95-002263

FINAL PLAT
SOUTHDOWN SECTION FIVE
BRAZORIA COUNTY, TEXAS

SOUTHDOWN SECTION FIVE, A PROPOSED SUBDIVISION
OF 28.8683 AC. OUT OF THE H.T. & B.R.R. CO. SURVEY, A-310

129 LOTS 7 BLOCKS 1 RESERVE

OWNER: LENNAR HOMES OF TEXAS, INC.
10575 KATY FREEWAY
SUITE 475
HOUSTON, TEXAS 77242-1006
(713)465-4665

ENGINEER: FERRO-SAYLORS, INC.
1880 DAIRY ASHFORD, SUITE 505
HOUSTON, TEXAS 77077
(713) 496-0060

SURVEYOR: UNIVERSAL ENSCO, INC.
1811 BERING DRIVE, SUITE 400
HOUSTON, TEXAS 77257-0248
(713)977-7770

AUGUST 1994

BRAZORIA COUNTY, TEXAS

GRAPHIC SCALE

100 0 25 100 200 400

Scale : 1 Inch = 100 Feet

FILED FOR RECORD
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PLAT RECORDS
Vol. 19 Pg. 365-366

METES AND BOUNDS DESCRIPTION
PROPOSED SOUTHDOWN, SECTION FIVE
H.T.&B.R.R.CO. SURVEY (SECTION 1), A-310
BRAZORIA COUNTY, TEXAS

BEING 28.8683 acres of land located in the H.T.&B.R.R.Co. Survey (Section 1), Abstract No. 310, Brazoria County, Texas and being a portion of that certain 46.9858 acre tract (Tract 6) of land conveyed to SLS Enterprises by deed recorded in Volume 1040, Page 933 "92" of the Deed Records of said county, said 28.8683 acre tract is more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said 46.9858 acre tract in the centerline of County Road 403, based on a width of 40 feet;

THENCE N 00°26'27" W, along the east line of said 46.9858 acre tract, a distance of 835.01 feet to the southeast corner and PLACE OF BEGINNING of the herein described tract;

THENCE S 89°25'08" W, a distance of 953.49 feet to the southeast corner of the herein described tract and the southeast corner of Lot 1, Block B of Southdown, Section Three, per map or plat thereof recorded in Volume 17, Page 153 of the Plat Records of said county;

THENCE N 00°34'52" W, along the east line of said Lot 1, a distance of 105.00 feet to the northeast corner of said Lot 1 in the south right-of-way line of Walden Drive, based on a width of 50 feet;

THENCE N 89°25'08" E, along said south right-of-way line, a distance of 13.00 feet to the southeast corner of said Walden Drive;

THENCE N 00°34'52" W, at 50.00 feet pass the northeast corner of said Walden Drive, same being the southeast corner of Lot 1, Block 7 of said Southdown, Section Three, continuing the same course a total distance of 155.00 feet to the northeast corner of said Lot 1 in the south line of Reserve "A" of said Southdown, Section Three;

THENCE N 89°25'08" E, along the south line of said Reserve "A", a distance of 396.13 feet to the southeast corner of said Reserve "A";

THENCE N 00°26'27" W, along the east line of said Reserve "A", a distance of 467.02 feet to the northeast corner of said Reserve "A" in the southeasterly right-of-way line of Northhampton Drive, based on width of 70 feet;

THENCE in a northeasterly direction along the southeasterly right-of-way line of said Northhampton Drive, same being the arc of a curve to the right having a Central Angle of 24°17'37", a Radius of 265.00 feet, an Arc Length of 112.36 feet, and a Long Chord which bears N 87°43'34" E, 111.52 feet to the southeast corner of said Northhampton Drive;

THENCE N 10°07'39" W, at 70.00 feet pass the northeast corner of said Northhampton Drive, same being the southeast corner of Lot 29, Block 6 of said Southdown, Section Three, continuing the same course a total distance of 181.36 feet to the northeast corner of said Lot 29;

THENCE S 89°33'33" W, along the north line of said Block 8, a distance of 60.46 feet to an angle point;

THENCE N 66°16'21" W, along the north line of said Block 8, a distance of 132.46 feet to the north corner of Lot 27 of said Block 6 in the easterly line of that certain 140-foot wide drainage easement described in Volume 1603, Page 510 of the Deed Records of said county;

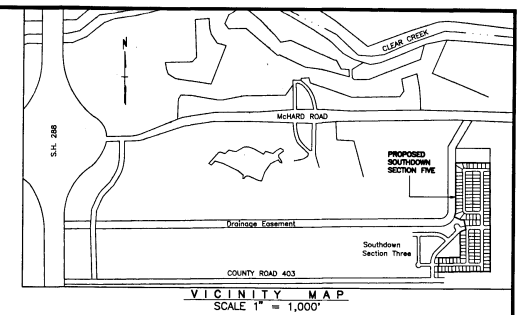
THENCE in a northerly direction along the easterly line of said drainage easement same being the arc of a curve having a Central Angle of 23°59'36", a Radius of 280.00 feet, and an Length of 117.25 feet, and a Long Chord which bears N 11°43'51" E, 116.40 feet to the point of tangent of said curve;

THENCE N 00°15'57" W, along the east line of said drainage easement, a distance of 876.91 feet to the northwest corner of the herein described tract, same being the southwest corner of that certain 4.0101 acre tract (Sewage Treatment Plant Site), Volume 458, Page 38 "1987" of said Deed Records;

THENCE N 89°33'33" E, along the south line of said 4.0101 acre tract, a distance of 526.09 feet to the northeast corner of the herein described tract, same being the southeast corner of said 4.0101 acre tract, and same also being the northeast corner of said 46.9858 acre tract;

THENCE S 00°26'27" E, along the east line of said 46.9858 acre tract, a distance of 1990.85 feet to the PLACE OF BEGINNING and containing 28.8683 acres of land.

BEARINGS REFER TO TRUE MERIDIAN DECLINATION 8°30' EAST OF NORTH



VICINITY MAP
SCALE 1" = 1,000'

GENERAL NOTES

1. All 16-foot Utility Easements shown extend 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°) angle.
3. All easement line transitions to be at a forty-five (45°) angle.
4. There are no pipelines or pipeline 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 kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
7. P.R.M.'s, 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' Court.
8. All easement cut-back corners to be located ten feet from the intersection point measured parallel to the lot lines.
9. This tract lies in Zone X of the F.I.R.M. flood insurance rate map for Brazoria County dated June 5, 1989, (Panel No. 485458-0030H). Zone X has no base flood elevation required.
10. Structures built on lots in the designated floodplain must be elevated to one (1) foot above 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.
11. Bench Mark – Top of brass disc located on the Texas Highway Department box culvert at the intersection of County Road No. 403 and State Highway No. 288 in Brazoria County, Texas, Elev. 58.01 ft. (58.01 + 0.88 = 58.89 USC & GS 1973 datum). To adjust elevation to U.S. Coast and Geodetic Survey (USC & GS 1973 datum) add 0.88 ft. to bench mark elevations shown above. Ref. B.M.C. – CMT-28 30.10'S M-456 48-632' 1973 at Pearland.
12. Abbreviations:

U.E.	Utility Easement
B.L.	Building Line
ESMT	Easement
(⊕) P.R.M.	Permanent Reference Monument
(△) P.C.P.	Permanent Control Point
D.B.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
H.L.&P.E.	Houston Lighting and Power Easement
ST.S.E.	Storm Sewer Easement
W.L.E.	Water Line Easement
S.S.E.	Sanitary Sewer Easement
E.E.	Electrical Easement Exclusive H.L.&P.
E.A.E.	Emergency Access Easement
■	Street Light

13. ~~One foot reserve~~ dedicated to the public in fee as a buffer separation between the side or end of streets where ~~said~~ streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided, the ~~said~~ one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his assigns, or successors.
14. 20-foot wide dedicated to the public by Allison – Richey Gulf Coast Home Subdivision of Part of Surburban Gardens, per map or plat thereof recorded in Volume 2, Page 24 of the Map Records of Brazoria County, Texas.
15. All Streets Shown Dead-Ended On This Plat Are Planned For Future Extension.
16. Detention had been provided in the Brazoria County Municipal Utility District No 5 regional detentionnal pond to serve Southdown Section 5. Detention pond is located N 30 E, 2,400 ft. from the northwest corner of said section. The detention pond is maintained by Brazoria County Municipal Utility District No 5 and is not the responsibility of Brazoria County Drainage District No 4.

CERTIFICATE OF COMMISSIONERS' COURT

APPROVED by the Commissioners' Court of Brazoria County, Texas this 9TH day of JAN., 1995

Ronnie Broadous
Commissioner, Precinct 1
Brazoria County, Texas

James Clawson
Commissioner, Precinct 2
Brazoria County, Texas

Billy Joe Pfluger
Commissioner, Precinct 3
Brazoria County, Texas

Jack Patterson
Commissioner, Precinct 4
Brazoria County, Texas

John R. Willy
County Judge
Brazoria County, Texas

THE STATE OF TEXAS
COUNTY OF BRAZORIA
I, DOLLY EASLEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORDS at the time and date as stamped hereon by me.
County Clerk of Brazoria Co., TX

CERTIFICATE OF COUNTY ENGINEER

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

1-9-95
Date

James E. Raines, P.E.
County Engineer
Brazoria County, Texas

STATE OF TEXAS)(
COUNTY OF)(

I, Larry Streib, president of Lennar Homes Of Texas, a Texas Corporation, owner of the property subdivided in the plat of Southdown Section Five, 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 forever, and do hereby waive all claims for damages occasioned by the establishment of grades as 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.

FURTHER, we do hereby certify that we are the owner of the property adjacent to the boundaries of the above and foregoing plat of Southdown Section Five, where building setback lines of public utility easements are to be established outside the boundaries of the above and foregoing plan and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

In Testimony, hereto, Lennar Homes Of Texas has caused these presents to be signed by Larry Streib, president, thereunto authorized, this

5th day of October, 1994.

Larry Streib
President

STATE OF TEXAS)(
COUNTY OF)(

BEFORE ME, the undersigned authority, on this day personally appeared Larry Streib, 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 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 5th day of October, 1994

Signature

DIANN HALL
Printed Name

Notary Public in and for _____ County, Texas

My Commission Expires: 1-4-97

DIANN HALL
MY COMMISSION EXPIRES
January 4, 1997

DRAINAGE DISTRICT NO. 4 APPROVAL

APPROVED by
Drainage District No. 4
Brazoria County, Texas
this 24 day of Sept., 1994

Tom Reid
Commissioner/Chairman
Drainage District No. 4
Brazoria County, Texas

Barry Rose
Commissioner
Drainage District No. 4
Brazoria County, Texas

Commissioner
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 Five 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 27th day of Sept., 1994.

Emil A. Beitz, Chairman
City Planning Commission
City of Pearland, Texas

Robert W. Atkins
City Planning Commission
City of Pearland, Texas

Pat Lopez, Vice-Chairman
City Planning Commission
City of Pearland, Texas

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

Charles Philipp, Member
City Planning Commission
City of Pearland, Texas

Peggy Maynard-Royer, Member
City Planning Commission
City of Pearland, Texas

Kevin Cole, Member
City Planning Commission
City of Pearland, Texas

CERTIFICATE OF SURVEYOR

This is to certify that I, Carroll L. Smith, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision shown thereon from an actual survey on the ground; and that all block corners, lot corners, permanent reference monuments, and permanent control points are set as shown; and that this plat represents that survey made by me. All block corners are marked with iron rods 1 inch in diameter and three feet long. Property corners on exterior boundary are set in concrete with a metal cap. This tract is within five (5) miles of the City Limits of Pearland.

STATE OF TEXAS
REGISTERED
CARROLL L. SMITH
4181
PROFESSIONAL
LAND SURVEYOR

Carroll L. Smith
Registered Professional Land Surveyor No. 4181

APPROVED for the City of Pearland, Texas this 21st day of October, 1994.

Amy Mates McCullough
City Attorney

John Hargrove P.E.
City of Pearland, City Engineer

PLAT APPROVED BY COUNTY SURVEYOR

Approved by the County Surveyor of
Brazoria County, Texas
this 6 day of JAN., 1995

Randy L. Strait
County Surveyor
Brazoria County, Texas

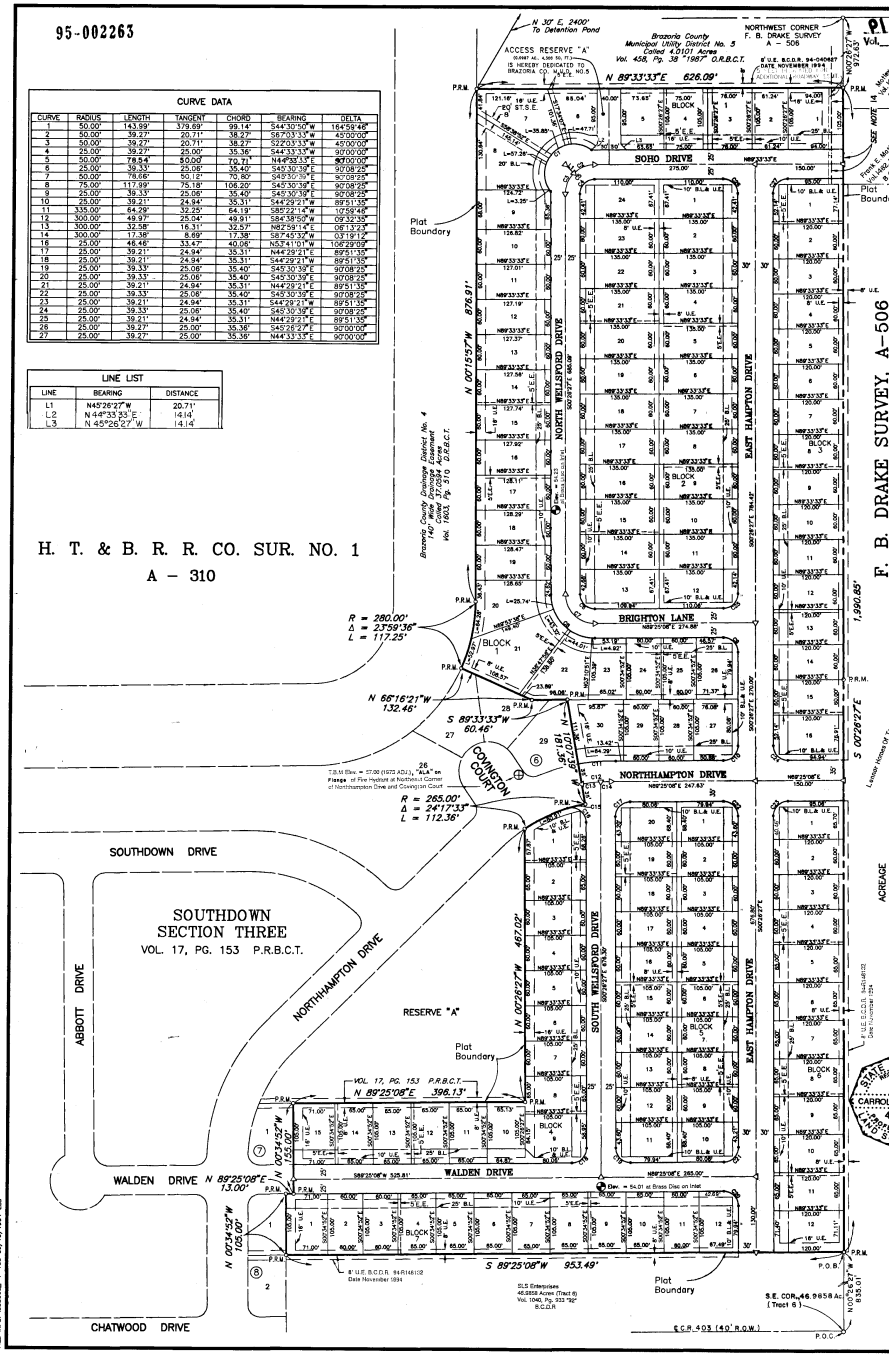
APPROVAL BY PLAT ROOM RECORDER

Date

Plat Room Recorder

Volume

Page



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