

METES AND BOUNDS DESCRIPTION
5.221 ACRES (1227.454 SQUARE FEET)
BLOCK ONE

Being 5.221 acres (1227.454 square feet) of land situated in the J. Crawley Survey, Abstract 174, Brazoria County, Texas, and being out of that certain 6.7767 acre tract of land, called Tract 4, conveyed to Lenear Homes of Texas, Inc. by instrument recorded under File Number 94-009151 of the Brazoria County Official Public Records of said Property, said 5.221 acres (1227.454 square feet) of land being more particularly described by metes and bounds as follows (all bearings are referenced to the monumented east right-of-way line of County Road 94, based on 70 feet in width and recorded in Volume 18, Pages 23 and 24 of the Plat Records of Brazoria County):

COMMENCING at a railroad spike set in asphalt pavement for the southeast corner of Southdown, Section One, a subdivision recorded in Volume 16, Pages 203 and 204 of the Plat Records of Brazoria County and being the southeast corner of said 6.7767 acre tract and also 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 00°01'45" W 241.57 feet, with the east line of said Southdown, Section One, to a 5/8 inch iron rod set for the PLACE OF BEGINNING and the southeast corner of the hereinafter described tract of land;

THENCE S 89°09'39" W 381.07 feet to a 5/8 inch iron rod set for the southeast corner of this tract and being in the east right-of-way line of said County Road 94;

THENCE 100.54 feet, with the arc of a curve to the right in the east right-of-way line of said County Road 94 whose chord bears N 7°17'35" E 100.60 feet and having a central angle of 10°13'43" and a radius of 965.00 feet, to a 5/8 inch iron rod found for the end of the curve;

THENCE N 28°41'37" E 100.00 feet, with the east right-of-way line of said County Road 94, to a 5/8 inch iron rod found for the beginning of a curve;

THENCE 256.47 feet, with the arc of a curve to the left in the east right-of-way line of said County Road 94 whose chord bears N 10°44'33" E 254.73 feet and having a central angle of 23°08'22" and a radius of 625.00 feet, to a 5/8 inch iron rod found for the end of the curve;

THENCE N 00°45'01" W 334.52 feet to a 5/8 inch iron rod found for the most westerly end of a 25-foot radius curve located at the intersection of the east right-of-way line of said County Road 94 with the south right-of-way line of Leabach Drive, based on 70 feet in width and recorded in Volume 18, Pages 23 and 24 of the Plat Records of Brazoria County, and being the most westerly northeast corner of this tract;

THENCE 39.27 feet, with the arc of a curve to the right whose chord bears N 45°45'01" W 35.36 feet and having a central angle of 90°00'00" and a radius of 35.00 feet, to a 5/8 inch iron rod found for the end of the curve and being the most northerly northeast corner of this tract;

THENCE N 89°14'59" E 234.58 feet, with the south right-of-way line of said Leabach Drive, to a 5/8 inch iron rod set for the northeast corner of Lot 1 in Block 7 of said Southdown Section One and being the northeast corner of this tract;

THENCE S 00°45'01" E 795.90 feet to the PLACE OF BEGINNING and containing 5.221 acres (1227.454 square feet) of land.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	27°08'22"	625.00	256.47	100.00	254.73	N 10°44'33" E
C2	90°00'00"	35.00	39.27	25.00	35.36	N 45°45'01" W
C3	10°13'43"	965.00	100.54	100.60	100.60	N 7°17'35" E
C4	23°08'22"	625.00	256.47	100.00	254.73	N 10°44'33" E
C5	37°04'18"	200.00	16.83	16.83	16.83	N 37°04'18" E
C6	10°13'43"	965.00	100.54	100.60	100.60	N 7°17'35" E
C7	23°08'22"	625.00	256.47	100.00	254.73	N 10°44'33" E
C8	37°04'18"	200.00	16.83	16.83	16.83	N 37°04'18" E
C9	90°00'00"	35.00	39.27	25.00	35.36	N 45°45'01" W
C10	90°00'00"	35.00	39.27	25.00	35.36	N 45°45'01" W
C11	90°00'00"	35.00	39.27	25.00	35.36	N 45°45'01" W
C12	90°00'00"	35.00	39.27	25.00	35.36	N 45°45'01" W
C13	23°08'22"	625.00	256.47	100.00	254.73	N 10°44'33" E
C14	90°00'00"	35.00	39.27	25.00	35.36	N 45°45'01" W
C15	10°13'43"	965.00	100.54	100.60	100.60	N 7°17'35" E
C16	23°08'22"	625.00	256.47	100.00	254.73	N 10°44'33" E
C17	37°04'18"	200.00	16.83	16.83	16.83	N 37°04'18" E
C18	90°00'00"	35.00	39.27	25.00	35.36	N 45°45'01" W
C19	90°00'00"	35.00	39.27	25.00	35.36	N 45°45'01" W
C20	00°00'35"	437.00	0.44	0.44	0.44	N 00°00'35" E

METES AND BOUNDS DESCRIPTION
3.346 ACRES (145,750 SQUARE FEET)
BLOCK TWO

Being 3.346 acres (145,750 square feet) of land situated in the J. Crawley Survey, Abstract 174, Brazoria County, Texas, and being out of that certain 3.346 acre tract of land, called Tract 4, conveyed to Lenear Homes of Texas, Inc. by instrument recorded under File Number 94-009151 of the Brazoria County Official Public Records of said Property, said 3.346 acres (145,750 square feet) of land being more particularly described by metes and bounds as follows (all bearings are referenced to the monumented east right-of-way line of County Road 94, based on 70 feet in width and recorded in Volume 18, Pages 23 and 24 of the Plat Records of Brazoria County):

BEGINNING at a 5/8 inch iron rod set for the southeast corner of Lot 1 in Block 1 of Southdown, Section One, a subdivision recorded in Volume 16, Pages 203 and 204 of the Plat Records of Brazoria County and being the southeast corner of the hereinafter described tract of land and also being in the north right-of-way line of Leabach Drive, based on 70 feet in width, and recorded in Volume 18, Pages 23 and 24 of the Plat Records of Brazoria County;

THENCE S 89°14'59" W 234.58 feet to a 5/8 inch iron rod set for the most westerly end of a 25-foot radius curve located at the intersection of the north right-of-way line of said Leabach Drive with the east right-of-way line of said County Road 94 and being the most northerly southern corner of this tract;

THENCE 39.27 feet, with the arc of a curve to the right whose chord bears N 45°45'01" W 35.36 feet and having a central angle of 90°00'00" and a radius of 35.00 feet, to a 5/8 inch iron rod found for the end of the curve and being the most westerly northeast corner of this tract;

THENCE N 00°45'01" W 537.00 feet, with the east right-of-way line of said County Road 94, to a 5/8 inch iron rod found 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 Dred Records of Brazoria County;

THENCE N 89°14'59" E 239.58 feet, with the south line of said 140-foot wide drainage easement, to a 5/8 inch iron rod set for the northeast corner of Lot 8 in Block 1 of said Southdown, Section One and being the northeast corner of this tract;

THENCE S 00°45'01" E 562.00 feet to the PLACE OF BEGINNING and containing 3.346 acres (145,750 square feet) of land.

CERTIFICATE OF SURVEYOR
This is to certify that J. Jeffrey N. Mack, a Registered Professional Land Surveyor in the State of Texas, has surveyed the above subdivision shown hereon from an aerial survey on the ground. All adjacent sections, boundaries, corners, bearings, and permanent corner points, permanent reference monuments, and other data shown hereon were obtained by the use of a total station survey made by me. This tract is located within five (5) miles of the County Seat of the State of Texas, Brazoria County.

J. Jeffrey N. Mack
Jeffrey N. Mack
Registered Professional Land Surveyor
Texas Registration No. 4355



GENERAL NOTES

- All 16-foot Utility Easements shown extend eight (8) feet on either side of a centerline and are to be used for utility purposes.
- 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 any lot shown hereon.
- 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, plantings and other obstructions to the operation and maintenance of the drainage facility.
- P.C.P.'s and P.B.'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.
- All easement cut-back corners to be located ten (10) feet from the intersection of the easement parallel to the lot line.
- This tract lies in Zone X of the Flood Insurance Rate Map (FIRM) for Brazoria County dated June 5, 1999. (Panel No. 480305 030301). Zone X has no base flood elevation or preferred elevation.
- Structures built on lots in the designated floodplain must be elevated to or Flood Insurance Administration office for special information.
- Beach Mark - Top of Brass Disc located on the Texas Highway Department box culvert at the northeast corner of the intersection of County Road No. 403 and State Highway No. 288 in Brazoria County, Texas, Elev. 58.01'. Its adjusted elevations to U.S.C.G.S. 1985 datum, add 0.85' to benchmark shown on this plat.
- Abbreviations:
U.E. Utility Easement
O.E. Old Easement
B.L. 16' Building Line
P.C.P. Point of Curvature
P.B. Point of Beginning
P.A.M. Permanent Reference Monument (5/8" iron rod in concrete)
B.C.D.R. Brazoria County Deed Records
B.C.O.R. Brazoria County Official Records
B.C.P. Brazoria County Plat Records
H.L.P. Houston Lighting & Power Easement
S.D.E. Storm Drain Easement
N.L.E. Neber Line Easement
T.E. Tractor Easement
S.P. S.P. 185
T.M. Texas Main Easement
M.H.P. M.H.P. 185
- Drawn to and maintained in the responsibility of Brazoria County M.U.D. 5.
- All bearings are referenced to the monumented east right-of-way line of County Road 94 as recorded in Volume 18, Pages 23 and 24 of the Brazoria County Plat Records.

PLAT RECORDS
Vol. 20, Page 174

BRAZORIA DRAINAGE DISTRICT NO. 4 APPROVAL

APPROVED BY
Brazoria Drainage District No. 4
Brazoria County, Texas
1998
John H. Brennan
John H. Brennan
Chairman/President
Brazoria County, Texas

Melba A. Collier
Melba A. Collier P.E.
District 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 the subdivision of Southdown, Section Eight in accordance with the laws of the State of Texas and hereby certifies that the Commission has reviewed and approved the recording of this plat on this day of *March*, 1998.

John Lopez
John Lopez
Chairman
City Planning Commission
City of Pearland, Texas

Earl Bell
Earl Bell
Vice-Chairman
City Planning Commission
City of Pearland, Texas

John H. Mack
John H. Mack
Registered Professional Land Surveyor
City of Pearland, Texas

John H. Mack
John H. Mack
Registered Professional Land Surveyor
City of Pearland, Texas

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS *17* DAY OF *MARCH*, 1998.

Darwin Cohen
Darwin Cohen
City Attorney (Acting)

PLAT APPROVED BY COUNTY SURVEYOR
Approved by the County Surveyor of Brazoria County, Texas this *17* day of *April*, 1998.
Randy L. Plow
Randy L. Plow
County Surveyor
Brazoria County, Texas

APPROVAL BY PLAT ROOM RECORDER
Date *1/17/98* Plat Room Recorder *Margie W. Frey*
Volume *20* Page *174*

CERTIFICATE OF COMMISSIONERS' COURT
APPROVED BY THE COMMISSIONERS' COURT OF BRAZORIA COUNTY, TEXAS
THIS *20* DAY OF *MARCH*, 1998.

James Cleveland
James Cleveland
Commissioner, Precinct 2
Brazoria County, Texas

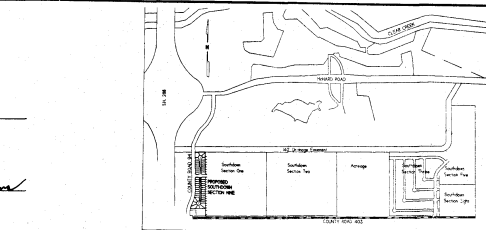
John H. Mack
John H. Mack
Registered Professional Land Surveyor
Brazoria County, Texas

John H. Mack
John H. Mack
Registered Professional Land Surveyor
Brazoria 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 rules and regulations of this office, as adopted by the Commissioners' Court.

Date *5/1/98*
Beverly Lundy
Beverly Lundy
County Engineer
Brazoria County, Texas

FILED FOR RECORD
98 MAY 14 PM 2:25
COUNTY CLERK
BRAZORIA COUNTY TEXAS



VICINITY MAP
7 x 1500

STATE OF TEXAS
COUNTY OF PEARLAND

I, Joseph L. Stutz, Vice President of Friendwood Land Development Company, a corporation known as "Friendwood", owner of the property described in the plat of Southdown, Section Nine, do hereby make subdivision of said property for and on behalf of said parties, and according to the laws of the State of Texas, and in accordance with the laws of the State of Texas, and do hereby give all citizens of Brazoria County, Texas, notice that I, the undersigned, do hereby bind myself, my heirs, successors and assigns to the terms and conditions of this plat, and I do hereby give notice that I, the undersigned, do hereby bind myself, my heirs, successors and assigns to the terms and conditions of this plat, and I do hereby give notice that I, the undersigned, do hereby bind myself, my heirs, successors and assigns to the terms and conditions of this plat.

Joseph L. Stutz
Joseph L. Stutz
Vice President

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared *Joseph L. Stutz*, 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 the person whose name is subscribed to the foregoing instrument, and in the execution thereof he acted.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS *9th* day of *April*, 1998.
Margie W. Frey
Margie W. Frey
Notary Public

Notary Public in and for *Brazoria* County, Texas. My Commission Expires *2/10/01*

MARGIE W. FREY
NOTARY PUBLIC
STATE OF TEXAS
COM. EXPIRES 2/10/01

FINAL PLAT
SOUTHDOWN SECTION NINE

8.567 ACRES OF LAND
OUT OF THE
J. CRAWLEY SURVEY
ABSTRACT-174
BRAZORIA COUNTY, TEXAS

MARCH 9, 1998
49 LOTS 2 BLOCKS 6 RESERVES (0.0897 ACRES)

SURVEYOR
JEFFREY N. MACK
TEXAS LAND SURVEYING, INC.
1214 W. BROADWAY, SUITE 200
HOUSTON, TEXAS 77002
PHONE: 281-550-7508
FAX: 281-550-7509

OWNER
LENEAR HOMES OF TEXAS, INC.
1214 W. BROADWAY, SUITE 200
HOUSTON, TEXAS 77002
PHONE: 281-550-7508
FAX: 281-550-7509

ENGINEER
PERD-TAYLORS, INC. PROJ. ENGINEER
5700 W. LOOP SOUTH, SUITE 905
HOUSTON, TEXAS 77057
PHONE: 281-946-0066