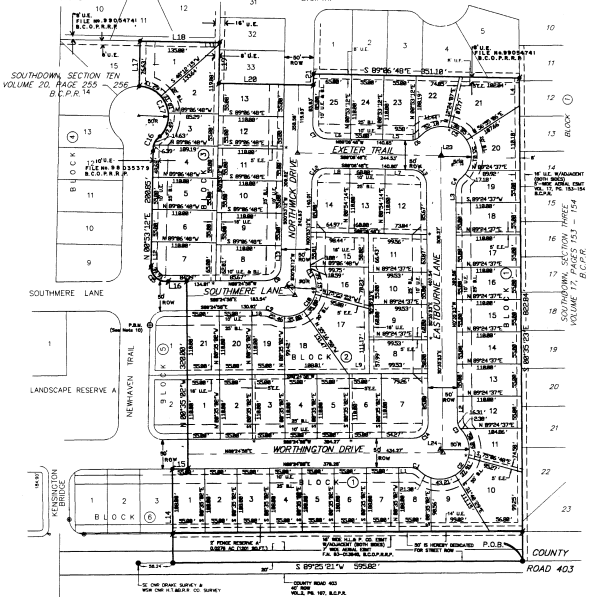


00 040123

SOUTHDOWN SECTION THIRTEEN  
VOLUME 21 PAGE 43-44  
B.C.P.R.



**Block 1**

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 11	LOT 12	LOT 13	LOT 14	LOT 15
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 16	LOT 17	LOT 18	LOT 19	LOT 20
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 21	LOT 22	LOT 23	LOT 24	LOT 25
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT

**Block 2**

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 11	LOT 12	LOT 13	LOT 14	LOT 15
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 16	LOT 17	LOT 18	LOT 19	LOT 20
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 21	LOT 22	LOT 23	LOT 24	LOT 25
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT

**Block 3**

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 11	LOT 12	LOT 13	LOT 14	LOT 15
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 16	LOT 17	LOT 18	LOT 19	LOT 20
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT
LOT 21	LOT 22	LOT 23	LOT 24	LOT 25
0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT	0.1394 AC 5940 SQ FT

STATE OF TEXAS  
COUNTY OF BRAZORIA  
**PLAT RECORDS**  
Vol. 21 Page 213-214

We, Lennor Homes of Texas Land and Construction, Ltd., a Texas Limited Partnership (herein called "owner"), owner of the property subdivided in the plat of Southdown, Section Twelve, does hereby make subdivision of said property for and on behalf of said limited partnership, according to the line, lots, building lines, streets, alleys, parks and easements shown hereon hereunder, and does hereby agree that all drainage easements dedicated, or occasioned by the alteration of the surface of any portion of the streets or drainage easements to conform to such grades, and do hereby dedicate, our heirs, successors and assigns without limitation of time, the title to the land so dedicated. Further, we do hereby certify that Lennor Homes of Texas Land and Construction, Ltd. is the owner of all property immediately adjacent to the boundaries of this plat of Southdown, Section Twelve, where public utility easements are to be established outside the boundaries of this plat, and do hereby dedicate to the use of the public all public utility easements shown in said subject plat.

In testimony whereof, Lennor Homes of Texas Land and Construction, Ltd., as successor by merger to Lennor Homes of Texas, Inc., has caused these presents to be signed by Joseph L. Stump, Vice President of Lennor Homes Holding Company, a Texas Corporation, its general partner, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

By Lennor Homes of Texas Land and Construction, Ltd., a Texas Limited Partnership, as successor by merger to Lennor Homes of Texas, Inc., a Texas Corporation  
*Joseph L. Stump*  
Vice President

STATE OF TEXAS  
COUNTY OF BRAZORIA  
**CERTIFICATE OF COMMISSIONER'S COURT**

APPROVED by the Commissioner's Court of Brazoria County, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

*James C. Dawson*  
Commissioner, Precinct 1  
Brazoria County, Texas

*James C. Dawson*  
Commissioner, Precinct 2  
Brazoria County, Texas

*John W. Harris*  
Commissioner, Precinct 3  
Brazoria County, Texas

*John W. Harris*  
County Judge  
Brazoria County, Texas

STATE OF TEXAS  
COUNTY OF BRAZORIA  
**CERTIFICATE OF COMMISSIONER'S COURT**

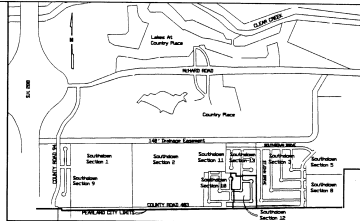
APPROVED by the Commissioner's Court of Brazoria County, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

*James C. Dawson*  
Commissioner, Precinct 1  
Brazoria County, Texas

*James C. Dawson*  
Commissioner, Precinct 2  
Brazoria County, Texas

*John W. Harris*  
Commissioner, Precinct 3  
Brazoria County, Texas

*John W. Harris*  
County Judge  
Brazoria County, Texas



VICINITY MAP  
1" = 1500'

- GENERAL NOTES**
- All 16-foot Utility Easements shown extend eight (8) feet on either side of a common lot 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 below 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, provided BMD is properly notified.
  - There is a 5' wide drainage easement (D.E.) centered on all side lot lines not contiguous with street rights-of-way. Fences are permitted along lot lines however, all D.E.'s will be kept clear of any obstruction to drainage.
  - PCP's and PBM's will not be placed after the completion of paving and utility construction in accordance with a variance granted by the Brazoria County Commissioner's Court.
  - This tract lies in Zone X of the Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA) for Brazoria County, Texas No. 48388-1B(10), having an effective date of September 22, 1999. Zone X has no base flood elevation (BFE).
  - Structures built on lots in the designated floodplain must be elevated to at least one foot above the base flood elevation (BFE). Contact the Floodplain Administrator's office for specific information.
  - Benchmark - Brass disc on top of post located at southeast corner of intersection of Southdown Lane and Northdown Trail in Southdown, Sec. 12 (Elev. = 5327' USCC & GS 1973 adj.). Elevations are referenced to brass disc on concrete headwall located at Texas Highway 288 in Brazoria County, Texas having an elevation of 5311' (to adjust elevations to USCC & GS 1973 adj. elev. use 868' for this benchmark).

APPROVED BY PLAT ROOM RECORDER

Date \_\_\_\_\_ Plat Room Recorder \_\_\_\_\_

Volume \_\_\_\_\_ Page \_\_\_\_\_

APPROVED for the City of Pearland, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

*John E. Bell*  
City Engineer  
City of Pearland

STATE OF TEXAS  
COUNTY OF BRAZORIA  
**CERTIFICATE OF COMMISSIONER'S COURT**

BEFORE ME, the undersigned authority, on this day personally appeared Joseph L. Stump, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act and deed of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

*Joseph L. Stump*  
Notary Public in and for \_\_\_\_\_ County, Texas

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZORIA  
**CERTIFICATE OF COMMISSIONER'S COURT**

BEFORE ME, the undersigned authority, on this day personally appeared Joseph L. Stump, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act and deed of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

*Joseph L. Stump*  
Notary Public in and for \_\_\_\_\_ County, Texas

**CERTIFICATE OF COUNTY ENGINEER**

I, Beverly Lundy, County Engineer of Brazoria County, do hereby certify that the plat of this subdivision complies with all existing laws and regulations of this office, as ordered by the Commissioner's Court.

*Beverly Lundy*  
County Engineer  
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 Twelve in conformity with the laws of the State of Texas and ordinances of the City of Pearland herein and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

*Mark Stott*  
City Planning Commission  
City of Pearland

**CERTIFICATE OF SURVEYOR**

This is to certify that I, Jeffrey N. Heck, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown hereon from an actual survey on the ground; that all exterior boundary corners have been set; that all block corners, lot corners and permanent reference monuments and permanent control points will be set in completion of construction; and that this plot correctly represents that survey made by me. The tract is located within two (2) miles of the City Limits of Pearland.

*Jeffrey N. Heck*  
Registered Professional Land Surveyor  
Texas Registration No. 4385

**BRAZORIA DRAINAGE DISTRICT NO. 4 APPROVAL**

APPROVED by Brazoria Drainage District No. 4  
Brazoria County, Texas  
this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

*John R. Davis*  
Chairman  
Brazoria Drainage District No. 4  
Brazoria County, Texas

STATE OF TEXAS  
COUNTY OF BRAZORIA  
**CERTIFICATE OF COMMISSIONER'S COURT**

APPROVED by the Commissioner's Court of Brazoria County, Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2000.

*James C. Dawson*  
Commissioner, Precinct 1  
Brazoria County, Texas

*James C. Dawson*  
Commissioner, Precinct 2  
Brazoria County, Texas

*John W. Harris*  
Commissioner, Precinct 3  
Brazoria County, Texas

*John W. Harris*  
County Judge  
Brazoria County, Texas

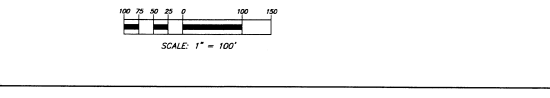
GRADE	SECTA	MILES	AC	DOB	DOB	ROWING
C 1	1074'50"	3568	3361	324	1	4794'01"
C 2	1074'50"	3568	3361	324	1	4794'01"
C 3	1074'50"	3568	3361	324	1	4794'01"
C 4	1074'50"	3568	3361	324	1	4794'01"
C 5	1074'50"	3568	3361	324	1	4794'01"
C 6	1074'50"	3568	3361	324	1	4794'01"
C 7	1074'50"	3568	3361	324	1	4794'01"
C 8	1074'50"	3568	3361	324	1	4794'01"
C 9	1074'50"	3568	3361	324	1	4794'01"
C 10	1074'50"	3568	3361	324	1	4794'01"
C 11	1074'50"	3568	3361	324	1	4794'01"
C 12	1074'50"	3568	3361	324	1	4794'01"
C 13	1074'50"	3568	3361	324	1	4794'01"
C 14	1074'50"	3568	3361	324	1	4794'01"
C 15	1074'50"	3568	3361	324	1	4794'01"
C 16	1074'50"	3568	3361	324	1	4794'01"
C 17	1074'50"	3568	3361	324	1	4794'01"

Metes and bounds description for Block 1, 2, and 3. The description includes bearings, distances, and curve data for the boundaries of the lots and blocks. Key features include the intersection of the road and the placement of the lots within the blocks. The description also references the plat records for the subdivision.

**FINAL PLAT**  
**SOUTHDOWN**  
**SECTION TWELVE**

59 LOTS      3 BLOCKS      1 RESERVE (0.0276 AC)

11.47 ACRES OF LAND  
OUT OF THE  
H.T. & B.R.R. CO. SURVEY, SECTION ONE  
ABSTRACT 310  
BRAZORIA COUNTY, TEXAS  
DATE: JANUARY 10, 2000



**SURVEYOR**

TEXAS LAND SURVEYING, INC.  
P.O. BOX 5625  
HOUSTON, TEXAS 77208  
(281) 487-5066  
JEFFREY N. HECK

**OWNERS**

LENNOR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
A TEXAS LIMITED PARTNERSHIP  
P/O PERENNIAL DEVELOPMENT CO.  
13012 W. 34th Street  
HOUSTON, TEXAS 77057  
(281) 474-8454  
JERRY ANDERSON

**ENGINEER**

FERRO-SAYRE, INC.  
1500 GARY DRIVE, STE. 200  
HOUSTON, TEXAS 77057  
(281) 466-5088  
STEVE GARDNER

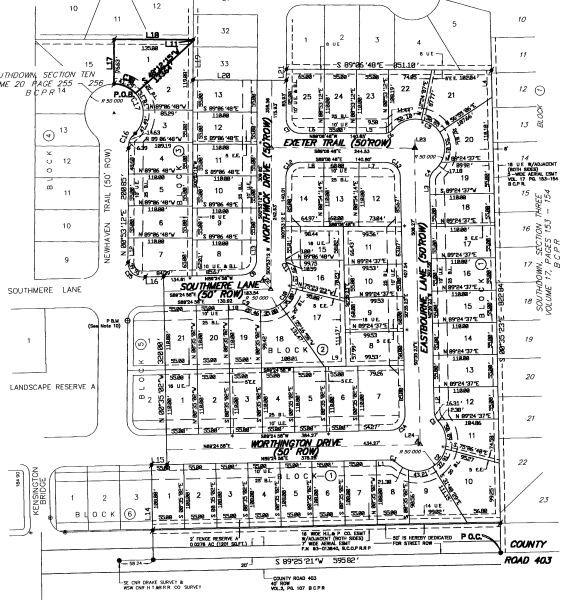
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06 SEP 10 PM 4:51  
COUNTY CLERK  
Brazoria County, Texas

01 056332

SOUTHWIND SECTION THIRTEEN  
VOLUME 21, PAGES 93 & 94  
B.C.P.R.

PLAT RECORDS

Vol. 22 Page 253-254



**BLOCK 1**

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 11	LOT 12	LOT 13	LOT 14	LOT 15
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 16	LOT 17	LOT 18	LOT 19	LOT 20
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 21	LOT 22	LOT 23	LOT 24	LOT 25
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT

**BLOCK 2**

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 11	LOT 12	LOT 13	LOT 14	LOT 15
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 16	LOT 17	LOT 18	LOT 19	LOT 20
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 21	LOT 22	LOT 23	LOT 24	LOT 25
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT

**BLOCK 3**

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 11	LOT 12	LOT 13	LOT 14	LOT 15
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 16	LOT 17	LOT 18	LOT 19	LOT 20
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT
LOT 21	LOT 22	LOT 23	LOT 24	LOT 25
0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT	0.1384 AC 5940 SQ FT

BEFORE ME, the undersigned authority, on this day personally appeared Alexander Sanchez, 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24TH day of SEPTEMBER, 2001.

Notary Public in and for HARRIS County, Texas

My Commission Expires FEB 6, 2004

**E G GARZA**  
Notary Public  
State of Texas  
Commission Expires FEB 6, 2004

BEFORE ME, the undersigned authority, on this day personally appeared Bob Keozek, Vice President of Sunbelt Mortgage Inc. 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 corporation, for the purposes and considerations therein expressed, and in the presence of them attested.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21ST day of SEPTEMBER, 2001.

Notary Public in and for HARRIS County, Texas

My Commission Expires 12-13-2009

**MICHAEL R. WANDER**  
Notary Public  
State of Texas  
Comm Exp 12-13-2009

**CERTIFICATE OF COUNTY ENGINEER**

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

**Beverly Lands**  
County Engineer  
Brazoria County, Texas

Date: 11-11-01

**CERTIFICATE OF SURVEYOR**

This is to certify that I, Jeffrey N. Heck, a Registered Professional Land Surveyor of the State of Texas have plotted the above subdivision shown hereon from an actual survey on the ground, that all natural boundary corners have been set, that all block corners and permanent monuments and permanent monuments set will be set at completion of construction, and that this block correctly represents that survey made by me. The tract is located within two (2) miles of the City Limits of Pearland.

**Jeffrey N. Heck**  
Registered Professional Land Surveyor  
Texas Registration No. 4385

BRAZORIA DRAINAGE DISTRICT NO. 4 APPROVAL

APPROVED BY Brazoria Drainage District No. 4  
Brazoria County Texas on the 23rd day of Dec 2001

**Jeffrey Duncan**  
Commissioner

**Ben B. Anderson**  
Secretary

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

**CERTIFICATE OF COMMISSIONER'S COURT**

APPROVED BY the Commissioner's Court of Brazoria County, Texas this 11th day of Dec 2001

**Diane Payne**  
Commissioner, Precinct 1  
Brazoria County, Texas

**James Dawson**  
Commissioner, Precinct 2  
Brazoria County, Texas

**Jack Harris**  
Commissioner, Precinct 3  
Brazoria County, Texas

**C. Stanley**  
Commissioner, Precinct 4  
Brazoria County, Texas

**APPROVAL BY PLAT ROOM RECORDER**

Date: \_\_\_\_\_ Plat Room Recorder: \_\_\_\_\_

Volume: \_\_\_\_\_ Page: \_\_\_\_\_

APPROVED FOR THE City of Pearland, Texas this 23rd day of Dec 2001

**Charles Wikstrom**  
City Planning Commission  
City of Pearland, Texas

**Donald Chapman**  
City Planning Commission  
City of Pearland, Texas

**CERTIFICATE OF CITY PLANNING COMMISSION**

This is to certify that the City Planning Commission of the City of Pearland, Texas has approved the Partial Amending Plat of Lot 1 in Block 3 of Southwind, Section Twelve in conformance with the laws of the State of Texas and ordinances of the City of Pearland, Texas and has approved recording of the plat this 23rd day of Dec 2001.

**Michelle Walker**  
City Planning Commission  
City of Pearland, Texas

**Russ Seaman**  
City Planning Commission  
City of Pearland, Texas

**CERTIFICATE OF COUNTY ENGINEER**

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

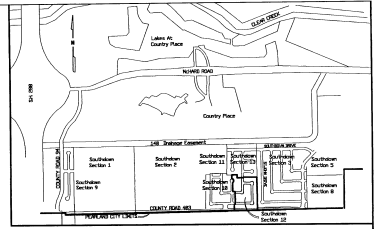
**Beverly Lands**  
County Engineer  
Brazoria County, Texas

Date: 11-11-01

**CERTIFICATE OF SURVEYOR**

This is to certify that I, Jeffrey N. Heck, a Registered Professional Land Surveyor of the State of Texas have plotted the above subdivision shown hereon from an actual survey on the ground, that all natural boundary corners have been set, that all block corners and permanent monuments and permanent monuments set will be set at completion of construction, and that this block correctly represents that survey made by me. The tract is located within two (2) miles of the City Limits of Pearland.

**Jeffrey N. Heck**  
Registered Professional Land Surveyor  
Texas Registration No. 4385



- 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 along 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, provided as properly modified.
  - There is a 6' wide drainage easement (DE) centered on all side lots that not contiguous with street rights-of-way. Fences are permitted along lot line; however, all DE's will be kept clear of any obstruction to drainage.
  - PCP's and PM's are to be placed after the completion of paving and utility construction in accordance with a variance granted by the Brazoria County Commissioners' Court.
  - This tract lies in Zone X of the Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA) for Brazoria County, Texas, dated 08/08/00, having an effective date of September 20, 1999. Zone X is a Special Flood Hazard Area.
  - Structures built on lots in the designated floodplain must be elevated to at least one foot above the FEMA Base Flood Elevation (BFE). Contact the Floodplain Administrator's office for specific information.
  - Benchmark - foot above an top of bed located at southwest corner of intersection of Southern Lane and Newhaven Trail in Southwind, Sec. 18 (Elev = 3527' UIC = 61.978' NGD). Elevations are referenced to brass disk on concrete headwall located on Texas Highway 298 in Brazoria County, Texas having an elevation of 5861'. (to adjust elevations to LSC & GS 1973 datum, add 888" to these benchmarks)

- Abbreviations**
- |          |  |
|----------|--|
| UE       | Utility Easement   |
| DE       | Drainage Easement  |
| BL       | Building Line Easement                                   |
| P.R.M. # | Permanent Reference Monument (5/8" iron rod in concrete) |
| P.C.P. # | Permanent Control Point                                  |
| D.B.S.I  | Dedicated By Separate Instrument                         |
| B.C.D.R  | Brazoria County Deed Records                             |
| B.P.C.R  | Brazoria County Plat Records                             |
| B.C.O.R  | Brazoria County Official Records                         |
| H.L.P. # | Houston Lighting & Power Easement                        |
| S.T.S.E  | Storm Sewer Easement                                     |
| W.L.E    | Water Line Easement                                      |
| S.S.E    | Sewer Saver Easement                                     |
| E.E      | Electrical Easement Exclusive H.L.P.                     |
| F.M.E    | Force Morn. Easement                                     |
| S.L.E    | Street Light Easement                                    |
| *        | Street Light Location                                    |

- Maintenance of detention facilities is the responsibility of the owner of the property. In cases of regional facilities owned and constructed by the BDD4 or subregional facilities constructed by developer(s) for which warrants have been transferred to the BDD4 with the BDD4 approval, the BDD4 will provide maintenance to the facilities. The BDD4 is responsible only for the maintenance of facilities owned by the BDD4, unless the BDD4 specifically contracts or agrees to maintain other facilities.
- Detention is provided by a regional designated detention pond maintained by Brazoria County MUD No. 5.
- There are nine (9) street lights on this plat.
- Side Lot aggregate setback is ten feet (10').
- All drainage easements shall be kept clear of fences, culchings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

**FINAL PLAT AMENDING PLAT OF LOT 1 IN BLOCK 3 SOUTHWIND SECTION TWELVE**

VOLUME 21, PAGES 213-214  
BRAZORIA COUNTY PLAT RECORDS  
TO AMEND BUILDING LINES AND UTILITY EASEMENT IN LOT 1, BLOCK 3 AS SHOWN  
H T & B.R.R. CO SURVEY, SECTION ONE  
ABSTRACT 310  
BRAZORIA COUNTY, TEXAS  
DATE: JULY 30, 2001

**SURVEYOR**  
TEXAS LAND SURVEYING INC  
10000 WESTHELD DRIVE  
PASADENA, TEXAS 77068  
(713) 461-1447  
JEFFREY N. HECK

**OWNERS**  
LUNAR HOMES OF TEXAS LAND  
FERNIS-SAVIDORS INC  
10000 WESTHELD DRIVE  
HOUSTON, TEXAS 77077  
(713) 461-1447  
STEVE GARDNER  
JEFF ANDERSON

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