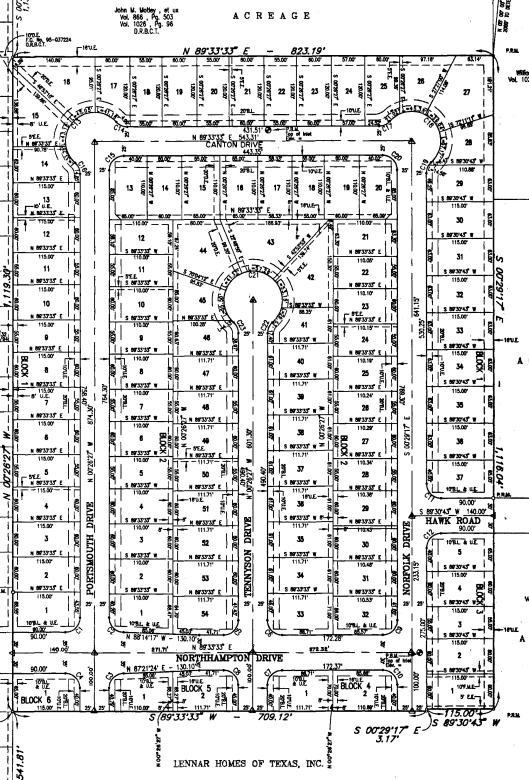


NORTHWEST CORNER  
F. B. DRAKE SURVEY

PROPOSED SOUTHDOWN, SECTION SIX  
F. B. DRAKE SURVEY (SECTION 20), A-508  
BRAZORIA COUNTY, TEXAS

TRUE NORTH

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



BEING 21,1557 acres of land located in the F.B. Drake Survey (Section 20), Abstract No. 508, Brazoria County, Texas, and being a portion of that certain 34,692.93 acre tract (Tract No. 7) of land conveyed to SIS Enterprises by deed recorded in Volume 1040, Page 933 '92 of the Deed Records of Brazoria County, Texas, said 21,1557 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of a 46,988.9 acre tract (Tract 6) out of the said Volume 1040, Page 933 '92:

THENCE N 07 26' 27" W, along the east line of the said 46,988.9 acre tract, same being the occupied and recognized common line between said Drake Survey and the H. T. & B. R. Co. Survey (Section 1), Abstract No. 310, at 827.02 feet past a found 1/2 inch iron rod for the southwest corner of the said tract No. 7, a distance of 535.01 feet to the southeast corner of Southdown, Section 5, a subdivision per map or plat thereof recorded in Volume 935, Pages 305 & 306 of the Map Records of Brazoria County, Texas, in all a total distance of 1,541.81 feet to a 5/8 inch iron rod set in concrete for the southeast corner and PLACE OF BEGINNING of the herein described tract;

THENCE N 07 26' 27" W, continuing along the said west line, same being the said east line and the said common line, a distance of 1,119.30 feet to a 5/8 inch iron rod set in concrete for the northwest corner of the herein described tract;

THENCE N 89 33' 33" E, along the north line of the said Tract No. 7, a distance of 523.19 feet to a 5/8 inch iron rod set for the northwest corner of the herein described tract;

THENCE S 07 29' 17" E, along the east line of said Tract No. 7, a distance of 1,116.04 feet to a 5/8 inch iron rod set in concrete for the most easterly southeast corner of the herein described tract;

THENCE S 89 30' 43" W, a distance of 115.00 feet to a 5/8 inch iron rod set in concrete for an interior corner of the herein described tract;

THENCE S 07 29' 17" E, a distance of 3.17 feet to a 5/8 inch iron rod set in concrete for an interior corner of the herein described tract;

THENCE S 89 33' 33" W, a distance of 709.12 feet to the PLACE OF BEGINNING, containing 21,1557 acres of land.

BRAZORIA DRAINAGE DISTRICT NO. 4 APPROVAL  
APPROVED by the Board of Directors of the Brazoria Drainage District No. 4 on this 11th day of APRIL, 1996

Don R. Keller, Commissioner/Chairman, Drainage District No. 4, Brazoria County, Texas  
Roger Davis, Treasurer, Drainage District No. 4, Brazoria County, Texas  
James H. Brennan, Secretary, 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 Six in conformance with the laws of the State of Texas and ordinances of the City of Pearland as shown hereon and authorized the recording of this plat this 11th day of APRIL, 1996.

Pat Lopez, Chairman, City Planning Commission, City of Pearland, Texas  
Robert Lofren, Member, City Planning Commission, City of Pearland, Texas  
Marilyn Lopez, Member, City Planning Commission, City of Pearland, Texas  
Peggy McElroy, Member, City Planning Commission, City of Pearland, Texas

CERTIFICATE OF SURVEYOR  
This is to certify that I, Robert A. Morrow, a Registered Professional Land Surveyor of the State of Texas, have done the above, have an actual survey on the ground, that all exterior boundary corners have been set, that all block corners, lot corners, permanent monuments and control points will be set at completion of construction, and that this plat correctly represents that survey more fully in all particulars, and that the plat is correct in diameter and 3/4-inch line. This tract is within 1/16 (one sixteenth) mile of the City of Pearland.

APPROVED by the City of Pearland, Texas this 11th day of APRIL, 1996.

James H. Brennan, City Attorney, City of Pearland, Texas

PLAT APPROVED BY COUNTY SURVEYOR  
Approved by the County Surveyor of Brazoria County, Texas, this 11th day of APRIL, 1996.

APPROVAL BY PLAT ROOM RECORDERS  
Date: \_\_\_\_\_ Plat Room Recorder: \_\_\_\_\_  
Volume: \_\_\_\_\_ Page: \_\_\_\_\_

- GENERAL NOTES  
1. All 16-foot Utility Easements now vested eight (8) feet on either side of a common lot line unless otherwise indicated.  
2. All building line transitions to be at a forty-five (45) degree angle.  
3. All easement line transitions to be at a forty-five (45) degree angle.  
4. There are no platwise or platwise easements inside the boundary or within 100 feet of the boundary of this plat.  
5. Drainage easements may be used by any government body for purposes of drainage work.  
6. All drainage easements shall be best clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.  
7. P.C.P.'s and P.B.M.'s are to be placed after the completion of grading and utility construction in accordance with a workface granted by the Brazoria County Commissioners' Court.  
8. All easement cut-back corners to be located ten feet from the intersection point measured parallel to the lot lines.  
9. The tract lies in Zone 4 of the F.I.R.M. flood insurance rate map for Brazoria County dated June 5, 1986 (Panel No. 40030B). Zone 4 has no base flood elevation required. 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.  
10. Structures built on lots in the designated floodplain must be elevated to the F.I.R.M. 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.  
11. Bench Mark - Top of brass disc located on the Texas Highway Department bus subject at the intersection of County Road No. 403 and State Highway No. 288 in Brazoria County, Texas, Elev. 58.89 USc & GS 1973 contour.  
12. Abbreviations:  
U.E. Utility Easement  
D.E. Drainage Easement  
B.L. Building Line  
E.B.M. Easement  
P.R.M. Permanent Reference Monument (5/8 inch iron rod in concrete)  
P.C.P. Permanent Control Point  
D.S.I. Dedicated by Separate Instrument  
B.C.D.R. Brazoria County Deed Records  
B.C.P.R. Brazoria County Plat Records  
B.C.O.R. Brazoria County Official Records  
P.B.M. Permanent Benchmark  
K.L.A.P.E. Houston Lighting and Power Easement  
S.T.A.E. Storm Sewer Easement  
W.L.E. Water Line Easement  
S.S.E. Sanitary Sewer Easement  
E.E. Electrical Easement Exclusive M.L.P.P.  
F.M.E. Force Main Easement  
13. All Street Show Dead-Ends On This Plat Are Planned For Future Extension.  
14. Maintenance of drainage facilities are not the responsibility of the Drainage District of the City of Pearland.

VICINITY MAP  
SCALE 1" = 1,000'

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_  
X

I, Donald P. Klein, DIV. President of Lennar Homes of Texas, a Texas Corporation, owner of the property subdivided in this plat of Southdown Section Six, do hereby make subdivision of said property free and on behalf of said property, 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 former, and do hereby waive all claims for drainage easements, or the establishment of grades as approved for the streets and portions of the streets and easements, or occasioned by the construction of the surface, or any kind otherwise, our heirs, successors and assigns to accept and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owner of the property adjacent to the boundaries of the above and adjoining plat of Southdown Section Six, where boundaries of the above and adjoining plat are to be established outside the building setback lines and dedicate to the use of the public forever all public easements shown in said adjacent portion.

In Testimony, hereto Lennar Homes of Texas has caused these presents to be signed by Donald P. Klein, DIV. President, thereunto authorized, this 11th day of APRIL, 1996.

Donald P. Klein, DIV. President

STATE OF TEXAS  
COUNTY OF BRAZORIA  
X

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 instruments, and acknowledged to me that he was the act of said partnership, for the purposes and considerations therein expressed, and in the capacities therein stated.

OPEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of May, 1996

Lincoln's Curator  
Printed Name  
My Commission Expires: 10/21/99

CERTIFICATE OF COMMISSIONERS' COURT  
APPROVED by the Commissioners' Court of Brazoria County, Texas this 10th day of JUNE, 1996.

James Carson, Commissioner, Precinct 3  
James Carson, Commissioner, Precinct 2  
James Carson, Commissioner, Precinct 4

John Willy, County Judge, Brazoria County, Texas

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

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

FINAL PLAT  
SOUTHDOWN SECTION SIX  
BRAZORIA COUNTY, TEXAS

BEING 21,1557 ACRES OF LAND LOCATED IN THE F. B. DRAKE SURVEY (SECTION 20), ABSTRACT NO. 508

101 LOTS 6 BLOCKS 0 RESERVE  
OWNER: LENNAR HOMES OF TEXAS, INC.  
DONALD P. KLEIN, VICE-PRESIDENT  
10575 KATY FREWAY  
SUITE 475  
HOUSTON, TEXAS 77242-1008  
(713) 498-0068

ENGINEER: FERRO-SAYLORS, INC.  
1880 DAIRY ASHFORD, SUITE 505  
HOUSTON, TEXAS 77077  
(713) 498-0068

SURVEYOR: UNIVERSAL ENSCO, INC.  
1811 BERING DRIVE, SUITE 400  
HOUSTON, TEXAS 77257-0248  
(713) 977-7710

APRIL 1996  
BRAZORIA COUNTY, TEXAS  
GRAPHIC SCALE  
0 50 100 200 400  
Scale - 1 inch = 100 Feet

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00	38.27	35.30	N 44°33'33" E	90°00'00"
C2	25.00	38.27	35.30	S 45°26'27" E	90°00'00"
C3	25.00	38.27	35.30	N 44°33'33" W	90°00'00"
C4	25.00	38.27	35.30	N 47°26'27" W	90°00'00"
C5	25.00	38.27	35.30	N 44°33'33" E	90°00'00"
C6	25.00	38.27	35.30	S 45°26'27" E	90°00'00"
C7	25.00	38.27	35.30	N 44°33'33" E	90°00'00"
C8	25.00	38.27	35.30	N 47°26'27" W	90°00'00"
C9	25.00	38.27	35.30	N 44°33'33" E	90°00'00"
C10	25.00	38.27	35.30	S 45°26'27" E	90°00'00"
C11	25.00	38.27	35.30	S 47°26'27" E	90°00'00"
C12	25.00	38.27	35.30	N 44°33'33" E	90°00'00"
C13	25.00	110.80	98.85	N 44°33'33" E	180°22'48"
C14	25.00	31.02	20.41	S 60°26'45" E	48°11'27"
C15	25.00	38.27	35.30	N 44°33'33" E	90°00'00"
C16	25.00	21.02	20.41	N 24°30'45" E	48°11'27"
C17	25.00	21.02	20.41	N 60°26'45" E	48°11'27"
C18	50.00	102.61	98.85	S 47°26'27" E	180°19'52"
C19	25.00	21.02	20.41	S 23°30'15" E	48°11'27"
C20	25.00	21.02	20.41	N 49°26'27" E	80°21'07"
C21	50.00	241.19	86.67	N 89°53'33" E	278°22'44"
C22	25.00	21.02	20.41	N 23°30'15" W	48°11'27"
C23	25.00	21.02	20.41	N 24°30'45" W	48°11'27"