

H. T. & B. R. R. CO. SUR. NO. 1
A - 310

CURVE	DI	MS	LENGTH	CHORD	BEARING	DI
C11	25.00	21.03	20.47	N 24°14'58" W	487.1234	
C12	25.00	189.89	58.41	N 58°30'45" E	487.1234	
C13	25.00	21.03	35.34	S 44°32'24" W	487.1234	
C14	25.00	39.28	20.47	N 23°19'17" E	487.1234	
C15	25.00	21.03	99.85	N 45°26'29" E	1000.0000	
C16	25.00	162.65	20.47	N 23°19'17" E	487.1234	
C17	25.00	21.03	39.27	S 34°36'12" E	487.1234	
C18	25.00	21.03	66.87	S 89°13'13" E	229.5425	
C19	25.00	21.03	20.47	S 23°19'17" E	487.1234	
C20	25.00	21.03	20.47	S 23°19'17" E	487.1234	
C21	25.00	21.03	20.47	S 23°19'17" E	487.1234	

PROPOSED SOUTHDOWN, SECTION SEVEN
F. B. DRAKE SURVEY (SECTION 20), A-506
BRAZORIA COUNTY, TEXAS

BEING 3.4782 ACRES OF LAND LOCATED IN THE F. B. DRAKE SURVEY (SECTION 20), ABSTRACT NO. 506, BRAZORIA COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 34.6923 ACRE TRACT (TRACT NO. 7) OF LAND CONVEYED TO S.W. ENTERPRISES BY DEED RECORDED IN VOLUME 1040, PAGE 933 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 13,365 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT the southeast corner of a 46.8658 acre tract (Tract 6) out of the said Volume 1040, Page 933 '92;

THENCE N 02°29'17" W, along the east line of the said 46.8658 acre tract, some being the occupied and recognized common line between said Drake Survey and the H. T. & B. R. R. Co. survey (Section 1), Abstract No. 310, a distance of 832.15 feet to a found 1/2 inch iron rod for the southwest corner of the said Tract No. 7, and for the southwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE N 02°29'17" W, with and along the east line of Southdown Section Five Subdivision, recorded in Volume 19, Pages 365-366, according to the most recent records of Brazoria County, Texas, a distance of 709.12 feet to a 5/8 inch iron rod found marking the southwest corner of Southdown Section Six, a subdivision per map or plat thereof recorded in Volume 19, Pages 541 - 542 of the Map Records of Brazoria County, Texas, and the northwest corner of the herein described tract;

THENCE N 89°33'33" E, with and along the south line of said Southdown Section Six, a distance of 709.12 feet to the east right of way line of Norfolk Drive (50 feet wide) to a 5/8 inch iron rod found for a corner of the herein described tract;

THENCE N 02°29'17" E, with and along the east line of said Norfolk Drive, a distance of 317 feet to a 5/8 inch iron rod found marking the southwest corner of Lot 1, Block 3 of the said Southdown Section Six for a corner of the herein described tract;

THENCE N 89°33'33" E, with and along the south line of said Southdown Section Six, a distance of 115.00 feet to a 5/8 inch iron rod found marking the southeast corner of said Southdown Section Six, the west line of a certain tract owned by Jan C. Hawk, according to Volume 8586, Page 486 of the Deed Records of Brazoria County, Texas, and northeast corner of the herein described tract;

THENCE S 02°29'17" E, with and along the west line of said Hawk Tract, and east line of said 34.6923 acre tract, a distance of 717.07 feet to a 5/8 inch iron rod found for the northeast corner of the herein described tract;
THENCE S 89°13'13" E, a distance of 824.75 feet returning to the Place of Beginning and containing 3.4782 acres of land.

CERTIFICATE OF SURVEYOR

This is to certify that I, Robert A. Marlowe, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision above, therefrom an actual survey on the ground, that all exterior boundary corners have been set; that all block corners, lot corners, permanent reference monuments and permanent control points will be set at completion of construction; and that this plat correctly represents that survey made by me at said corners, will be marked by iron pins 1/4 inch in diameter and 3 feet long. This tract is within five (5) miles of the City Limits of Pearland.

Robert A. Marlowe
Registered Professional Land Surveyor No. 4218

BRAZORIA DRAINAGE DISTRICT NO. 4 APPROVAL

APPROVED BY
Brazoria Drainage District No. 4
Brazoria County, Texas
This _____ day of _____, 1997

Jeffrey H. Brennan
Commissioner/Chairman
Drainage District No. 4
Brazoria County, Texas

Roger Davis
Commissioner/Member
Drainage District No. 4
Brazoria County, Texas

Ben Laramore
Commissioner/Member
Drainage District No. 4
Brazoria County, Texas

Malcolm A. Collins P.E.
District Engineer
Drainage District No. 4
Brazoria County, Texas

CERTIFICATE OF CITY PLANNING COMMISSION

This is to certify that the City Planning Commission of the City of Pearland, Texas has approved this plat and subdivision of Southdown Section Seven in conformance with the laws of the State of Texas and ordinances of the City of Pearland as shown herein and authorized the recording of this plat this _____ day of _____, 1997.

Chairman
City Planning Commission
City of Pearland, Texas

Emil A. Betz, Member
City Planning Commission
City of Pearland, Texas

Pat Logan, Vice Chairman
City Planning Commission
City of Pearland, Texas

Marcel Eggers, Member
City Planning Commission
City of Pearland, Texas

John D. Meeks, Member
City Planning Commission
City of Pearland, Texas

Way Starr, Member
City Planning Commission
City of Pearland, Texas

Randy Paton, Member
City Planning Commission
City of Pearland, Texas

Jack Patterson, Precinct 4
Brazoria County, Texas

Amy Motes McCullough
City Attorney

John Hargrove P.E.
City Engineer

PLAT APPROVED BY COUNTY SURVEYOR
Approved by the County Surveyor of Brazoria County, Texas this _____ day of _____, 1997.

Randy L. Shroud
County Engineer
Brazoria County, Texas

APPROVAL BY PLAT ROOM RECORDER

Date _____
Volume _____
Page _____

Plat Room Recorder
Page _____
Date _____

GENERAL NOTES

- All 16-foot Utility Easements shown extend eight (8) feet on either side of a common lot line unless otherwise indicated.
- All building line transitions to be at a forty-five (45) degree angle.
- All easement line transitions to be at a forty-five (45) degree angle.
- There are no pipelines or pipeline easements inside the boundary or within 100 feet of the boundary of this plat.
- Drainage easements may be used by any government body for purposes of drainage work.
- All drainage easements shall be kept clear of fences, buildings, foundations, driveways and other obstructions to the operation and maintenance of the drainage facility.
- P.C.P.'s and P.B.M.'s are to be placed after the completion of paving and utility construction in accordance with a variance granted by the Brazoria County Commissioners.
- All easement cut-back corners to be located ten feet from the intersection point measured parallel to the lot lines.
- This tract lies in Zone X of the F.I.R.M. Flood Insurance rate map for Brazoria County, dated June 5, 1985. (FIRM No. 48039C 0300H). Zone X has no base flood elevation return period.
- Structures built on lots in the designated floodplain must be elevated to the F.I.R.M. Base Flood Elevation. No building permits will be issued in a floodway below the Base Flood Elevation (B.F.E.). Contact the Floodplain Administrator's office for specific information.
- Bench Mark - Top of brass disk located on the Texas Highway Department bus culvert at the intersection of County Road No. 403 and State Highway No. 288 in Brazoria County, Texas. Elev. 58.69 USC & OS 1973 datum.
- Abbreviations:
U.E. Utility Easement
D.E. Drainage Easement
B.L. Building Line Easement
E.M.T. Easement Monument
(-)- P.P.M. Permanent Reference Monument (5/8 inch iron rod in concrete)
(A) P.C.P. Permanent Control Point
D.B.S.I. Delineated by Separate Instrument
B.C.D.R. Brazoria County Deed Records
B.C.P.R. Brazoria County Plat Records
B.C.O.P. Brazoria County Official Records
(*) P.B.M. Permanent Benchmark
H.L.A.P.E. Houston Lighting and Power Easement
S.T.S.E. Storm Sewer Easement
W.L.E. Water Line Easement
S.S.E. Sanitary Sewer Easement
E.E. Electrical Easement
E.L.A.P. Electrical Easement Exclusive H.L.A.P.
F.M.E. Force Main Easement
- Maintenance of Attention Facilities are not the responsibility of the Drainage District of the City of Pearland.

CERTIFICATE OF COMMISSIONERS' COURT

APPROVED BY the Commissioners' Court of Brazoria County, Texas this _____ day of _____, 1997.

David Head
Commissioner, Precinct 1
Brazoria County, Texas

James Closson
Commissioner, Precinct 2
Brazoria County, Texas

Jack Harris
Commissioner, Precinct 3
Brazoria County, Texas

Jack Patterson
Commissioner, Precinct 4
Brazoria County, Texas

John Wiley
County Judge
Brazoria County, Texas

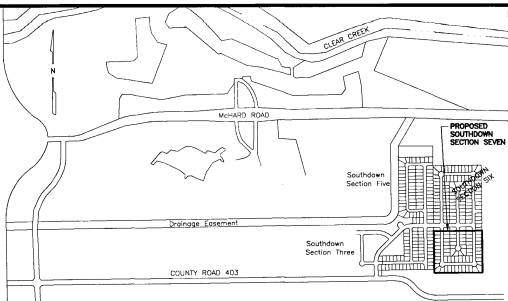
Beverly Landis, P.E.
County Engineer
Brazoria County, Texas

CERTIFICATE OF COUNTY ENGINEER

I, Beverly Landis, County Engineer of Brazoria County, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of the office, as adopted by Commissioners' Court.

Date _____
Volume _____
Page _____

Plat Room Recorder
Page _____
Date _____



VICINITY MAP
SCALE 1" = 1,000'

STATE OF TEXAS
COUNTY OF _____

I, Donald P. Klein, Vice President of Lennar Homes of Texas, a Texas Corporation, owner of the property subdivided in the plat of Southdown Section Seven, do hereby make subdivision of said property for and on behalf of said partnership, according to the lines, lots, building lines, streets, alleys, parks, and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon, and do hereby waive all claims for damages occasioned by the establishment of grades on approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

In Testimony, Hereto, Lennar Homes of Texas has caused this to be signed by Donald P. Klein, Vice President, thereunto authorized, this _____ day of _____, 1997.

Donald P. Klein
Vice President

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Donald P. Klein, known to me, to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said partnership, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ day of _____, 1997.

Notary Public in and for _____ County, Texas My Commission Expires _____

FINAL PLAT
SOUTHDOWN SECTION SEVEN
BRAZORIA COUNTY, TEXAS

BEING 13.4782 ACRES OF LAND LOCATED IN THE F. B. DRAKE SURVEY (SECTION 20), ABSTRACT NO. 506

88 LOTS 2 BLOCKS 0 RESERVE
OWNER: LENNAR HOMES OF TEXAS, INC.
DONALD P. KLEIN, VICE-PRESIDENT
10575 KATY FRESHWATER
SUITE 475
HOUSTON, TEXAS 77242-1006
(281) 423-4230

ENGINEER: FERRO-SAYLORS, INC.
1880 DANNY ASHFORD, SUITE 505
HOUSTON, TEXAS 77077
(281) 496-0066

SURVEYOR: ROBERT A. MARLOWE
1811 BERING DRIVE, SUITE 400
HOUSTON, TEXAS 77057-0248
(713) 977-7770

JANUARY 1997
BRAZORIA COUNTY, TEXAS
GRAPHIC SCALE

Scale: 1 inch = 100 feet