

PLAT RECORDING SHEET

PLAT NAME: Savannah County Road 58 Phase V Augusta Manor Drive to Hawthorn
Village Drive

PLAT NO: _____

ACREAGE: 2.258

LEAGUE: A.C.H. & B. Survey and A.B. Langermann (Brazoria County),
A.B. Langermann (Fort Bend County)

ABSTRACT NUMBER: 403, 625 and 456

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

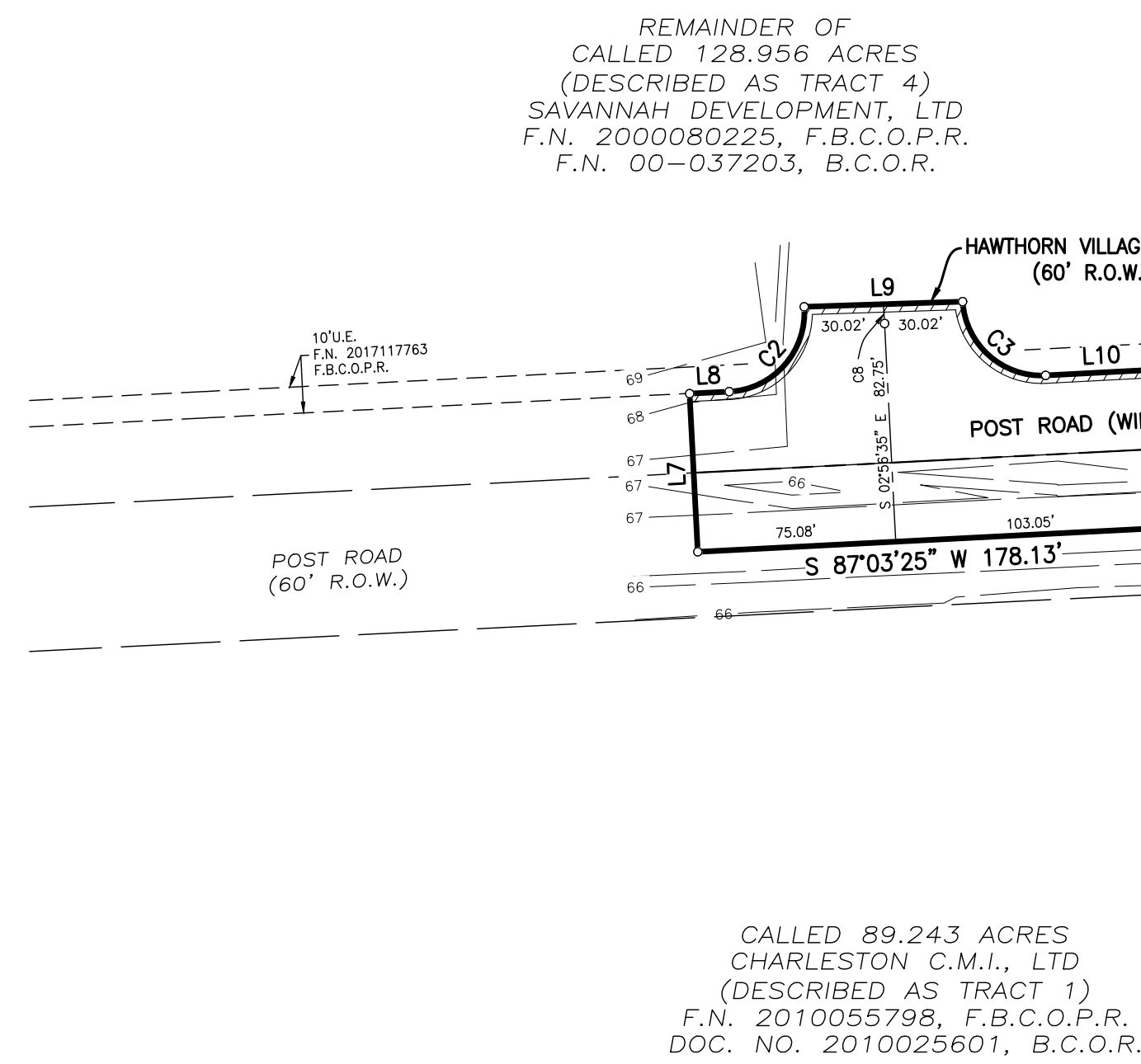
OWNERS: Savannah Development LTD.

(DEPUTY CLERK)

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, FORT BEND COUNTY, THE CITY OF ARCOLA AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, FILE NO. 2020-0020, DATED JANUARY 15, 2020. SURVEYOR HAS NOT ABSTRACTED THE DESCRIBED TRACT.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) NA2011 EPOCH2010.00, THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986942341.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- BENCHMARK: MONUMENT GPS - 10. BRASS CAP SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 10 - GPS MONU, 1995", THE MONUMENT IS LOCATED SOUTHERLY ALONG THE SOUTHBOUND HIGHWAY 288 APPROXIMATELY 1950 FEET FROM THE INTERSECTION OF F.M. 518 AND HIGHWAY 288. THE MONUMENT IS WESTERLY 6 FEET FROM THE WEST EDGE OF ASPHALT OF THE SOUTHBOUND HIGHWAY 288 AND APPROXIMATELY 185 FEET NORTH OF THE LARGE HIGHWAY LIGHT POLE #288 B.
- ELEVATION = 59.29 NGVD 29, 1987 ADJUSTMENT ADD 1.28 FEET FOR NGVD 29, 1978 ADJUSTMENT.
- THESE PLANS ARE BASED ON NGVD 29, 1978 ADJUSTMENT (PROJECT DATUM)
- ELEVATION: 59.29 (NGVD 29, '87 ADJUSTMENT)
- TBM "500" = CUT "X" ON CONCRETE CURB AT THE NOSE OF THE MEDIAN LOCATED AT THE SOUTH SIDE OF THE INTERSECTION OF SAVANNAH PARKWAY AND CR 58.
- ELEV. = 65.88 FEET NGVD29 1978 ADJ.
- THIS TRACT LIES IN ZONE "X" OF THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, EFFECTIVE DATE OF JUNE 5, 1989, MAP NO. 48039C0020H AND IN ZONE "X" OF THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS EFFECTIVE DATE OF APRIL 22, 2014, MAP NO. 48150C0313 CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PERMITS EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE OWNER.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND, CITY OF ARCOLA, BRAZORIA DRAINAGE DISTRICT NO. 4, AND FORT BEND COUNTY.

- THE TRACT LIES ENTIRELY OUTSIDE OF THE 100-YEAR FLOODPLAIN.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND, CITY OF ARCOLA AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- AN EIGHT-FOOT (8') SIDEWALK IS REQUIRED ALONG ONE SIDE OF COUNTY ROAD 58.
- THERE ARE 5 PROPOSED STREET LIGHTS SHOWN ON THIS PLAT.
- THIS PLAT LIES WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, FORT BEND COUNTY SUBSIDIANCE DISTRICT, BRAZORIA DRAINAGE DISTRICT NO. 4, FORT BEND COUNTY DRAINAGE DISTRICT, ESD NO. 7, FORT BEND ISD, ALVIN ISD, THE ETJ OF THE CITY OF PEARLAND, CITY OF PEARLAND, THE ETJ OF THE CITY OF ARCOLA, BRAZORIA COUNTY AND FORT BEND COUNTY.
- THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD29, 1973 ADJUSTMENT.
- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE 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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A. REQUIREMENTS.

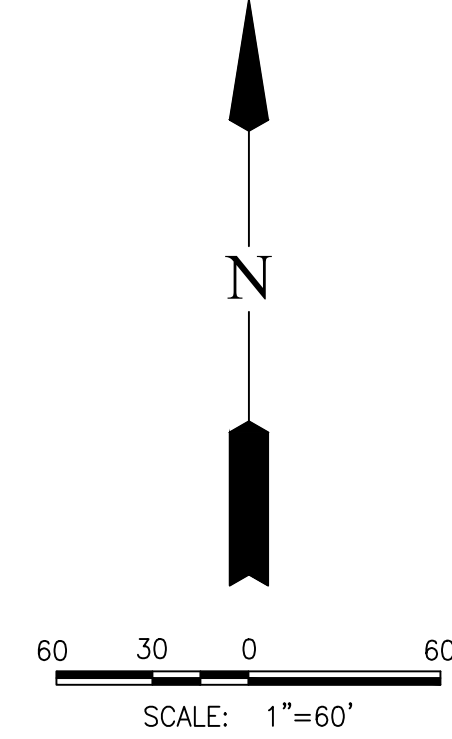
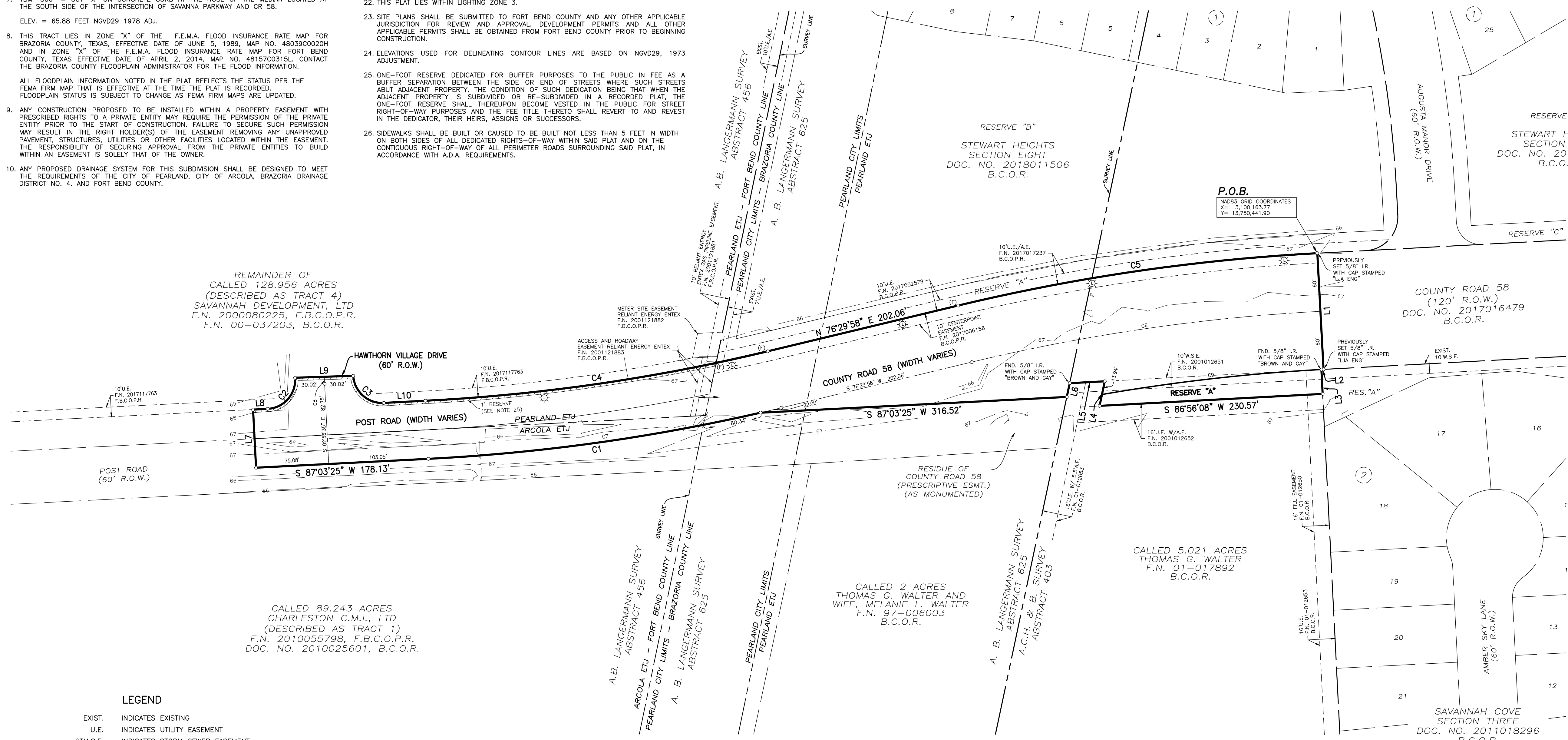


- LEGEND**
- EXIST. INDICATES EXISTING
 - U.E. INDICATES UTILITY EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.S.E. INDICATES WATER AND SEWER EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - ☼ INDICATES PROPOSED STREET LIGHT
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - P.O.B. INDICATES POINT OF BEGINNING
 - T.B.M. INDICATES TEMPORARY BENCHMARK
 - R.O.W. INDICATES RIGHT-OF-WAY
 - INDICATES STREET NAME CHANGE
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - A.E. INDICATES AERIAL EASEMENT
 - (F) INDICATES PREVIOUSLY SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"

LINE	BEARING	DISTANCE
L1	S 03°03'50" E	120.00'
L2	S 86°56'10" W	2.22'
L3	S 02°54'10" E	25.21'
L4	N 11°56'37" E	25.91'
L5	S 86°53'23" W	36.25'
L6	S 11°56'37" W	14.50'
L7	N 02°56'35" W	60.00'
L8	N 87°03'25" E	15.00'
L9	N 88°07'05" E	60.04'
L10	N 87°03'25" E	43.10'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2000.00'	9°55'38"	346.52'	S 82°05'36" W	346.09'
C2	30.00'	91°13'17"	47.78'	N 41°26'46" E	42.88'
C3	30.00'	89°05'50"	46.65'	S 48°23'40" E	42.09'
C4	1840.00'	10°33'27"	357.47'	N 81°46'41" E	356.96'
C5	2060.00'	10°26'12"	375.24'	N 81°43'04" E	374.72'
C6	2000.00'	10°26'12"	364.31'	S 81°43'04" W	363.81'
C7	2000.00'	10°33'27"	368.52'	N 81°46'41" E	368.00'
C8	400.00'	1°03'00"	7.33'	N 02°28'06" W	7.33'
C9	1840.00'	6°44'10"	228.08'	S 83°30'08" W	227.95'

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.108	4,710	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	0.108	4,710	



- BRAZORIA DRAINAGE DISTRICT NO. 4 SPECIAL NOTES:
- ANY GOVERNMENTAL BODY, FOR PURPOSES OF DRAINAGE WORK, MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
 - PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERRECTED IN DRAINAGE EASEMENT STRIPS.
 - MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS OTHERWISE SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
 - CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE FOR DRAINAGE STRUCTURES.
 - THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION AND AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY OF OPERATING PROPERLY.
 - APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
 - NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT WITHIN THE DEVELOPMENT UNTIL THE DETENTION FACILITY HAS BEEN CONSTRUCTED AND APPROVED BY THE DISTRICT.
 - THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN AND FINAL PLAT DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAYS ACROSS THIRD PARTIES PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
 - THERE ARE NO EXISTING OR PROPOSED DISTRICT FACILITIES ON OR ADJACENT TO THIS TRACT, THEREFORE NO EASEMENTS ARE REQUIRED.

FINAL PLAT OF SAVANNAH COUNTY ROAD 58 PHASE V AUGUSTA MANOR DRIVE TO HAWTHORN VILLAGE DRIVE

A SUBDIVISION OF 2.258 ACRES OF LAND SITUATED IN THE A. C. H. & B. SURVEY, ABSTRACT 403 AND THE A. B. LANGERMANN SURVEY, ABSTRACT 625, BRAZORIA COUNTY, TEXAS, AND THE A. B. LANGERMANN SURVEY, ABSTRACT 456, FORT BEND COUNTY, TEXAS

0 LOTS 1 RESERVE (0.108 ACRES) 0 BLOCKS
MAY 8, 2020 JOB NO. 0388-1908.304

OWNERS:
SAVANNAH DEVELOPMENT, LTD.
BY: U.S. HOME CORPORATION
ITS GENERAL PARTNER
MICHAEL W. JOHNSON, VICE PRESIDENT
681 GREENS PARKWAY, SUITE 220, HOUSTON, TEXAS 77067
PH. (281) 875-1000

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

BEING A 2.258 ACRE (98,344 SQUARE FEET) TRACT OF LAND LOCATED IN THE A. C. H. & B. SURVEY, ABSTRACT 403 AND THE A. B. LANGERMANN SURVEY, ABSTRACT 625, BRAZORIA COUNTY, TEXAS, AND THE A. B. LANGERMANN SURVEY, ABSTRACT 456, FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 12.19 ACRE TRACT DESCRIBED IN DEED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2004074323, IN THE OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS (B.C.O.R.), A PORTION OF THAT CERTAIN CALLED 128.956 ACRE TRACT DESCRIBED AS TRACT "A" IN THE DEED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 00-037203, B.C.O.R. AND FILE NUMBER 2000080225, IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 89.243 ACRE TRACT DESCRIBED AS TRACT "A" IN THE DEED TO CHARLESTON C.M., LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2010025795, F.B.C.O.P.R., AND DOCUMENT NUMBER 2010025801, B.C.O.R., AND BEING A PORTION OF COUNTY ROAD 58 (WIDTH VARIES, AS MONUMENTED), SAID 2.258 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA ENG" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF COUNTY ROAD 58 PHASE IV LOST SPRING LANE TO AUGUSTA MANOR DRIVE, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2017016479, IN THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND A SOUTH CORNER OF RESERVE "B" OF STEWART HEIGHTS SECTION EIGHT, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2018011506, B.C.P.R.;

THENCE, SOUTH 03° 03' 50" EAST, DEPARTING THE SOUTH LINE OF SAID RESERVE "B" AND ALONG THE WEST LINE OF SAID OF COUNTY ROAD 58 PHASE IV LOST SPRING LANE TO AUGUSTA MANOR DRIVE, 120.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA ENG" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID COUNTY ROAD 58 PHASE IV LOST SPRING LANE TO AUGUSTA MANOR DRIVE, SAID POINT LYING ON THE NORTH LINE OF RESERVE "A" OF SAVANNAH COVE SECTION THREE, A SUBDIVISION RECORDED UNDER DOCUMENT NUMBER 2011018286, B.C.O.R.;

THENCE, SOUTH 86° 56' 10" WEST, ALONG THE NORTH LINE OF SAID RESERVE "A" AND THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 58, 2.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY" FOUND FOR THE NORTHWEST CORNER OF SAID RESERVE "A";

THENCE, SOUTH 02° 54' 10" EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 58 AND ALONG THE WEST LINE OF SAID RESERVE "A", 25.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BROWN AND GAY" FOUND MARKING THE MOST EASTERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 5.021 ACRE TRACT DESCRIBED IN THE DEED TO THOMAS G. WALTER BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 01-017892, B.C.O.R.;

THENCE, SOUTH 86° 56' 08" WEST, DEPARTING THE WEST LINE OF SAID RESERVE "A" AND ALONG THE NORTH LINE OF SAID 5.021 ACRE TRACT, 230.57 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BROWN AND GAY" FOUND MARKING A NORTHERLY CORNER OF SAID 5.021 ACRE TRACT;

THENCE, NORTH 11° 56' 37" EAST CONTINUING ALONG THE NORTH LINE OF SAID 5.021 ACRE TRACT, 25.91 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, SAME POINT BEING THE NORTHEAST CORNER OF SAID 5.021 ACRE TRACT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 58;

THENCE, SOUTH 89° 53' 23" WEST, CONTINUING ALONG THE NORTH LINE OF SAID 5.021 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 58, 36.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY" FOUND FOR THE NORTHWEST CORNER OF SAID 5.021 ACRE TRACT;

THENCE, SOUTH 11° 56' 37" WEST, ALONG THE WEST LINE OF SAID 5.021 ACRE TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 58, 14.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, SAME POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN CALLED 5.021 ACRE TRACT DESCRIBED IN THE DEED TO THOMAS G. WALTER AND WIFE, MELANIE L. WALTER BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 97-006003, B.C.O.R.

THENCE, SOUTH 87° 03' 25" WEST, ALONG THE NORTH LINE OF SAID 2 ACRE TRACT AND PARTIALLY ALONG THE NORTH LINE OF THE AFOREMENTIONED 89.243 ACRE TRACT AND THE SOUTH LINE OF THE AFOREMENTIONED 128.956 ACRE TRACT, 316.52 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, DEPARTING THE SOUTH LINE OF SAID 128.956 ACRE TRACT AND THE NORTH LINE OF SAID 89.243 ACRE TRACT, 346.52 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 09° 55' 38", AND A CHORD WHICH BEARS SOUTH 82° 05' 36" WEST, 346.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, SOUTH 87° 03' 25" WEST, 178.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, NORTH 02° 56' 35" WEST, 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 03' 25" EAST, 15.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 47.76 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91° 13' 17", AND A CHORD WHICH BEARS NORTH 41° 26' 46" EAST, 42.88 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, NORTH 88° 07' 05" EAST, 60.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 46.65 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89° 05' 50", AND A CHORD WHICH BEARS SOUTH 48° 23' 40" EAST, 42.09 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER;

THENCE, NORTH 87° 03' 25" EAST, 43.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, PASSING AT 302.93 FEET A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF THE AFOREMENTIONED RESERVE "B" OF STEWART HEIGHTS SECTION EIGHT, AND CONTINUING ALONG THE SOUTH LINE OF SAID RESERVE "B" FOR A TOTAL ARC DISTANCE OF 357.47 FEET, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 10° 33' 27", AND A CHORD WHICH BEARS NORTH 81° 46' 41" EAST, 356.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 76° 29' 58" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID RESERVE "B", 202.06 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 375.24 FEET CONTINUING ALONG THE SOUTH LINE OF SAID RESERVE "B", THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 10° 26' 12", AND A CHORD WHICH BEARS NORTH 81° 43' 04" EAST, 374.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.258 ACRES OF LAND.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SAVANNAH COUNTY ROAD 58 PHASE V AUGUSTA MANOR DRIVE TO HAWTHORN VILLAGE DRIVE AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ARCOLA AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2020.

MAYOR

SECRETARY

I, CAMERON S. LOWE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LIA SURVEY" UNLESS OTHERWISE NOTED.

CAMERON S. LOWE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6713

I, PHILLIP KANE MUDD, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

PHILLIP KANE MUDD, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 130524

APPROVED BY THE BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

THE SIGNATURES ABOVE ARE EVIDENCE OF APPROVAL ONLY FOR THE PORTION OF THE PROPOSED PROJECT THAT ARE WITHIN THE JURISDICTION OF BRAZORIA DRAINAGE DISTRICT NO. 4.

BDD4 REF. ID# 20105

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SAVANNAH COUNTY ROAD 58 PHASE V AUGUSTA MANOR DRIVE TO HAWTHORN VILLAGE DRIVE AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2020.

ASHLEY BOSWELL, CHAIRPERSON
PLANNING AND ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, 2020.

DARRIN COKER
CITY OF PEARLAND, CITY ATTORNEY

ROBERT UPTON, P.E.
CITY OF PEARLAND, CITY ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF ARCOLA, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF SAVANNAH COUNTY ROAD 58 PHASE V AUGUSTA MANOR DRIVE TO HAWTHORN VILLAGE DRIVE AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ARCOLA AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2020.

CHAIRMAN

VICE CHAIRMAN

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, MICHAEL W. JOHNSON, VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SAVANNAH COUNTY ROAD 58 PHASE V AUGUSTA MANOR DRIVE TO HAWTHORN VILLAGE DRIVE, 2.258 ACRES OUT OF THE A. C. H. & B. SURVEY, ABSTRACT 403 AND THE A. B. LANGERMANN SURVEY, ABSTRACT 625, BRAZORIA COUNTY, TEXAS, AND THE A. B. LANGERMANN SURVEY, ABSTRACT 456, FORT BEND COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID PARTNERSHIP, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF SAVANNAH COUNTY ROAD 58 PHASE V AUGUSTA MANOR DRIVE TO HAWTHORN VILLAGE DRIVE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY HERETO, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED BY IT VICE PRESIDENT, MICHAEL W. JOHNSON, THIS _____ DAY OF _____, 2020.

SAVANNAH DEVELOPMENT, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: U.S. HOME CORPORATION,
A DELAWARE CORPORATION,
ITS GENERAL PARTNER

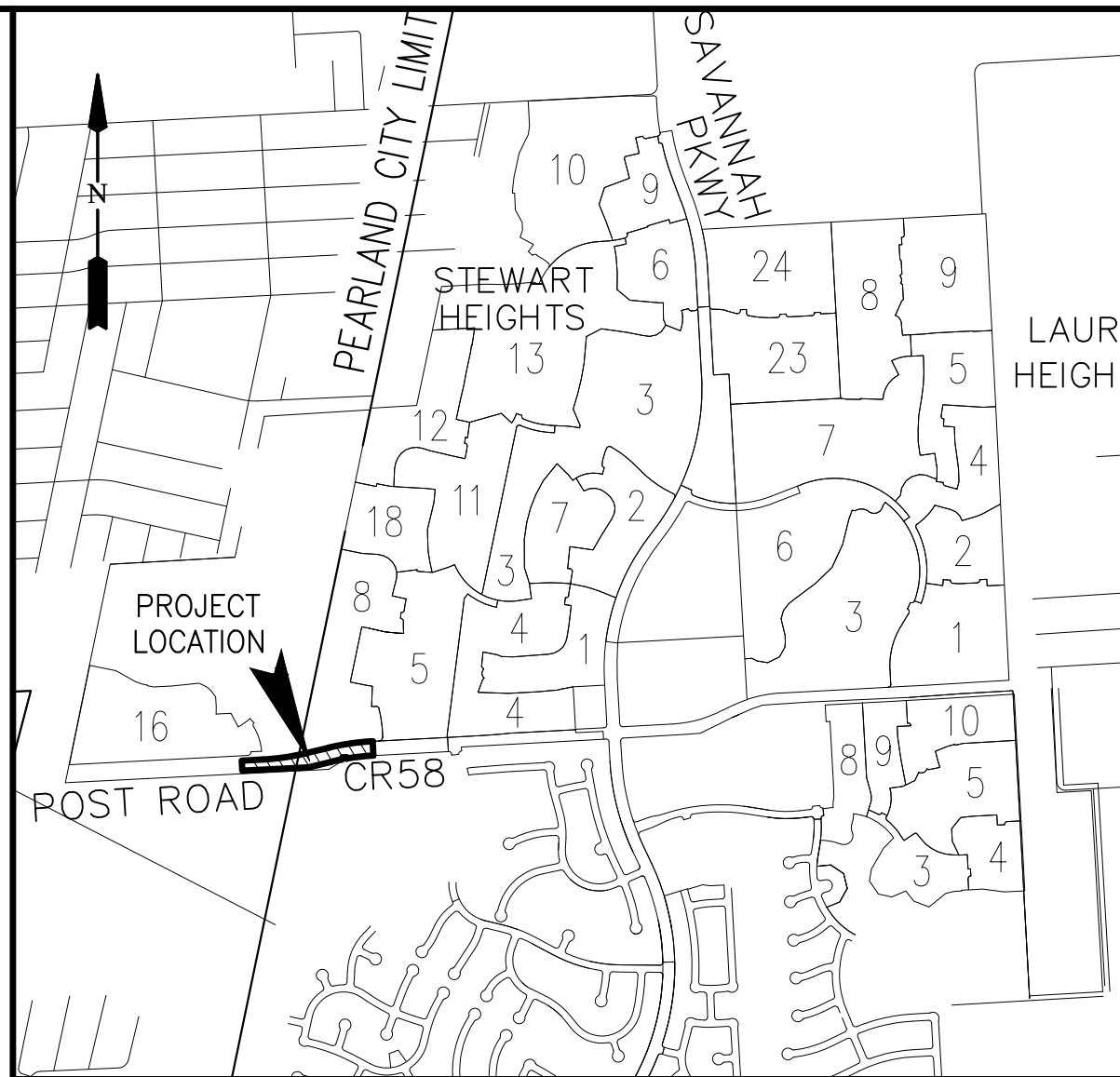
BY: MICHAEL W. JOHNSON, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. JOHNSON, VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, 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 CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



VICINITY MAP

SCALE: 1"= 1,500'

KEY MAP NO. 651H/652E

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2020.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2020 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT OF SAVANNAH COUNTY ROAD 58 PHASE V AUGUSTA MANOR DRIVE TO HAWTHORN VILLAGE DRIVE

A SUBDIVISION OF 2.258 ACRES OF LAND SITUATED IN THE
A. C. H. & B. SURVEY, ABSTRACT 403 AND THE A. B. LANGERMANN
SURVEY, ABSTRACT 625, BRAZORIA COUNTY, TEXAS, AND THE A. B.
LANGERMANN SURVEY, ABSTRACT 456, FORT BEND COUNTY, TEXAS

0 LOTS 1 RESERVE (0.108 ACRES) 0 BLOCKS

MAY 8, 2020 JOB NO. 0388-1908.304

OWNERS:

SAVANNAH DEVELOPMENT, LTD.

BY: U.S. HOME CORPORATION
ITS GENERAL PARTNER

MICHAEL W. JOHNSON, VICE PRESIDENT
681 GREENS PARKWAY, SUITE 220, HOUSTON, TEXAS 77067
PH. (281) 875-1000

SURVEYOR:

LJA Surveying, Inc.

2929 Briarpark Drive
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

SHEET 2 OF 2