

STATE OF TEXAS ()
COUNTY OF FORT BEND ()

We, ROYAL LAKES MANOR, LIMITED acting by and through Mark W. Millis, President of The Millis Group Incorporated, General Partner, owners of the 51.5729 acre tract described in the above and foregoing map of Royal Lakes Manor Section One, 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, 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, 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 and additional eleven feet, six inches (11' 6") for ten feet (10') 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. & 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 and additional ten feet (10' 0") for ten feet (10') 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 and adjoining said public utility easements that are designated with aerial easements (U.E. & 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 residential dwelling units thereon 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 shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, other 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, gulches, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes, giving Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose 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 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, 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, Owners do hereby acknowledge the receipt of the "Orders and 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.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as Permanent Access Easement (P.A.E.), shall be hereby established and maintained as permanent access easement 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 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 permanent access easements.

The roads and streets in this subdivision are not dedicated to the public and we do hereby dedicate same 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 ROYAL LAKES MANOR, LIMITED 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, ROYAL LAKES MANOR, LIMITED, 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 to grant additional ingress and egress easements thereon to the holder of any lot owners 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 and the Texas State Police, 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.

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, The Millis Group, Incorporated, General Partner of Royal Lakes Manor Limited, has caused these presents to be signed by Mark W. Millis, its President, thegunto authorized, and their common seals hereto affixed this 30th day of August, 2004.

Royal Lakes Manor, Limited
The Millis Group, Incorporated
General Partner

By: *Mark W. Millis*
Mark W. Millis,
President

STATE OF TEXAS ()
COUNTY OF FORT BEND ()

BEFORE ME, the undersigned authority, on this day personally appeared Mark W. Millis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged 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 for himself.

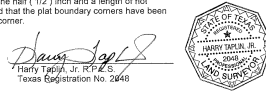
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of August, 2004.



Doreen A. Doherty
Notary Public in and for the State of Texas
My commission expires 2-22-07

STATE OF TEXAS ()
COUNTY OF FORT BEND ()

I, Harry Taplin, Jr., am authorized 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, that all boundary corners of curvature and other points of reference set by me have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than one half (1/2) inch and a length of not less than two (2) feet, and that the plat boundary corners have been tied to the nearest survey corner.



I, Harry Taplin, Jr. a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County.



I, D. Jesse Hagemer, 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 intersecting drainage artery or parent stream or on any area or subdivision within the watershed.

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

APPROVED by the Fort Bend County Commissioners' Court this 7th day of SEPT., 2004.

Tom D. Stavinoha
Tom D. Stavinoha
Commissioner, Precinct 1

Grady Prestigiac
Grady Prestigiac
Commissioner, Precinct 2

Robert C. Hebert
Robert C. Hebert
County Judge

James Patterson
W.A. Andy Meyers
Commissioner/Precinct 3
James Patterson
Commissioner, Precinct 4

STATE OF TEXAS ()
COUNTY OF FORT BEND ()

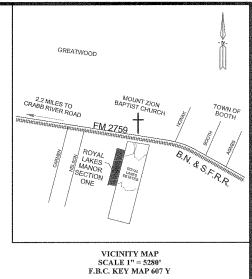
I, Dianne Wilson, Clerk of the County Court of Fort Bend County, do hereby certify that the within instrument with its certificate of authentication, was filed for recordation in my office on SEPT. 7, 2004 at 2:39 o'clock P.M. in Plat Number(s) 26041070 of the Plat Records of said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Houston, Texas, the day and date last above written.



Dianne Wilson
Dianne Wilson, County Clerk
Fort Bend County, Texas

By: *Angela Navarro*
Angela Navarro
Deputy



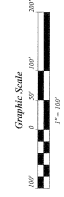
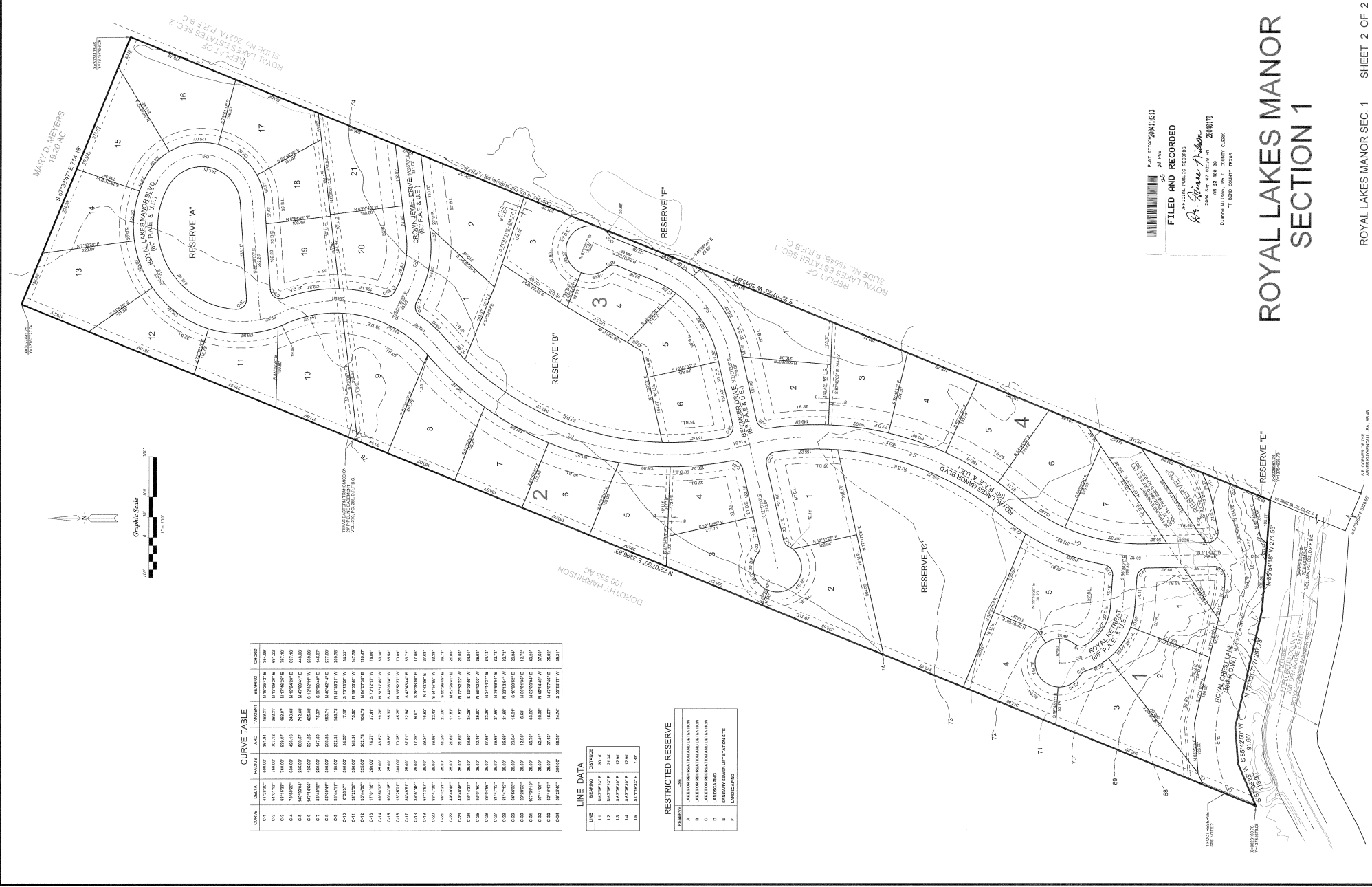
PLAT ATRAC 200410313
5 23 PGS
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dr. Steve Arison
2004 Sep 07 02:39 PM 20040170
RM 12.400.00
Dianne Wilson, Ph.D., COUNTY CLERK
FORT BEND COUNTY TEXAS

ROYAL LAKES MANOR SECTION ONE

A SUBDIVISION OF
51.5729 ACRES
OUT OF THE
ABNER KUYKENDALL SURVEY, ABSTRACT NO. 48
FORT BEND COUNTY, TEXAS
4 BLOCKS 39 LOTS 5 RESERVES
AUGUST 17, 2004

OWNER :
ROYAL LAKES MANOR, LTD.
A TEXAS LIMITED PARTNERSHIP
GENERAL PARTNER:
THE MILLIS GROUP, INCORPORATED
MARK W. MILLIS, PRESIDENT
19855 SOUTHWEST FREEWAY, SUITE 300
SUGAR LAND, TEXAS 77479
(281) 343-1400
ENGINEER : TAPLIN ENGINEERING, INC.
1011 HIGHWAY 6, SOUTH, #101
HOUSTON, TEXAS 77077
(281) 496-5896

- NOTES
1. B.L. denotes building line, U.E. denotes utility easement, S.S.E. sanitary sewer easement, D.E. drainage easement.
 2. A One-foot reserve (dedicated to the public in fee as a buffer separation between the side or end of blocks in subdivisions) shall be shown on such subdivision survey maps. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee thereon shall revert to and revert in the dedication, his heirs, assigns, or successors.
 3. The plat lies within Fort Bend County unincorporated area 480208
 4. The radius of all block corners is 25 feet unless otherwise noted.
 5. Temporary cut-and-sets to be automatically abandoned when a plat is recorded for the property immediately adjacent to it.
 6. All bearings and coordinates referenced to the Texas Coordinate System, South Central Zone. To convert surface distances shown hereon to grid, multiply by the combined scale factor of 0.9998316.
 7. All elevations are in feet and based on the North American Vertical Datum 1985 as determined from N.G.S. Monument "GEORGE" located in Fort Bend County, Texas.
 8. All Easement pipelines easements through this subdivision have been shown hereon to the best of my knowledge from information available.
 9. The top of all floor slabs are as follows: Lots 1-5, block 1 & lots 6-7, block 4 shall be a minimum of 7.25; Lots 8-10, block 2, lot 4B, block 3 & lots 1-5, block 4 shall be a minimum of 7.25; Lots 6-10, block 3 shall be a minimum of 7.04; Lots 11-21, block 2 shall be a minimum 7.05. All elevation 3-in feet and above sea level. In addition to this minimum, no floor slab shall be less than 1.5 feet above the ground.
 10. 15 foot building line from pipeline easements
 11. 5 foot building line on all side property lines
 12. All internal drainage ditches and detention ponds shall be maintained by property owner and home owner association, however this is not the obligation to maintain these ditches.
 13. No fences allowed inside Texas Eastern Transmission 20 pipeline easement in lots 9, 10, 17, 18, 19, 20 & 21 block 2.
 14. No fences allowed inside 10' utility easements in lots 4-5, block 1, lots 1-2, block 2 & lots 4-6 block 3
 15. This Plat is located in Fort Bend County Lighting Ordinance Zone L22



CURVE TABLE

CURVE	CHORD	ARC	ANGLE	STATION	STATION
C-1	164.00	164.00	90.00	117+00.00	117+00.00
C-2	164.00	164.00	90.00	117+00.00	117+00.00
C-3	164.00	164.00	90.00	117+00.00	117+00.00
C-4	164.00	164.00	90.00	117+00.00	117+00.00
C-5	164.00	164.00	90.00	117+00.00	117+00.00
C-6	164.00	164.00	90.00	117+00.00	117+00.00
C-7	164.00	164.00	90.00	117+00.00	117+00.00
C-8	164.00	164.00	90.00	117+00.00	117+00.00
C-9	164.00	164.00	90.00	117+00.00	117+00.00
C-10	164.00	164.00	90.00	117+00.00	117+00.00
C-11	164.00	164.00	90.00	117+00.00	117+00.00
C-12	164.00	164.00	90.00	117+00.00	117+00.00
C-13	164.00	164.00	90.00	117+00.00	117+00.00
C-14	164.00	164.00	90.00	117+00.00	117+00.00
C-15	164.00	164.00	90.00	117+00.00	117+00.00
C-16	164.00	164.00	90.00	117+00.00	117+00.00
C-17	164.00	164.00	90.00	117+00.00	117+00.00
C-18	164.00	164.00	90.00	117+00.00	117+00.00
C-19	164.00	164.00	90.00	117+00.00	117+00.00
C-20	164.00	164.00	90.00	117+00.00	117+00.00
C-21	164.00	164.00	90.00	117+00.00	117+00.00
C-22	164.00	164.00	90.00	117+00.00	117+00.00
C-23	164.00	164.00	90.00	117+00.00	117+00.00
C-24	164.00	164.00	90.00	117+00.00	117+00.00
C-25	164.00	164.00	90.00	117+00.00	117+00.00
C-26	164.00	164.00	90.00	117+00.00	117+00.00
C-27	164.00	164.00	90.00	117+00.00	117+00.00
C-28	164.00	164.00	90.00	117+00.00	117+00.00
C-29	164.00	164.00	90.00	117+00.00	117+00.00
C-30	164.00	164.00	90.00	117+00.00	117+00.00
C-31	164.00	164.00	90.00	117+00.00	117+00.00
C-32	164.00	164.00	90.00	117+00.00	117+00.00
C-33	164.00	164.00	90.00	117+00.00	117+00.00
C-34	164.00	164.00	90.00	117+00.00	117+00.00
C-35	164.00	164.00	90.00	117+00.00	117+00.00
C-36	164.00	164.00	90.00	117+00.00	117+00.00
C-37	164.00	164.00	90.00	117+00.00	117+00.00
C-38	164.00	164.00	90.00	117+00.00	117+00.00
C-39	164.00	164.00	90.00	117+00.00	117+00.00
C-40	164.00	164.00	90.00	117+00.00	117+00.00
C-41	164.00	164.00	90.00	117+00.00	117+00.00
C-42	164.00	164.00	90.00	117+00.00	117+00.00
C-43	164.00	164.00	90.00	117+00.00	117+00.00
C-44	164.00	164.00	90.00	117+00.00	117+00.00
C-45	164.00	164.00	90.00	117+00.00	117+00.00
C-46	164.00	164.00	90.00	117+00.00	117+00.00
C-47	164.00	164.00	90.00	117+00.00	117+00.00
C-48	164.00	164.00	90.00	117+00.00	117+00.00
C-49	164.00	164.00	90.00	117+00.00	117+00.00
C-50	164.00	164.00	90.00	117+00.00	117+00.00
C-51	164.00	164.00	90.00	117+00.00	117+00.00
C-52	164.00	164.00	90.00	117+00.00	117+00.00
C-53	164.00	164.00	90.00	117+00.00	117+00.00
C-54	164.00	164.00	90.00	117+00.00	117+00.00
C-55	164.00	164.00	90.00	117+00.00	117+00.00
C-56	164.00	164.00	90.00	117+00.00	117+00.00
C-57	164.00	164.00	90.00	117+00.00	117+00.00
C-58	164.00	164.00	90.00	117+00.00	117+00.00
C-59	164.00	164.00	90.00	117+00.00	117+00.00
C-60	164.00	164.00	90.00	117+00.00	117+00.00
C-61	164.00	164.00	90.00	117+00.00	117+00.00
C-62	164.00	164.00	90.00	117+00.00	117+00.00
C-63	164.00	164.00	90.00	117+00.00	117+00.00
C-64	164.00	164.00	90.00	117+00.00	117+00.00
C-65	164.00	164.00	90.00	117+00.00	117+00.00
C-66	164.00	164.00	90.00	117+00.00	117+00.00
C-67	164.00	164.00	90.00	117+00.00	117+00.00
C-68	164.00	164.00	90.00	117+00.00	117+00.00
C-69	164.00	164.00	90.00	117+00.00	117+00.00
C-70	164.00	164.00	90.00	117+00.00	117+00.00
C-71	164.00	164.00	90.00	117+00.00	117+00.00
C-72	164.00	164.00	90.00	117+00.00	117+00.00
C-73	164.00	164.00	90.00	117+00.00	117+00.00
C-74	164.00	164.00	90.00	117+00.00	117+00.00
C-75	164.00	164.00	90.00	117+00.00	117+00.00
C-76	164.00	164.00	90.00	117+00.00	117+00.00
C-77	164.00	164.00	90.00	117+00.00	117+00.00
C-78	164.00	164.00	90.00	117+00.00	117+00.00
C-79	164.00	164.00	90.00	117+00.00	117+00.00
C-80	164.00	164.00	90.00	117+00.00	117+00.00
C-81	164.00	164.00	90.00	117+00.00	117+00.00
C-82	164.00	164.00	90.00	117+00.00	117+00.00
C-83	164.00	164.00	90.00	117+00.00	117+00.00
C-84	164.00	164.00	90.00	117+00.00	117+00.00
C-85	164.00	164.00	90.00	117+00.00	117+00.00
C-86	164.00	164.00	90.00	117+00.00	117+00.00
C-87	164.00	164.00	90.00	117+00.00	117+00.00
C-88	164.00	164.00	90.00	117+00.00	117+00.00
C-89	164.00	164.00	90.00	117+00.00	117+00.00
C-90	164.00	164.00	90.00	117+00.00	117+00.00
C-91	164.00	164.00	90.00	117+00.00	117+00.00
C-92	164.00	164.00	90.00	117+00.00	117+00.00
C-93	164.00	164.00	90.00	117+00.00	117+00.00
C-94	164.00	164.00	90.00	117+00.00	117+00.00
C-95	164.00	164.00	90.00	117+00.00	117+00.00
C-96	164.00	164.00	90.00	117+00.00	117+00.00
C-97	164.00	164.00	90.00	117+00.00	117+00.00
C-98	164.00	164.00	90.00	117+00.00	117+00.00
C-99	164.00	164.00	90.00	117+00.00	117+00.00
C-100	164.00	164.00	90.00	117+00.00	117+00.00

LINE DATA

LINE	BEARING	DISTANCE
L1	N 87°00'00" E	30.17
L2	N 87°00'00" E	21.34
L3	N 87°00'00" E	13.00
L4	S 87°15'00" E	7.37

RESTRICTED RESERVE

- A LAKE FOR RECREATION AND DISTERSION
- B LAKE FOR RECREATION AND DISTERSION
- C LAKE FOR RECREATION AND DISTERSION
- D LAKE FOR RECREATION AND DISTERSION
- E SANITARY SEWER LIFT STATION SITE
- F LANDSCAPING

PLAT # 2011-004110213
 25
 28 PAGES
FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
R. J. Green
 2011 MAR 27 02:20 PM 2011
 FT. BEND COUNTY CLERK
 FT. BEND COUNTY TEXAS

ROYAL LAKES MANOR SECTION 1