

C RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
Purposes Only
0.9175 AC
39,965 Sq Ft

A.M. CLOPPER SURVEY
ABSTRACT No. 151

J.H. CARTWRIGHT SURVEY
ABSTRACT No. 16

JANE WILKINS SURVEY
ABSTRACT No. 96

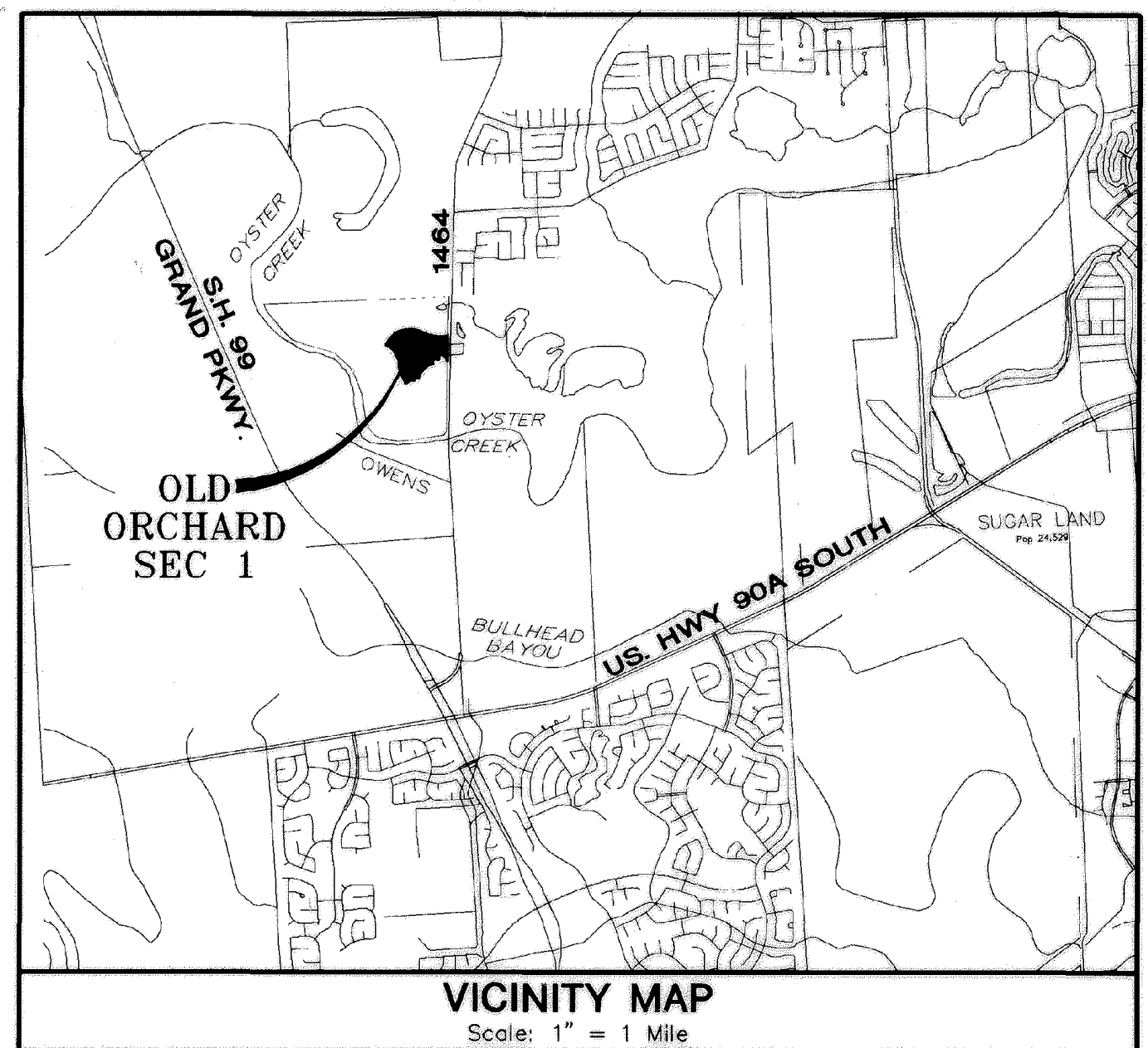
OLD ORCHARD
SEC 3

Plot No.
FBCPR

OLD ORCHARD
SEC 2

Plot No.
FBCPR

0 50 100 200 300
SCALE: 1" = 100'



ORCHARD LAKE
ESTATES DRIVE

General Notes

- Access from adjacent acreage tracts to Permanent Access Easements (PAE) [Private streets], Public Utility Easements (PUE), is hereby denied until the adjacent acreage tracts are included in a recorded subdivision plat.
- This plat is not tied into the official City of Houston Survey System in compliance with Ordinance No. 69-1978, because a City survey marker has not been established within 20.00' of this property.
- All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- AE "Aerial Easement"
BL "Building Line"
DF "Drainage Easement"
Easmt "Easement"
CF "Clerk's File"
FC "Flood Code"
FVE "Flush Valve Easement"
FBCPR "Fort Bend County Deed Records"
FBCMR "Fort Bend County Map Records"
FBCMRPR "Fort Bend County Official Public Records of Real Property"
FBCMRUD "Fort Bend County Municipal Utility District"
HLAPE "Houston Lighting & Power Co Easement"
No "Number"
PAL "Permanent Access Easement"
PVT "Private"
PUE "Public Utility Easement"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
Sq Ft "Square Feet"
Temp "Temporary"
Vol - Pg "Volume and Page"
UE "Utility Easement"
WLE "Waterline Easement"
① "Block Number"
⑩ "10'x10' FVE Center on Flush Valve"
- There are no pipelines or pipeline easements through this subdivision.
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- Restricted Reserve "A" is restricted to drainage and landscaping purposes only. Restricted Reserve "A" is 10.5448 acres, 459,330 square feet. Restricted Reserve "B" is restricted to recreational purposes only. Restricted Reserve "B" is 1.8561 acres, 80,853 square feet. Restricted Reserve "C" is restricted to landscape/open space purposes only. Restricted Reserve "C" is 0.9175 acres, 39,965 square feet.
- 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.
- Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with sleeping, living, sleeping, cooking and eating, thereon. A lot upon which is located 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 residential. (When applicable)
- 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.
- The Flood Insurance Rate Map (FIRM) No. 48157C0115J, Bend County, Texas, revised January 3, 1997, shows this plat to be outside the 500-year floodplain.
- Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all allocated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, excluding FM 1464, in accordance with the A.D.A.
- This plat is located in lighting zone LZ3.
- 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.
- The minimum slab elevation shall be 84.1 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.
- Bearings shown hereon are based on Texas State Plane Coordinates, South Central Zone (NAD 83).
- Elevations shown hereon are based on National Geodetic Survey monument Designation 2504, PID AV4721, located along US Highway 80 AVE, approximately 1.10 miles south of Highway 6, in the top of and 0.7 feet south of the north end of the east concrete abutment of the east bound lanes of the bridge over Buffalo Bayou with a published elevation of 78.15, NGVD 1929, 1973 adjustment.
- The coordinates shown hereon are Texas State Plane South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83). The Grid Coordinates can be converted to surface coordinates by applying a scale factor of 0.99987591. These coordinates are based on National Geodetic Monuments:
PID 243618 TX00 ROSENBERG CORRS ARP
DF8771 COM 2 OF HOUSTON 2 COOP CORRS ARP
DF8773 COM2 HOUSTON 2 COOP CORRS ARP
is 0.9175 acres, 39,965 square feet.
- This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
- A minimum distance of 10' shall be maintained between residential dwellings.
- The Old Orchard Home Owner's Association will own and maintain all drainage easements and drainage reserves.

DISTRICT NAMES	
WCD	N/A
MUD	FORT BEND COUNTY MUD NO. 25
LID	N/A
DID	FORT BEND ISD
SCHOOL	N/A
FIRE	N/A
IMPACT FEE AREA	HOUSTON ETJ
CITY OR CITY ETJ	CENTERPOINT
UTILITIES CO.	FORT BEND COUNTY DRAINAGE DISTRICT

ACREAGE		
LINE	BEARING	DISTANCE
L1	N47°49'02"W	50.00'
L2	N79°11'40"E	50.00'
L3	N24°58'01"E	10.85'
L4	S62°27'04"E	49.68'
L5	S 87°57'56"E	20.00'
L6	N89°34'14"W	24.92'
L7	N27°41'56"W	87.93'
L8	N67°02'24"W	117.86'
L9	S73°41'09"W	53.93'
L10	S28°41'09"W	21.21'
L11	S20°07'37"E	106.33'
L12	N53°37'00"W	24.33'
L13	N72°31'42"W	77.75'
L14	S85°15'18"W	14.14'
L15	S20°15'18"W	59.44'
L16	S12°53'07"E	75.32'
L17	N73°00'18"E	68.19'
L18	S57°26'17"E	71.25'
L19	N16°02'26"W	10.55'
L20	N73°54'29"E	57.11'
L21	S83°34'14"E	20.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	81°18'06"	25.00'	39.47'	21.47'	N61°31'55"E	32.57'
C2	32°43'10"	716.14'	409.37'	210.45'	N27°44'34"W	403.62'
C3	64°26'21"	475.00'	534.22'	288.35'	N38°52'10"W	508.51'
C4	84°15'39"	25.00'	35.77'	22.81'	N67°03'50"E	33.54'
C5	92°36'55"	605.00'	977.95'	633.26'	N71°14'28"E	874.90'
C6	29°55'06"	700.00'	385.52'	187.03'	S77°24'37"E	361.38'
C7	85°35'43"	30.00'	44.82'	27.78'	N44°45'58"E	40.76'
C8	35°39'18"	50.00'	30.97'	16.00'	S32°17'43"W	35.48'
C9	53°03'13"	280.00'	286.39'	144.79'	N68°42'59"E	258.09'
C10	36°34'35"	691.14'	441.21'	228.41'	N24°39'17"W	433.75'
C11	64°28'21"	500.00'	562.34'	315.11'	S38°35'10"E	533.17'
C12	92°36'55"	575.00'	929.45'	601.86'	N71°14'28"E	831.52'
C13	29°55'06"	700.00'	385.52'	187.03'	N77°24'37"W	361.38'
C14	143°39'24"	600.00'	153.48'	77.16'	N2°29'39"E	153.07'
C15	128°21'54"	275.00'	616.11'	568.42'	S78°20'54"W	496.10'
C16	87°30'35"	50.00'	76.37'	47.87'	N08°17'59"E	69.16'
C17	72°31'16"	370.00'	468.32'	271.40'	N88°18'05"E	437.68'
C18	19°41'13"	300.00'	104.21'	52.64'	N67°23'24"W	103.69'
C19	165°47'40"	72.00'	208.34'	577.83'	S77°11'33"E	142.89'
C20	81°49'20"	25.00'	35.70'	21.66'	N79°39'34"W	32.74'
C21	83°03'09"	25.00'	36.24'	22.14'	N17°47'21"W	33.15'
C22	86°45'45"	25.00'	37.85'	23.62'	S19°49'32"E	34.34'
C23	95°41'46"	25.00'	43.50'	29.63'	S64°00'51"W	28.22'
C24	30°38'58"	25.00'	13.92'	6.93'	S66°10'51"W	13.35'
C25	150°14'32"	50.00'	131.54'	181.56'	N08°16'20"E	96.76'
C26	31°35'32"	25.00'	13.78'	7.07'	S53°15'55"E	13.61'
C27	86°15'53"	25.00'	37.64'	23.42'	N66°14'11"E	34.18'
C28	92°50'03"	30.00'	48.61'	31.52'	S45°58'15"E	43.45'
C29	83°42'21"	25.00'	36.52'	22.39'	S27°04'09"E	33.38'
C30	79°03'03"	25.00'	34.47'	20.61'	N57°08'33"W	31.60'
C31	107°10'09"	95.00'	177.69'	126.78'	S77°13'33"E	192.90'
C32	79°03'03"	25.00'	34.47'	20.61'	S88°43'24"W	31.60'
C33	53°03'53"	265.00'	245.43'	132.31'	S68°42'35"W	236.75'
C34	22°16'24"	800.00'	311.00'	157.49'	N81°18'04"W	309.04'
C35	30°43'50"	800.00'	10.20'	5.10'	N62°49'00"E	10.20'

A RESTRICTED RESERVE "A"
Restricted to Drainage and Landscaping
Purposes Only
10.5448 AC
459,330 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Recreational
Purposes Only
1.8561 AC
80,853 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Landscape/Open Space
Purposes Only
0.9175 AC
39,965 Sq Ft

PLAT ATTACHED 2007008530
18 PGS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dr. Anne Wilson

2007 Jan 23 02:35 PM 20070010

CK \$1,850.00

Dianne Wilson, Ph.D., COUNTY CLERK
FT BEND COUNTY TEXAS

OLD ORCHARD SEC 1

A SUBDIVISION OF 28.24 ACRES OF LAND OUT OF THE J.H. CARTWRIGHT SURVEY A-16 FORT BEND COUNTY, TEXAS

30 LOTS 3 RESERVES 2 BLOCKS

OCTOBER 2006

DEVELOPER/OWNER:
O.O. Development, Ltd.
2800 Post Oak Blvd., Suite 5210
Houston, TX 77056
713-621-3636

ENGINEER:
JC JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
6335 Gifford Dr., Suite 100
Houston, Texas 77061
(713) 777-5337

STATE OF TEXAS

COUNTY OF FORT BEND

We, O.O. Development, Ltd., a Texas limited partnership, by O.O. Venture Company, a Texas Corporation, its general partner, acting by and through Bill F. Davis, President, hereinafter referred to as Owner of the 28.24 acre tract described in the above and foregoing map of Old Orchard 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 ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes 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 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 designed 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, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes 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 designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement total thirty feet (30' 0") in width.

FURTHER, Owner does 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 and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to establish as private streets or permanent access easements.

FURTHER, Owner does hereby dedicate to the public a strip of land twenty feet (20') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, crows, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does 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.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat 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, planting 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, owners do hereby covenant and agree that those streets located within the boundaries of the plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets.

The roads and streets in this subdivision are not dedicated to the public and we do hereby dedicate some as easements for the use and benefit of all purchasers or owners of lots fronting thereon or adjacent thereto, which easements shall include rights of ingress, egress, and passage over and along such streets in favor of O.O. Development, Ltd., its successors and assigns, its invitees, designees, and successors-in-title, to each lot shown hereon, and in favor of the invitees and designees of each successor-in-title to each lot shown hereon, but not in favor of the public. However, O.O. Development, Ltd. does hereby reserve unto itself, its successors and assigns, the right to dedicate the roads and streets in this subdivision to the public and/or grant additional ingress and egress easements thereon without the joinder of any lot owner or other parties. Notwithstanding the fact that the roads and streets in this subdivision are not dedicated to the public, the law enforcement officers of Fort Bend County, Texas, the state of Texas, other official law enforcement bodies, fire department officials and fire protection personnel, vehicles, and equipment are hereby expressly given the right to enter upon the roads and streets in the subdivision to enforce all applicable regulations and laws and to protect the safety of the residents and their property.

O.O. Development, Ltd., its designees, successors and assigns, shall also have the right to use said streets for the installation, maintenance and improvement of water, sanitary and storm sewer lines and other utilities above, in, or under said streets.

Fort Bend County shall have no responsibility for maintenance of streets within the subdivision, unless such streets have been dedicated to the public by the current owner of said streets (without the joinder of any other party) and meet county standards and county maintenance has been requested by the current owner of said streets.

IN TESTIMONY WHEREOF, O.O. Development, Ltd., a Texas limited partnership, by O.O. Venture Company, has caused these presents to be signed by Bill F. Davis, President, hereunto authorized this 24 day of October, 2006.

O.O. Development, Ltd., a Texas limited partnership

By: Bill F. Davis, President

Bill F. Davis, President

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Bill F. Davis, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of October, 2006.



Holly R. Denslow
Notary Public in and for the State of Texas

We, Franklin Bank, SSB, owner and holder of a lien against the property described in the plat known as Old Orchard Sec 1, against the property described in instrument of record in Clerk's File No. 2005138241, of the Deed of Trust Records of Fort Bend County, Texas, do hereby in all things subordinate to said plat said lien and we hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

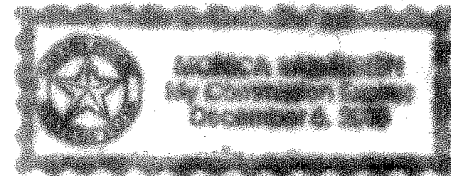
By: Celli Martinez
Celli Martinez
Vice President

STATE OF TEXAS

COUNTY OF HARRIS

Before me the undersigned authority, on this day personally appeared Celli Martinez, Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 day of October, 2006.



Monica Rasmussen
Notary Public in and for Harris County, Texas

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this 23rd day of January, 2007.

Tom D. Stavina
Tom D. Stavina
Commissioner, Precinct 1

Grady Prestage
Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
Robert E. Hebert
County Judge

James Patterson
James Patterson
Commissioner, Precinct 4

Andy Meyers
Andy Meyers
Commissioner, Precinct 3

I, D. Jesse Hegemier, 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.

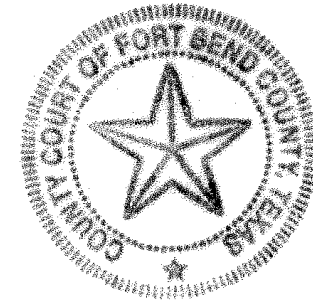
D. Jesse Hegemier
D. Jesse Hegemier, P.E.
Fort Bend County Engineer

THE STATE OF TEXAS

COUNTY OF FORT BEND

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on January 23rd, 2007, at 2:35 o'clock P.M. in Plat No. 20070010 of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.



Dianne Wilson
Dianne Wilson
Fort Bend County, Texas

By: Colleen E. Kopecky
Deputy

COLLEEN E. KOPECKY

This is to certify that the Houston Planning Commission for the City of Houston, Texas has approved this plat and subdivision of Old Orchard Sec 1 in conformance with 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 13TH day of Nov, 2006.

By: Carol A. Lewis
Carol A. Lewis, PhD,
Chairman

or Mark A. Kilkenny
Mark A. Kilkenny
Vice Chairman

By: Mariene L. Garlick
Mariene L. Garlick, Secretary



PLAT ATTACH 2007009590
18 PGS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dr. Dianne Wilson
2007 Jan 23 02:35 PM
CK \$1,850.00
20070010

Dianne Wilson, Ph.D. COUNTY CLERK
FT BEND COUNTY TEXAS

OLD ORCHARD SEC 1

A SUBDIVISION OF 28.24 ACRES OF LAND

OUT OF THE

J.H. CARTWRIGHT SURVEY A-16

FORT BEND COUNTY, TEXAS

30 LOTS

3 RESERVES

2 BLOCKS

OCTOBER 2006

DEVELOPER/OWNER:

O.O. Development, Ltd.
2800 Post Oak Blvd., Suite 5210
Houston, TX 77056
713-621-3636

ENGINEER:

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
6335 Gullfion Dr., Suite 100
Houston, Texas 77081
(713) 777-5337