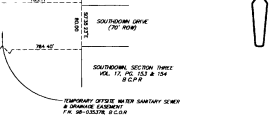
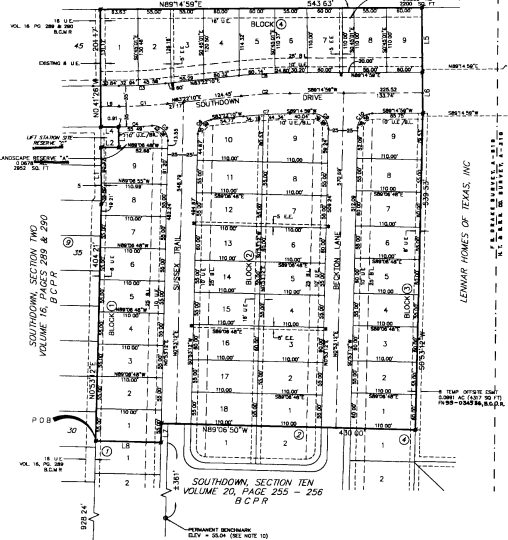


99 044566

140' - WIDE DRAINAGE ESMT
VOLUME 1801, PAGE 510
B.C.D.R.

SCALE: 1" = 100'



CERTIFICATE OF COMMISSIONER'S COURT
This is certified by the Commission Court of Brazoria County, Texas
this 28th day of July, 1999

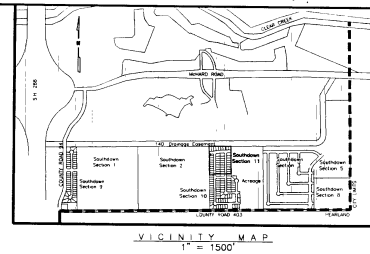
Commissioners: *James H. Proulx*, *Ben Latham*, *John W. ...*
Brazoria County, Texas

PLAT RECORDS
Vol. 90 Page 313

CERTIFICATE OF CITY PLANNING COMMISSION

This is to certify that the City Planning Commission of the City of Pearland, Texas has approved the plat and subdivision of Southdown, Section Ten in performance with the laws of the State of Texas and ordinances of the City of Pearland hereon and authorized the recording of this plat the _____ day of _____, 1999

Commissioners: *Myrtle ...*, *Erin Beltz ...*, *John ...*, *Donald R. ...*
City of Pearland, Texas



STATE OF TEXAS
COUNTY OF _____
I, *Lennor Homes of Texas Land And Construction, Ltd.*, a Texas Limited Partnership, do hereby make sub-division of said property for and on behalf of said limited partnership, according to the laws, laws, building streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages incurred by the establishment of grades as approved for the streets and drainage easements described, conform to the plat of the surface of any portion of the streets or drainage easements to be established, conform to the plat to the limit so indicated. Further, we do hereby certify that Lennor Homes of Texas Land and Construction, Ltd. is the owner of all property necessary adjacent to the boundaries of this plat of Southdown, Section Eleven 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 easement acreage.

Table with columns: NUM, DELTA, RADIUS, ARC, BEARING, DISTANCE. Lists various curve data for the plat.

Table with columns: NUM, DISTANCE, BEARING. Lists straight line measurements for the plat.

METES AND BOUNDS DESCRIPTION
8,905 ACRES (387,921 SQUARE FEET)

Being 8,905 acres (387,921 square feet) of land situated in the F.B. Drake Survey, Abstract 510, Brazoria County, Texas, and being out of that certain 50,549.4 acre tract of land, called Tract 3, conveyed to Lennor Homes of Texas, Inc. by instrument recorded under File Number 94-100913 of the Brazoria County Official Public Records of Real Property, said 8,905 acres (387,921 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, Page 289 and 290 of the Brazoria County Plat Records).

CERTIFICATE OF COUNTY ENGINEER
I, *Benny Light*, County Engineer of Brazoria County, do hereby certify that the plat of this subdivision complies with all existing laws and regulations of the State of Texas, as adopted by Commission's Court.

CERTIFICATE OF SURVEYOR
This is to certify that *Jeffrey N. Heck*, a Registered Professional Land Surveyor of the State of Texas, has plotted the above subdivision shown hereon, that all section boundaries, corner monuments, and permanent corner points will be set in compliance with the laws of the State of Texas, and that the plat correctly represents that survey made by me this _____ day of _____, 1999.



- 1. All 16-foot Utility Easements shown extend eight (8) feet on either side of a common lot 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 pipelines or pipeline easements inside the boundary or within 100 feet of the boundary of this plat.
- 5. Drainage easements may be used for any governmental body for purposes of drainage work provided the District is properly notified.
- 6. There is a 6' wide drainage easement (D.E.) centered on all side lot lines not contiguous with street frontage. Fences are permitted along lot line, however, all D.E.'s will be kept clear of any obstruction to drainage.
- 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 variance granted by the Brazoria County Commissioners' Court.
- 8. Part of this tract lies in Zone AE of the preliminary Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA) for Brazoria County, File No. 48499-0001, effective date of September 20, 1997 and having a base flood elevation (BFE) of 16.5 feet.
- 9. Structures built on lots in the designated floodplain must be elevated to at least one foot above the FIRM Base Flood Elevation (BFE).
- 10. Benchmark Brass disc on inlet located along east curb line of Sussex Trail at Lot 15, Southdown, Section Ten, Elevation = 55.04' (USC & G.S. 1978 801). Benchmarks are referenced to brass disk on corner of Section 20, 1997 and having a base flood elevation (BFE) of 16.5 feet.
- 11. Benchmark Brass disc on inlet located along east curb line of Sussex Trail at Lot 15, Southdown, Section Ten, Elevation = 55.04' (USC & G.S. 1978 801). Benchmarks are referenced to brass disk on corner of Section 20, 1997 and having a base flood elevation (BFE) of 16.5 feet.
- 12. Benchmark Brass disc on inlet located along east curb line of Sussex Trail at Lot 15, Southdown, Section Ten, Elevation = 55.04' (USC & G.S. 1978 801). Benchmarks are referenced to brass disk on corner of Section 20, 1997 and having a base flood elevation (BFE) of 16.5 feet.
- 13. All bearings are referenced to the monumented east boundary line of Southdown, Section 2 as recorded in Volume 16, Page 289 & 290 of the Brazoria County Plat Records.
- 14. There are six (6) street lights on this plat.
- 15. Permanent structures including fences and permanent landscaping shall be erected in a drainage easement which prohibit the free flow of water or access to the easement by drainage creeks and equipment.

- 11. Abbreviations
U.E. Utility Easement
D.E. Drainage Easement
B.L. Building Line
C.M.T. Corner Monument
P.R.M. Permanent Reference Monument (5/8" iron rod in concrete)
B.C.P.R. Brazoria County Plat Records
G.P.R. Brazoria County Official Records
P.B.M. Permanent Benchmark
H.L.E.P. Houston Lighting & Power Easement
S.L.E. Storm Sewer Easement
S.L.E. Sanitary Sewer Easement
E.L.E. Electrical Easement Disclosure H.L.P.
F.M.E. Force Main Easement
S.L.E. Street Light Easement
S.L.E. Street Light Easement
- 12. Maintenance of detention facilities is the sole responsibility of the owner of the facilities owned and constructed by the developer for which easements have been transferred in the BODs as BODs approved. The BODs will provide maintenance to the facilities. The BODs are responsible for the maintenance of facilities owned by the BODs unless the BODs specifically contract or agree to maintain site facilities.
- 13. All bearings are referenced to the monumented east boundary line of Southdown, Section 2 as recorded in Volume 16, Page 289 & 290 of the Brazoria County Plat Records.
- 14. There are six (6) street lights on this plat.
- 15. Permanent structures including fences and permanent landscaping shall be erected in a drainage easement which prohibit the free flow of water or access to the easement by drainage creeks and equipment.

FINAL PLAT
SOUTHDOWN SECTION ELEVEN
8,905 ACRES OF LAND OUT OF THE F.B. DRAKE SURVEY, A-510 BRAZORIA COUNTY, TEXAS
MARCH 15, 1999

45 LOTS 4 BLOCKS 2 RESERVES (0.1183 ACRE)

FILED FOR RECORD
99 SEP 29 PM 3:46

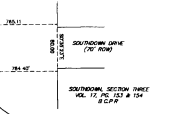
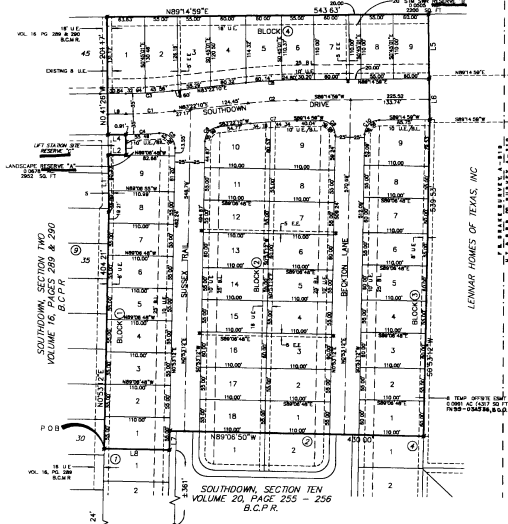
MARGIE W. FREY
NOTARY PUBLIC
STATE OF TEXAS
COMM. EXP. 02-10-2001

11/20/99

99 044566

140' - MDC DRAINAGE ESM/ B.C.D.R.

SCALE 1" = 100'



BRAZORIA DRAINAGE DISTRICT NO. 4 APPROVAL APPROVED BY: ...

PLAT RECORDS Vol. 99 Page 391-397

CERTIFICATE OF CITY PLANNING COMMISSION

This is to certify that the City Planning Commission of the City of Pearland, Texas has approved the plat and subdivision of Southdown, Section Ten...

Thomas H. Brennan, Mayor, Brazoria County, Texas

Scott Davis, Commissioner/Secretary, Brazoria County, Texas

Tommy Scott, Vice Chairperson, City Planning Commission, City of Pearland, Texas

Ben Lennon, Commissioner/Member, Brazoria County, Texas

Mark H. ...

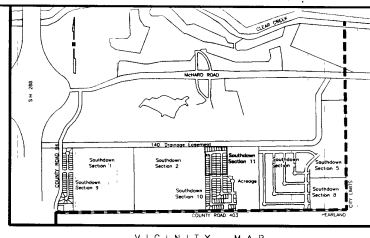
Emil Batt, Member, City Planning Commission, City of Pearland, Texas

John ...

John ...

Jack D. ...

Donald P. ...



CERTIFICATE OF COMMISSIONERS' COURT

APPROVED BY THE COMMISSIONERS' COURT OF BRAZORIA COUNTY, TEXAS

Signatures of Commissioners: David ... , James D. ... , Jack ... , John ...

APPROVED FOR THE CITY OF PEARLAND, TEXAS

Signatures: ...

PLAT APPROVED BY COUNTY SURVEYOR

APPROVED BY THE COUNTY SURVEYOR OF BRAZORIA COUNTY, TEXAS

Signatures: ...

APPROVAL BY PLAT ROOM RECORDER

Date: ...

Volume: ...

Page: ...

METES AND BOUNDS DESCRIPTION 8.905 ACRES (387,921 SQUARE FEET)

Being 8.905 acres (387,921 square feet) of land situated in the F.B. Drake Survey, Abstract 510, Brazoria County, Texas, and being out of that certain 50,549.4 acre tract of land, called Tract 5, conveyed to Lennor Homes of Texas, Inc. by instrument recorded under File Number 84-109513 of the Brazoria County Official Public Records of Real Property, said 8.905 acres (387,921 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 Ten, a subdivision recorded in Volume 16, Page 289 and 290 of the Brazoria County Plat Records):

COMMENCING at a "T.M." not found for the southeast corner of said Southdown, Section Two, some being the southwest corner of Southdown, Section Ten, a subdivision recorded in Volume 20, Pages 250 and 256 of the Brazoria County Plat Records, 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.

CERTIFICATE OF COUNTY ENGINEER

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

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

CERTIFICATE OF SURVEYOR

This is to certify that I, Jeffrey N. Heck, a Registered Professional Land Surveyor of the State of Texas, have placed the above subdivision shown hereon on 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 at completion of construction, and that the plat correctly represents that survey made by me in the tract as located within five (5) miles of the City Limits of Pearland.



Signatures: Jeffrey N. Heck, Registered Professional Land Surveyor, Texas Registration No. A380

STATE OF TEXAS COUNTY OF BRAZORIA

NOTARY PUBLIC

Signatures: ...

FILED FOR RECORD 99 SEPT 28 PM 3:46

STATE OF TEXAS COUNTY OF ...

Witness: 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 Eleven, do hereby make a subdivision of said property for and on behalf of said limited partnership, according to the lines, lots, building lines, streets, alleys, parks and easements shown hereon former, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements depicted, or occasioned by the alteration of the surface of any portion of the streets or drainage easements to conform to such grades, and hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so described. 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 the plat of Southdown, Section Eleven where public utility easements are to be established outside the boundaries of the plat, and do hereby dedicate to the use of the public all public utility easements shown on said adjacent acreage.

1994 day of July 1999

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. Its General Partner

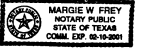
Signatures: Joseph L. Slungo, Vice President, Lennor Homes of Texas, Inc.

STATE OF TEXAS COUNTY OF ...

BEFORE ME, the undersigned authority, on this day personally appeared Joseph L. Slungo, 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 considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19th day of July, 1999.

Signatures: Margie W. Frey, Notary Public in and for Harris County, Texas



FINAL PLAT SOUTHDOWN SECTION ELEVEN 8.905 ACRES OF LAND OUT OF THE F.B. DRAKE SURVEY, A-510 BRAZORIA COUNTY, TEXAS MARCH 15, 1999

45 LOTS 4 BLOCKS 2 RESERVES (0.1183 ACRES) SURVEYOR: LEMNOR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. 476 PINEWOOD DEVELOPMENT CO. 4877 MIDWAY, HOUSTON, TEXAS 77056 (281) 487-5000 ENGINEER: STEVEN J. GARGNER, P.E., ENGINEER 1800 QUAY AVENUE, SUITE 200 HOUSTON, TEXAS 77057 (281) 486-0066

m20/391