHARD & GARDEN TRACTS, RECORDED IN VOLUME 2, PAGE 11,
IN THE FOR BEND COUNTY PLAT RECORDS.

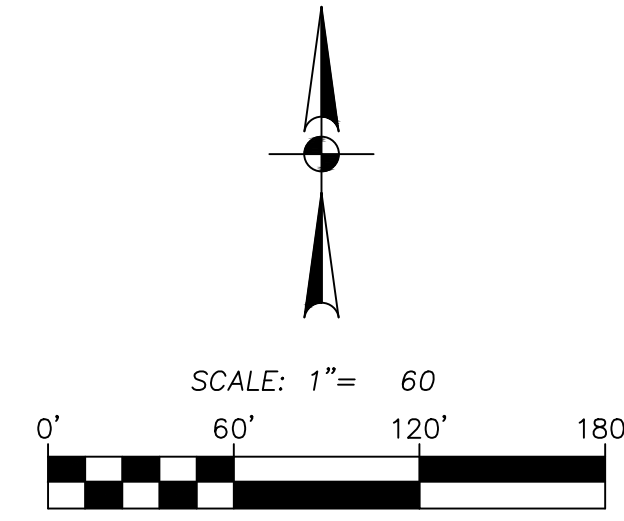
REASON FOR REPLAT:
TO CREATE 91 SINGLE FAMILY RESIDENTIAL LOTS
91 LOTS 4 RESERVES 5 BLOCKS
AUGUST, 2025

OWNER/DEVELOPER:
HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY
7906 N. SAM HOUSTON PARKWAY W., SUITE 310
HOUSTON, TEXAS 77064
TEL. (713) 434-6034

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Aug 26, 2025, 4:53pm User ID: Content User: C:\Users\LOCAL...Temp\AutoPublish_12886_V90088-24.dwg

PD JOB NO. 490068-24



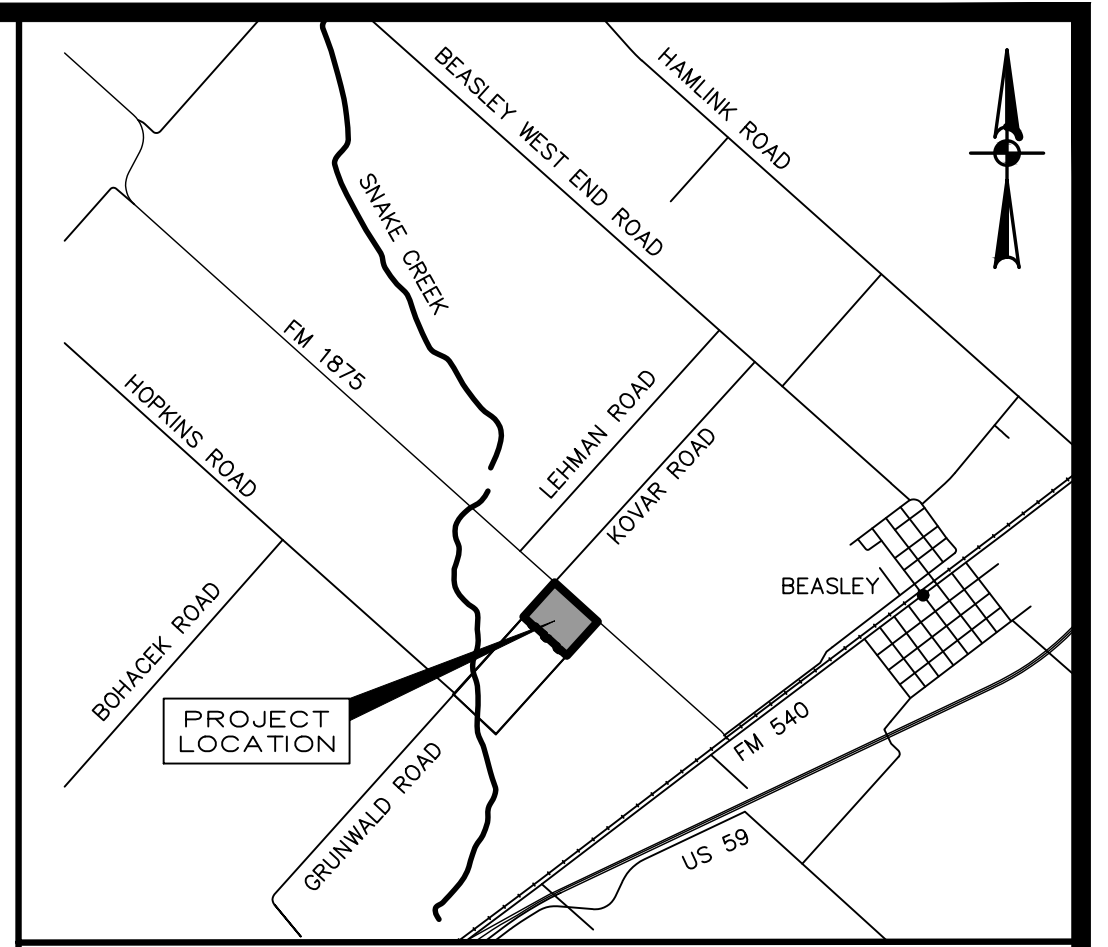
LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC ACRE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- STM SE STORM SEWER EASEMENT
- WLE WATER LINE EASEMENT
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- FC NO. FILM CODE NUMBER
- UVE UNOBSTRUCTED VISIBILITY EASEMENT
- BL BUILDING LINE
- R RADIUS
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- BL BUILDING LINE
- GBL GARAGE BUILDING LINE
- IR IRON ROD
- FD FOUND
- FBCCR FORT BEND COUNTY PLAT RECORDS
- FBCCR FORT BEND COUNTY DEED RECORDS
- OPRFC OFFICIAL PUBLIC RECORDS
- OPRFC FORT BEND COUNTY NUMBER
- NTS NOT TO SCALE
- ↔ STREET NAME CHANGE

CALLED 48.9145 ACRES
GRUNWALD RD. BEASLEY
INVESTMENTS LLC
CF NO 2020079975
OPRFC

CALLED 100.252 ACRES
ROBERT G. ACKERLEY
CF NO 2001092911
OPRFC

THIS 0.62 ACRES / 26,852
SQ. FT. IS HEREBY
DEDICATED TO THE PUBLIC
FOR ROW PURPOSES.



VICINITY MAP

NOT-TO-SCALE
MAP REF: KEY MAP
642E & 642J
ZIP CODE: 77417

(A)	RESTRICTED RESERVE A (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.09 ACRES	3,765 SQ FT
(B)	RESTRICTED RESERVE B (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.80 ACRES	34,923 SQ FT
(C)	RESTRICTED RESERVE C (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)	0.92 ACRES	39,930 SQ FT
(D)	RESTRICTED RESERVE D (RESTRICTED TO PARK PURPOSES ONLY)	0.67 ACRES	29,005 SQ FT
TOTAL:		2.48 ACRES	107,623 SQ FT

DYER LAKES SEC 1

A SUBDIVISION OF 18.02 ACRES
IN THE B.B.B. & C.R.R. CO. SURVEY SECTION NO. 3, A-141
FORT BEND COUNTY, TEXAS ALSO BEING A REPLAT OF LOTS 5 AND
6 OF BLOCK 39 OF THE RECORDED PLAT OF BEASLEY TOWNSITE,
ORCHARD & GARDEN TRACTS, RECORDED IN VOLUME 2, PAGE 11,
IN THE FORT BEND COUNTY PLAT RECORDS.

REASON FOR REPLAT:
TO CREATE 91 SINGLE FAMILY RESIDENTIAL LOTS
91 LOTS 4 RESERVES 5 BLOCKS
AUGUST, 2025

OWNER/DEVELOPER:
HOUSTON LD, LLC, A TEXAS LIMITED LIABILITY COMPANY
7906 N. SAM HOUSTON PARKWAY W., SUITE 310
HOUSTON, TEXAS 77064
TEL. (713) 434-6034

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Aug 26, 2025, 4:53pm User ID: Gfontenot File: C:\Users\LOCAL...Temp\AspPublish_12896_49068-24.dwg

PD JOB NO. 49068-24

