

PLAT RECORDS
Vol. 21 Page 93-94

STATE OF TEXAS
COUNTY OF

By Lennor Homes of Texas Land and Construction, Ltd. a Texas limited Partnership (herein called "owner"), owner of the property indicated in the plat of Southdown, Section Thirteen, does hereby make subdivision of said property for and on behalf of said limited partnership, according to the lines, site, building lines, streets, driveways, parks and easements shown hereon forever, and does hereby waive of effect for purposes hereof the establishment of grades or conform to the streets and drainage easements dedicated, or occasioned by the dedication of the entire or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns warrant and defend 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 Thirteen where public utility easements are to be established outside the boundaries of this plat, and do hereby dedicate to the use of the public of public utility easements shown in said public acreage.

In testimony hereof, 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 J. Slungo, Vice President of Lennor Texas Holding Company, a Texas Corporation, its general partner on the 9th day of December, 1999.

By Lennor Homes of Texas Land and Construction, Ltd.
A Texas Limited Partnership, its successor by merger to Lennor Homes of Texas, Inc., a Texas Corporation

By Lennor Texas Holding Company, A Texas Corporation
Its General Partner
Joseph J. Slungo
Vice President

STATE OF TEXAS
COUNTY OF

BEFORE ME, the undersigned authority, on this day personally appeared Joseph J. Slungo, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he was the act of said corporation, for the purposes and consideration therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of December, 1999.

Notary Public in and for Texas County, Texas
My Commission Expires Sept 16, 2000

CERTIFICATE OF COUNTY ENGINEER
I, Beverly Landa, County Engineer of Brazoria County, do hereby certify that the plat of this subdivision conforms with all existing rules and regulations of this office, as adopted by the Commissioner of the State of Texas.

By Beverly Landa Date 3/28/00
County Engineer
Brazoria County, Texas

CERTIFICATE OF SURVEYOR
This is to certify that I, Jeffrey W. 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, and that all block corners, lot corners, and permanent reference monuments and permanent control points will be set in compliance of construction, and that the plot correctly represents that survey made by me. This tract is located within two (2) miles of the City Limits of Pearland.

Jeffrey W. 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 is the day of March, 1999.

By Jeffrey W. Heck
Jeffrey W. Heck
County Engineer
Brazoria County, Texas

By Ben Lennon
Ben Lennon
Commissioner, Member
Drainage District No. 4
Brazoria County, Texas

By Roger Davis
Roger Davis
Commissioner, Secretary
Drainage District No. 4
Brazoria County, Texas

By Ben Lennon
Ben Lennon
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 28th day of March, 1999.

By Davis Reed Commissioner, Precinct 1
By James Clawson Commissioner, Precinct 2
By Jack Harris Commissioner, Precinct 3
By John W. Adams County Judge
Brazoria County, Texas

By Joseph J. Slungo
Joseph J. Slungo
Vice President

PLAT APPROVED BY COUNTY SURVEYOR
APPROVED BY THE COUNTY SURVEYOR OF BRAZORIA COUNTY, TEXAS this 9th day of December, 1999.

By Randy L. Stroud
Randy L. Stroud
County Surveyor
Brazoria County, Texas

APPROVAL BY PLAT ROOM RECORDER
Date 12/9/99 Plat Room Recorder
Volume 21 Page 93-94

APPROVED FOR THE CITY OF PEARLAND, TEXAS this 28th day of December, 1999.

By Barri Coker City of Pearland
Barri Coker
City of Pearland

By Donna R. Glenn City of Pearland
Donna R. Glenn
City of Pearland

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 Thirteen in conformance with the laws of the State of Texas and Ordinance 200 of the City of Pearland hereon authorizing the recording of this plat this 28th day of December, 1999.

By Mary Stettin City of Pearland
Mary Stettin
City of Pearland

By Donna R. Glenn City of Pearland
Donna R. Glenn
City of Pearland

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City of Pearland

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City of Pearland

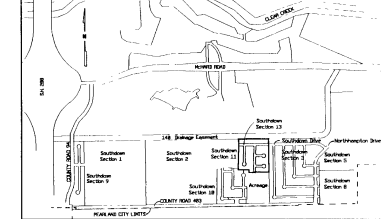
By Donna R. Glenn City of Pearland
Donna R. Glenn
City of Pearland

By Donna R. Glenn City of Pearland
Donna R. Glenn
City of Pearland

By Donna R. Glenn City of Pearland
Donna R. Glenn
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City of Pearland

By Donna R. Glenn City of Pearland
Donna R. Glenn
City of Pearland



VICINITY MAP
1" = 1/8000'

- GENERAL NOTES
- All 16-foot LIBBY Easements show exterior (8) feet on other 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 shown 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 BDD# is properly notified.
 - There is a 6' wide drainage easement (DE) centered on all lot lines that are not contiguous with street rights-of-way. Fences are permitted along lot lines, however, all DE's will be kept clear of any construction to drainage.
 - 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.
 - This tract lies in Zone X of the Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA) for Brazoria County, Zone X (FIRM 88083), having an effective date of September 25, 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 FIRM Base Flood Elevation (BFE). Contact the Floodplain Administrator's office for specific information.
 - Benchmark - Brass disc on top of curb located at southeast corner of intersection of Southdown Drive with Backless Lane in Southdown, Sec. 11. Elev = 55.87' (G.S. & S. 1978 ed.). Elevations are referenced to Brazoria County Benchmarks located on Texas Highway 286 in Brazoria County, Texas having an elevation of 58.01' (to adjust elevations to USC & GS 1973 datum, add 0.88' to these benchmarks).

- Abbreviations
- U/E Utility Easement
 - D/E Drainage Easement
 - B/L Building Line
 - ESMT Easement
 - P.R.M. # Permanent Reference Monument (5/8" iron rod in concrete)
 - P.C.P. A 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.A.E. Houston Lighting & Tower Easement
 - S.T.S.E. Storm Sewer Easement
 - W.L.E. Water Line Easement
 - S.S.E. Sanitary Sewer Easement
 - E.E. Electrical Easement Exclusive H.L. & F.M.E.
 - F.M.E. Force Main Easement
 - S.L.E. Street Light Easement
 - SLK Street Light Location
- Maintenance of retention facilities is the responsibility of the owner of the property. In cases of regional facilities owned and constructed by the BDD# or subregional facilities constructed by developer(s) for which ownership has been transferred to the BDD# with the BDD# approval, the BDD# will provide maintenance to the facilities. The BDD# is responsible for the maintenance of facilities owned by the BDD# unless the BDD# specifically contracts or agrees to maintain other facilities.
 - Retention is provided by a regional dedicated detention pond maintained by BRAZORIA COUNTY PLAT NO. 3.
 - There are three (3) street lights on this plat.
 - Sixteen aggregate setback is ten feet (10' 0").

FINAL PLAT
SOUTHDOWN
SECTION THIRTEEN

73 LOTS 3 BLOCKS 1 RESERVE (0.0505 AC)

14 52 ACRES OF LAND
OUT OF THE
H.T. & B.R.R. CO. SURVEY, SECTION ONE
ABSTRACT 310
BRAZORIA COUNTY, TEXAS
DATE: NOVEMBER 1, 1999

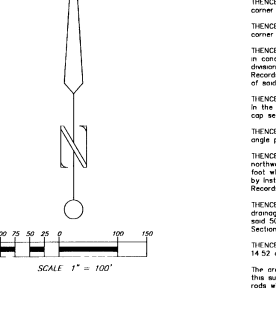
SURVEYOR
LENNOR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1400 GARDNER ROAD, SUITE 200
PEARLAND, TEXAS 77656
(281) 474-5800
28747 N.W. HIGHWAY 290
DALLAS, TEXAS 75241
(214) 474-8424
2716 AMERSON

OWNERS
LENNOR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
1400 GARDNER ROAD, SUITE 200
PEARLAND, TEXAS 77656
(281) 474-5800
28747 N.W. HIGHWAY 290
DALLAS, TEXAS 75241
(214) 474-8424
2716 AMERSON

ENGINEER
FERRO-SARGENT, INC.
1000 GARDNER ROAD, SUITE 200
PEARLAND, TEXAS 77656
(281) 474-5800
28747 N.W. HIGHWAY 290
DALLAS, TEXAS 75241
(214) 474-8424
2716 AMERSON

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C1	89°21'47"	25.00	38.28	S40°34'56"W	24.807
C2	90°00'00"	25.00	39.27	S44°08'48"E	35.36
C3	48°13'23"	25.00	21.03	N86°47'31"E	20.411
C4	278°22'48"	50.00	241.19	N03°31'2"E	66.627
C5	48°13'23"	25.00	21.03	N86°51'01"W	20.411
C6	90°00'00"	25.00	39.27	S45°51'17"W	35.36
C7	90°00'00"	25.00	39.27	S44°08'48"E	35.36
C8	48°13'23"	25.00	21.03	N86°47'31"E	20.411
C9	278°22'48"	50.00	241.19	N03°31'2"E	66.627
C10	48°13'23"	25.00	21.03	N86°51'01"W	20.411
C11	90°00'00"	25.00	39.27	S45°51'17"W	35.36
C12	91°38'13"	25.00	39.98	N44°50'54"W	35.86
C13	89°21'47"	25.00	38.28	S40°34'56"W	24.807
C14	48°13'23"	25.00	21.03	S83°12'27"E	20.411
C15	278°22'48"	50.00	241.19	S88°05'48"E	68.627
C16	278°22'48"	50.00	241.19	N04°58'53"E	20.411
C17	91°38'13"	25.00	39.98	N44°50'54"W	35.86

NUM	DISTANCE	BEARING
L1	15.07	S03°51'2"W
L2	16.02	N89°02'48"W
L3	89.19	N03°31'2"E
L4	70.02	N17°00"W
L5	119.00	N04°50'9"W
L6	84.32	S89°14'59"W



Being 14 52 acres (532,672 square feet) of land situated in the H.T. & B.R.R. Survey, Section One, Abstract 310, Brazoria County, Texas and being out of that certain 50,548.4 acre tract of land called Tract 5, conveyed to Lennor Homes of Texas, Inc. by instrument recorded under File Number 84-09951 of the Brazoria County Official Public Records of Real Property (B.C.O.P.R.P.), said 14 52 acres (532,672 square feet) of land being more particularly described by metes and bounds as follows (all bearings are referenced to the monumented east line of Southdown, Section Two, a subdivision recorded in Volume 16, Pages 289 and 290 of the Plat Records of Brazoria County):

COMMENCING at a "76" rod found for the southeast corner of Southdown, Section Three, a subdivision recorded in Volume 17, Pages 153 and 154 of the Plat Records of Brazoria County, some being the southeast corner of said 50,548.4 acre tract and being in the centerline of County Road 403, a 40-foot wide road easement recorded in Volume 2, Page 107 of the Brazoria County Plat Records;

THENCE N 89° 21' 47" E 89° 21' 47" to the east line of said Southdown, Section Three, some being the east line of said 50,548.4 acre tract, and passing at 48' 13" 23" to the northeast corner of said 140-foot wide drainage easement recorded in Volume 20, Pages 253 and 256 of the Brazoria County Plat Records, to a 5/8 inch iron rod with cap set for the PLACE OF BEGINNING and the southeast corner of the herein described tract of land;

THENCE N 89° 06' 48" E 351.10 feet to a 5/8 inch iron rod with cap set for a corner in the south line of this tract;

THENCE S 02° 52' 17" W 89.07 feet to a 5/8 inch iron rod with cap set for a corner in the south line of this tract;

THENCE N 89° 06' 48" E 160.00 feet to a 5/8 inch iron rod with cap set for a corner in the south line of this tract;

THENCE N 02° 52' 17" E 89.07 feet to a 5/8 inch iron rod with cap set for a corner in the south line of this tract;

THENCE N 89° 06' 48" E 277.00 feet, passing at 135.00 feet a 5/8 inch iron rod in concrete found for the northeast corner of Southdown, Section Two, a subdivision recorded in Volume 20, Pages 253 and 256 of the Brazoria County Plat Records, to a 5/8 inch iron rod in concrete found for a corner in the north line of said Southdown, Section Two, and being the southeast corner of this tract;

THENCE N 02° 52' 17" E 59.12 feet, passing at 53.59 feet a 5/8 inch iron rod in the north line of said Southdown, Section Two, to a 5/8 inch iron rod with cap set for an angle point in the east line of this tract;

THENCE N 01° 16' 10" W 70.00 feet to a 5/8 inch iron rod with cap set for an angle point in the west line of this tract;

THENCE N 02° 40' 11" W 110.00 feet to a 5/8 inch iron rod with cap set for the northeast corner of this tract and being in the south line of that certain 140-foot wide drainage easement conveyed to Brazoria County Drainage District No. 4 by instrument recorded in Volume 1603, Page 510 of the Brazoria County Deed Records, some being the north line of said 50,548.4 acre tract;

THENCE N 89° 14' 59" E 264.41 feet, with the south line of said 140-foot wide drainage easement, to a 5/8 inch iron rod found for the northeast corner of said 50,548.4 acre tract, some being the northeast corner of said Southdown, Section Three, and being the northeast corner of this tract;

THENCE S 02° 52' 17" E 84.30 feet to the PLACE OF BEGINNING and containing 14 52 acres (532,672 square feet) of land

The area stated in acres is compatible with the allowable precision of closure for this survey. The area stated in square feet is a calculated value only. All iron rods with caps are marked "Texas Land Surveying".