

PLAT RECORDING SHEET

PLAT NAME: Stewart Heights Section Fourteen

PLAT NO: _____

ACREAGE: 16.078

LEAGUE: A.B. Langermann Survey

ABSTRACT NUMBER: 456

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 55

NUMBER OF RESERVES: 6

OWNERS: Savannah Development, LTD.

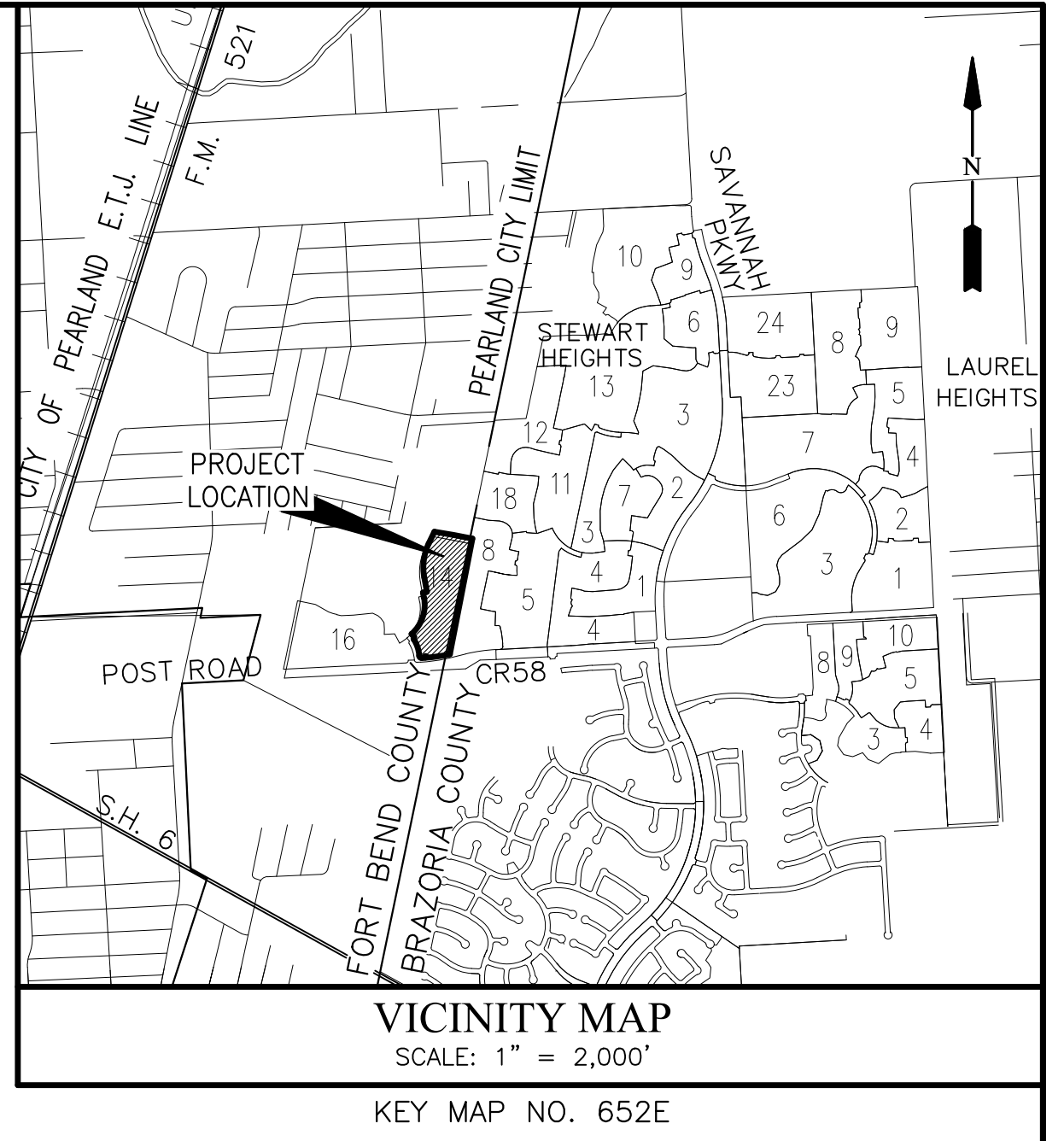
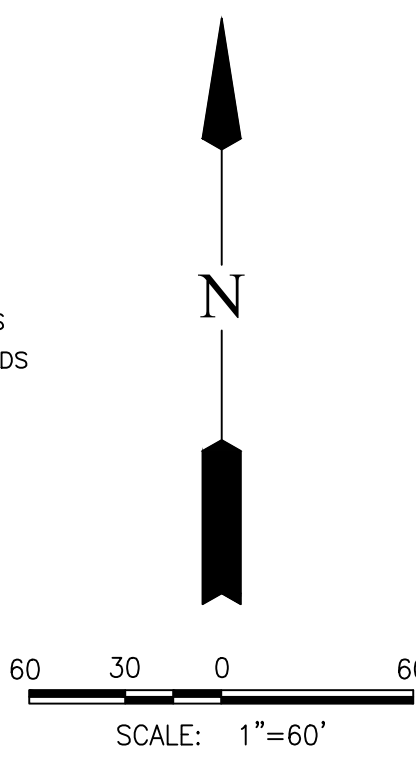
(DEPUTY CLERK)

BLOCK 1		BLOCK 2		BLOCK 3	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	6,904	1	7,762	1	7,991
2	7,496	2	6,120	2	6,250
3	7,395	3	6,120	3	6,250
4	8,688	4	6,120	4	6,250
5	8,210	5	6,108	5	6,250
6	7,035	6	8,026	6	6,250
7	7,184	7	13,728	7	6,250
8	7,071	8	8,518	8	6,250
9	7,376	9	7,970	9	6,250
10	7,297			10	6,250
11	7,090			11	6,250
12	6,603			12	6,250
13	6,341			13	6,250
14	6,228			14	6,250
15	7,358			15	6,250
16	7,277			16	6,133
17	6,072			17	8,029
18	6,148			18	6,647
19	6,210			19	6,525
20	6,288			20	7,940
21	6,096			21	7,777
				22	7,980
				23	9,534
				24	7,286
				25	6,287

REMAINDER OF
CALLED 128.956 ACRES
SAVANNAH DEVELOPMENT, LTD
(DESCRIBED AS TRACT 4)
F.N. 2000080225, F.B.C.O.P.R.
F.N. 00-037203, B.C.O.R.



- LEGEND**
- B.L. INDICATES BUILDING LINE
 - EXIST. INDICATES EXISTING
 - U.E. INDICATES UTILITY EASEMENT
 - A.E. INDICATES AERIAL 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.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
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 - 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
 - DOC. NO. INDICATES DOCUMENT NUMBER
 - INDICATES PROPOSED STREET LIGHT
 - INDICATES EXISTING STREET LIGHT
 - INDICATES STREET NAME CHANGE
 - (F) INDICATES PREVIOUSLY SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"
 - (S) INDICATES SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"



STREET NAME	LENGTH	CLASSIFICATION
ANDOVER BIRCH DRIVE	577.57'	RESIDENTIAL LOCAL
EMERALD TERRACE TRAIL	275.31'	RESIDENTIAL LOCAL
LIGHTFIELD RIDGE LANE	160.00'	RESIDENTIAL LOCAL
PADOVA CREEK CT.	302.21'	RESIDENTIAL LOCAL
OVERBROOK WILLOW WAY	337.87'	RESIDENTIAL LOCAL
DUNSTABLE MANOR LN	955.54'	RESIDENTIAL COLLECTOR

BLOCK	AVERAGE LOT WIDTH	AVERAGE LOT DEPTH
BLOCK 1	50.00'	125.00'
BLOCK 2	50.00'	125.00'
BLOCK 3	50.00'	125.00'

BLOCK	LOT	MINIMUM SLAB ELEVATION		
		(NAVD88)	(NGVD29 1987 ADJ.)	(NGVD29 1978 ADJ.)
1	1-21	69.77 FEET	70.62 FEET	71.90 FEET
2	1-9	69.77 FEET	70.62 FEET	71.90 FEET
3	1-25	69.77 FEET	70.62 FEET	71.90 FEET

NOTE: PROJECT DATUM AND ADJUSTMENT USED IN THE CONSTRUCTION PLANS ARE BASED ON NGVD29 1978 DATUM AND ADJUSTMENT.

RESERVE	ACREAGE	SQ.FT.	TYPE
			A
B	0.038	1,671	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	2.854	124,311	RESTRICTED TO LAKE/DETENTION
D	0.505	21,984	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.260	11,346	RESTRICTED TO OPEN SPACE
F	0.056	2,450	RESTRICTED TO OPEN SPACE
TOTAL	3.923	170,923	

LINE	BEARING	DISTANCE
L1	S 87°03'25" W	43.10'
L2	N 40°59'16" W	50.00'
L3	N 09°50'26" W	63.98'
L4	N 80°09'34" E	50.00'
L5	N 09°50'26" W	177.92'
L6	N 09°50'26" W	63.98'
L7	S 80°09'34" W	79.15'
L8	S 78°18'09" E	8.21'
L9	S 78°18'09" E	20.00'
L10	N 57°12'42" E	5.15'
L11	N 80°09'34" E	29.15'
L12	S 11°41'51" W	25.36'
L13	N 80°09'34" W	30.33'
L14	S 36°13'34" E	20.00'
L15	S 33°24'33" W	20.00'
L16	S 55°46'57" W	13.78'
L17	S 62°18'58" E	13.32'
L18	S 33°18'09" E	19.57'
L19	N 55°26'37" E	20.00'
L20	S 16°14'01" E	27.93'
L21	S 87°03'25" W	56.15'
L22	N 11°41'51" E	1136.78'
L23	N 11°41'51" W	1132.45'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1940.00'	8°56'48"	302.93'	S 82°35'00" W	302.63'
C2	30.00'	89°05'50"	46.65'	N 48°23'40" W	42.09'
C3	430.00'	27°52'34"	209.21'	N 17°47'02" W	207.15'
C4	25.00'	80°44'03"	35.23'	N 08°38'42" E	32.38'
C5	475.00'	58°51'09"	487.91'	N 19°35'09" E	466.74'
C6	675.00'	35°53'30"	422.84'	N 08°06'19" E	415.96'
C7	500.00'	58°51'09"	513.59'	N 19°35'09" E	491.30'
C8	500.00'	21°32'17"	187.95'	N 89°04'17" W	186.85'
C9	50.00'	91°40'52"	80.01'	N 34°08'35" W	71.74'
C10	300.00'	12°02'37"	63.06'	S 73°57'42" E	62.94'
C11	1200.00'	14°25'47"	302.21'	N 84°57'38" W	301.42'
C12	25.00'	90°00'00"	39.27'	S 54°50'26" E	35.36'
C13	525.00'	17°10'48"	157.42'	N 88°44'58" E	156.83'
C14	25.00'	85°38'31"	37.37'	N 54°31'07" E	33.99'
C15	25.00'	91°54'38"	40.10'	N 34°15'28" W	35.94'
C16	1175.00'	9°14'08"	189.40'	N 84°49'51" W	189.20'
C17	25.00'	49°34'03"	21.63'	S 65°46'03" W	20.96'
C18	50.00'	27°62'10"	241.16'	N 00°50'26" W	66.68'
C19	25.00'	46°53'43"	20.46'	S 66°06'45" E	19.90'
C20	1225.00'	9°30'00"	203.11'	S 84°48'37" E	202.88'
C21	25.00'	88°14'32"	38.50'	N 55°49'07" E	34.81'
C22	25.00'	91°40'52"	40.00'	N 34°08'35" W	35.87'
C23	325.00'	8°22'49"	47.54'	N 75°47'37" W	47.49'
C24	25.00'	85°04'41"	37.12'	S 65°51'27" W	33.80'
C25	25.00'	100°34'30"	43.88'	S 24°14'11" E	38.46'
C26	275.00'	5°27'35"	26.21'	S 77°15'13" E	26.20'
C27	25.00'	22°02'06"	9.61'	N 88°59'56" E	9.56'
C28	50.00'	138°40'03"	121.01'	S 32°41'06" E	93.57'
C29	25.00'	24°57'05"	10.89'	S 24°10'23" W	10.80'
C30	25.00'	90°00'00"	39.27'	S 33°18'09" E	35.36'
C31	25.00'	90°00'00"	39.27'	S 56°41'51" W	35.36'
C32	25.00'	21°02'22"	9.18'	S 01°10'40" W	9.13'
C33	50.00'	26°27'41"	233.40'	N 55°56'41" W	72.26'
C34	25.00'	66°25'19"	28.98'	N 44°54'30" E	27.39'
C35	25.00'	95°19'44"	41.60'	N 35°58'01" W	36.96'
C36	475.00'	16°12'33"	134.38'	S 88°15'51" W	133.93'
C37	25.00'	86°14'44"	37.63'	S 37°02'13" W	34.18'
C38	525.00'	55°05'53"	504.86'	S 21°27'47" W	485.63'
C39	1920.00'	8°46'45"	294.19'	S 82°40'02" W	293.90'
C40	445.00'	29°07'57"	226.26'	N 17°09'20" W	223.84'
C41	10.00'	80°44'03"	14.09'	N 08°38'42" E	12.95'
C42	540.00'	21°20'00"	201.06'	N 38°20'44" E	199.90'

FINAL PLAT OF STEWART HEIGHTS SECTION FOURTEEN

A SUBDIVISION OF 16.078 ACRES OF LAND SITUATED IN THE
A. B. LANGERMANN SURVEY, ABSTRACT 456,
FORT BEND COUNTY, TEXAS

55 LOTS 6 RESERVES (3.923 ACRES) 3 BLOCKS
JULY 21, 2020 JOB NO. 0388-1942.304

OWNER:
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.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

BLOCK 1		BLOCK 2		BLOCK 3	
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1	6,904	1	7,762	1	7,991
2	7,496	2	6,120	2	6,250
3	7,395	3	6,120	3	6,250
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5	8,210	5	6,108	5	6,250
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20	6,288			20	7,940
21	8,096			21	7,777
				22	7,980
				23	9,534
				24	7,286
				25	6,287

MATCHLINE SHEET 1

MATCHLINE SHEET 1

REMAINDER OF CALLED 128.956 ACRES SAVANNAH DEVELOPMENT, LTD (DESCRIBED AS TRACT 4) F.N. 2000080225, F.B.C.O.P.R. F.N. 00-037203, B.C.O.R.

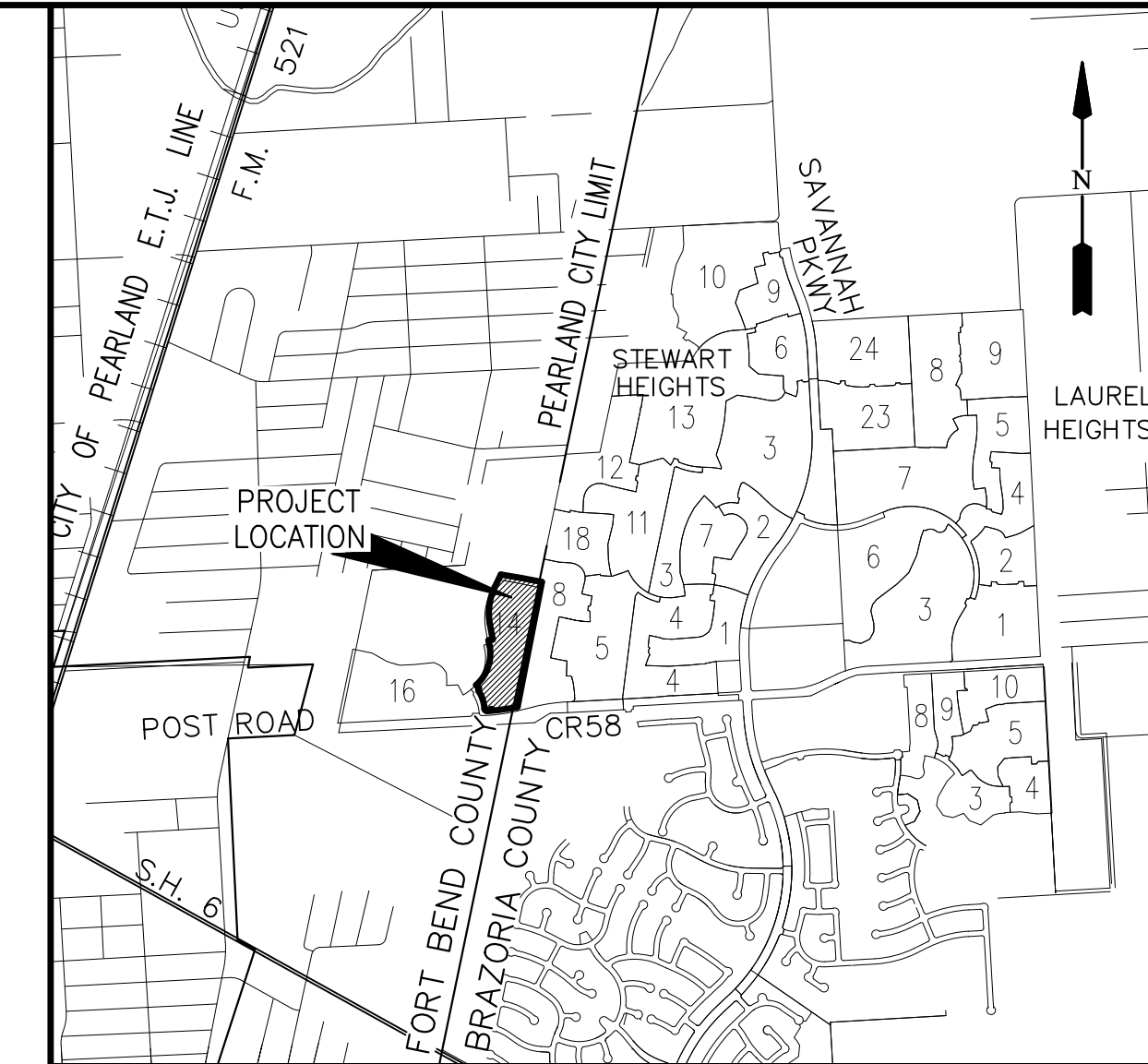
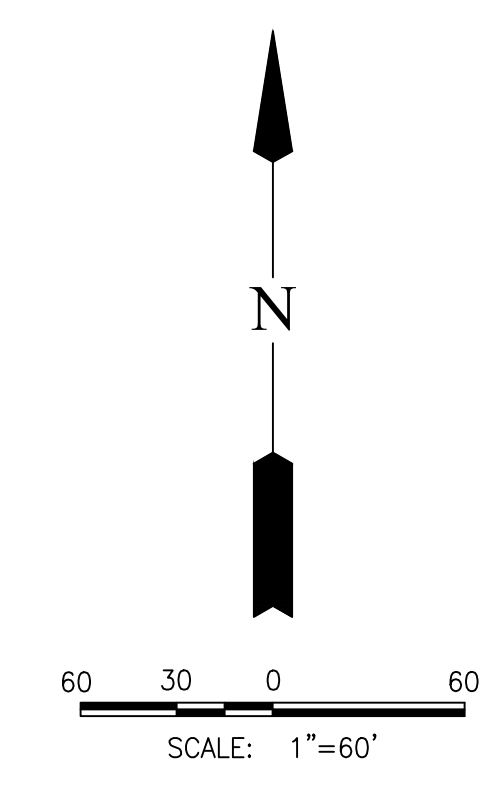
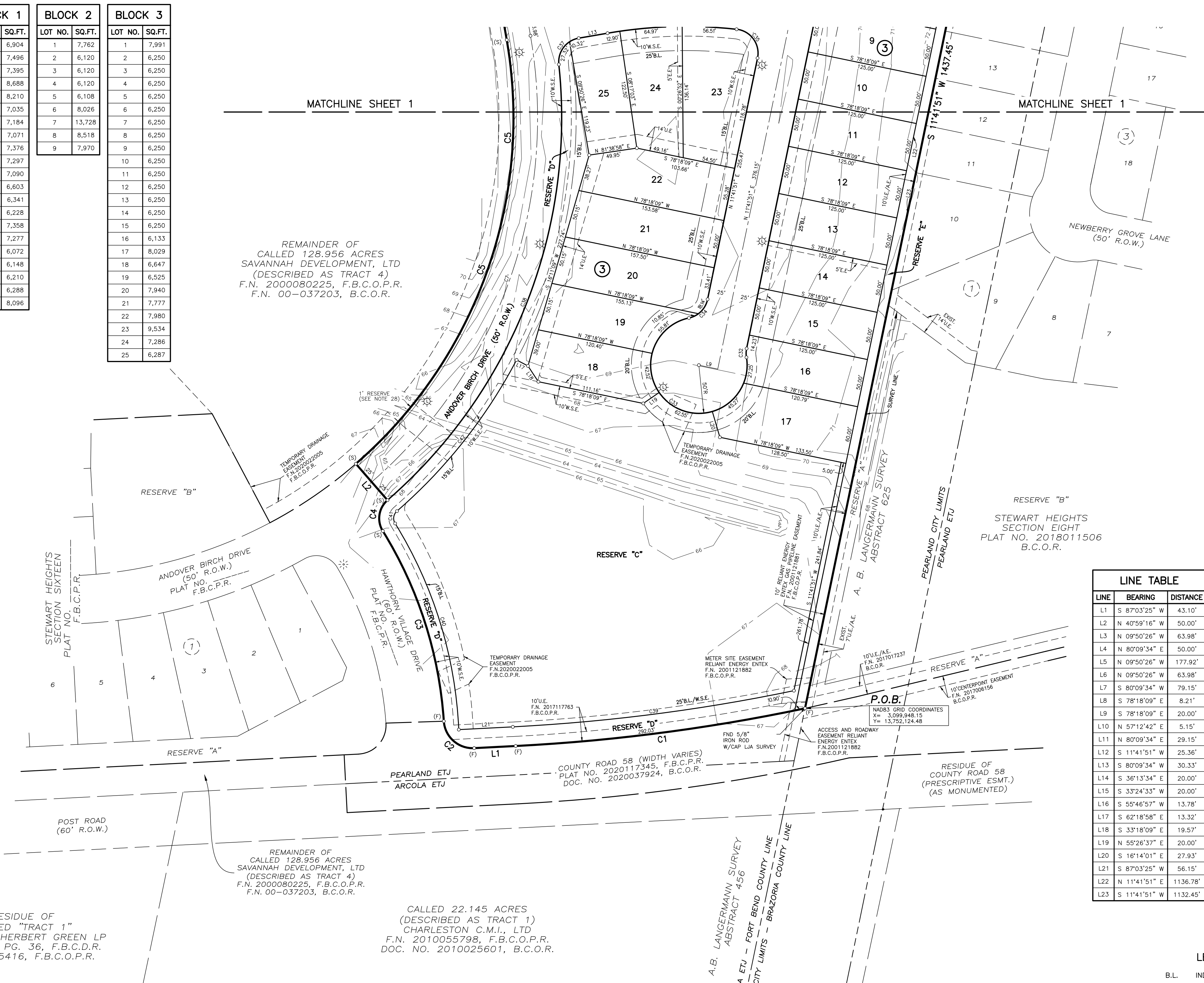
REMAINDER OF CALLED 128.956 ACRES SAVANNAH DEVELOPMENT, LTD (DESCRIBED AS TRACT 4) F.N. 2000080225, F.B.C.O.P.R. F.N. 00-037203, B.C.O.R.

CALLED 22.145 ACRES (DESCRIBED AS TRACT 1) CHARLESTON C.M.I., LTD F.N. 2010055798, F.B.C.O.P.R. DOC. NO. 2010025601, B.C.O.R.

RESIDUE OF CALLED "TRACT 1" MARY LOU HERBERT GREEN LP VOL. 226, PG. 36, F.B.C.D.R. F.N. 9865416, F.B.C.O.P.R.

STREET NAME	LENGTH	CLASSIFICATION
ANDOVER BIRCH DRIVE	577.57	RESIDENTIAL LOCAL
EMERALD TERRACE TRAIL	275.31	RESIDENTIAL LOCAL
LIGHTFIELD RIDGE LANE	160.00	RESIDENTIAL LOCAL
PADOVA CREEK CT.	302.21	RESIDENTIAL LOCAL
OVERBROOK WILLOW WAY	337.87	RESIDENTIAL LOCAL
DUNSTABLE MANOR LN	955.54	RESIDENTIAL COLLECTOR

	AVERAGE LOT WIDTH	AVERAGE LOT DEPTH
BLOCK 1	50.00'	125.00'
BLOCK 2	50.00'	125.00'
BLOCK 3	50.00'	125.00'



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 652E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1940.00'	8°56'48"	302.93'	S 82°35'00" W	302.63'
C2	30.00'	89°05'50"	46.85'	N 48°23'40" W	42.09'
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MINIMUM SLAB TABLE				
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 - PG. INDICATES PAGE
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 - T.B.M. INDICATES TEMPORARY BENCHMARK
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NUMBER
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 - INDICATES EXISTING STREET LIGHT
 - INDICATES STREET NAME CHANGE
 - (F) INDICATES PREVIOUSLY SET 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY"
 - (S) INDICATES SET 5/8" ROD WITH CAP STAMPED "LIA SURVEY"

FINAL PLAT OF STEWART HEIGHTS SECTION FOURTEEN
 A SUBDIVISION OF 16.078 ACRES OF LAND SITUATED IN THE A. B. LANGERMANN SURVEY, ABSTRACT 456, FORT BEND COUNTY, TEXAS

55 LOTS 6 RESERVES (3.923 ACRES) 3 BLOCKS

JULY 21, 2020 JOB NO. 0388-1942.304

OWNER:
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.
 3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042
 Phone 713.953.5200 Fax 713.953.5026 T.B.P.E.L.S. Firm No. 10194382

ENGINEER: LJA Engineering, Inc.
 3600 W Sam Houston Parkway S Suite 600 Houston, Texas 77042
 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

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, OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF STEWART HEIGHTS SECTION FOURTEEN, 16.078 ACRES OUT OF 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 THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY AND THROUGH ITS DULY UNDERSIGNED OFFICER, HEREBY STATES THAT HE FULLY REALIZES THAT HE IS APPLYING FOR A PERMIT FROM THE CITY OF PEARLAND TO BUILD WITHIN ONE HUNDRED FEET OF AN EXISTING OIL OR GAS PIPELINE EASEMENT AND THAT THE CITY OF PEARLAND CONSIDERS BUILDING NEAR SUCH A PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFOREMENTIONED REASONS, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE CITY OF PEARLAND, TEXAS, ITS OFFICERS, SUCCESSORS, AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE DESCRIBED IN THE SAID PERMIT.

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 STEWART HEIGHTS SECTION FOURTEEN 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 ITS 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

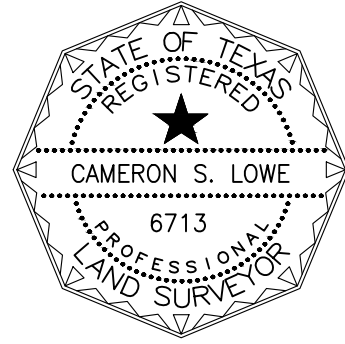
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. JOHNSON, VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER OF SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING 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

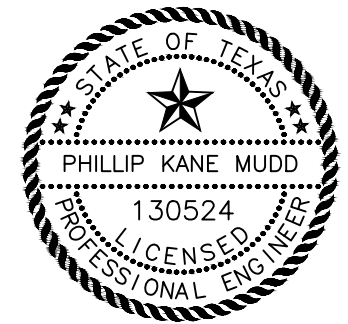
I, CAMERON S. LOWE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 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 "LJA SURVEY" UNLESS OTHERWISE NOTED. (SEE NOTE 5)

CAMERON S. LOWE, R.P.L.S., 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



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF STEWART HEIGHTS SECTION FOURTEEN 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

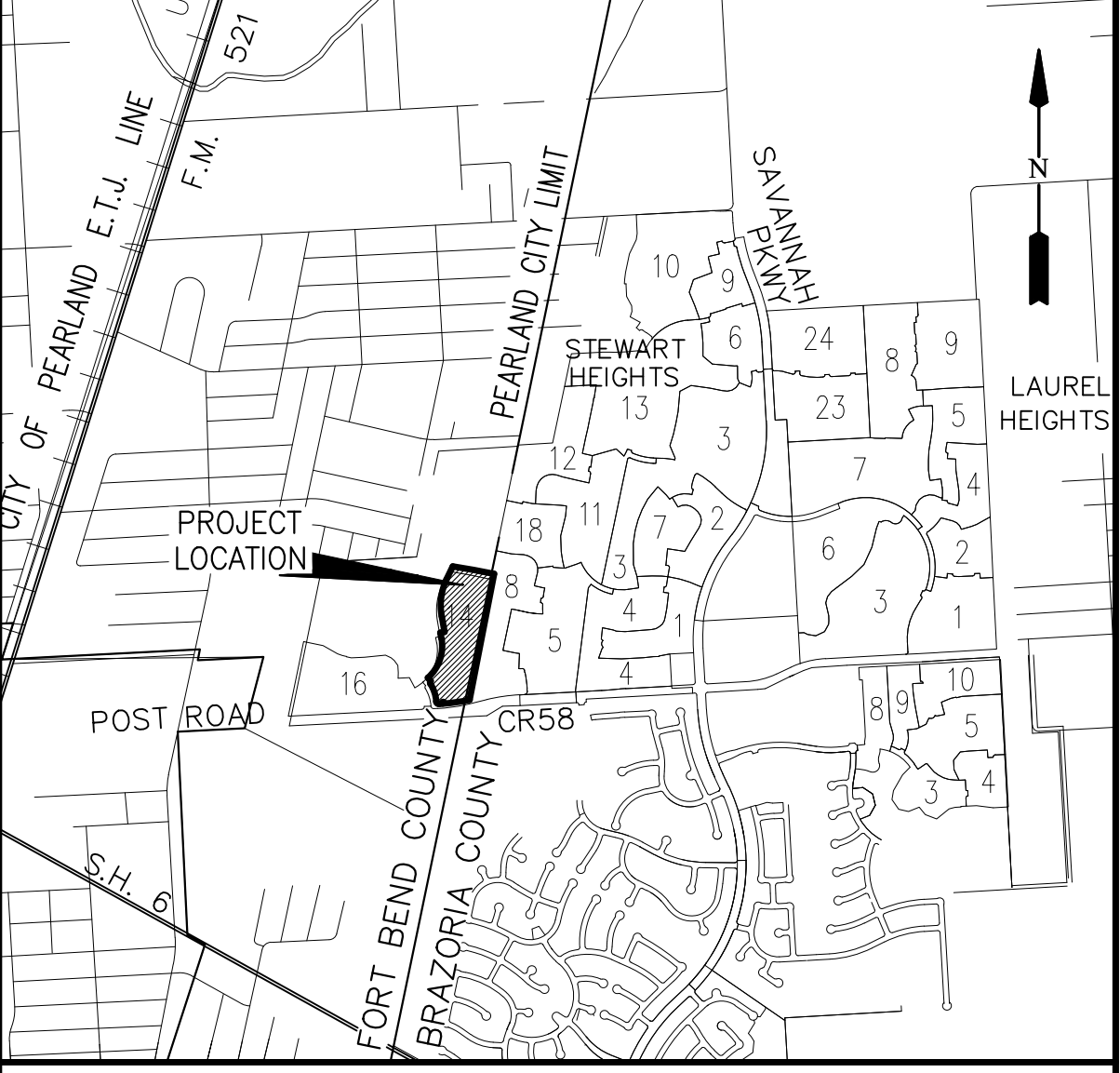
ROBERT UPTON, P.E.
CITY OF PEARLAND, CITY ENGINEER

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2020-0050, DATED FEBRUARY 6, 2020. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE DESCRIBED PROPERTY.
3. ALL BEARINGS REFERENCED ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (NAZ011) EPOCH 2010.00. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.99986942341.
4. 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 OR FORT BEND COUNTY.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
6. BENCHMARK: CITY OF PEARLAND C.P. 10 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 165 FEET NORTH OF THE LARGE HIGHWAY LIGHT POLE #288 B.
ELEV. = 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)
7. T.B.M. "500"; CUT "X" ON CONCRETE CURB AT THE NOSE OF THE MEDIAN LOCATED AT THE SOUTH SIDE OF THE INTERSECTION OF SAVANNAH PARKWAY AND C.R. 58.
ELEV. = 65.88 (NGVD 29, 1978 ADJUSTMENT)
8. THIS TRACT LIES IN ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, DATED APRIL 2, 2014, MAP NO. 48157C 031SL. CONTACT THE FORT BEND COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE.
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.
9. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY 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.
10. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
11. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 68.19 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS

HIGHER.

12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND FORT BEND COUNTY DRAINAGE DISTRICT.
13. THIS PLAT LIES WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ISD, THE E.T.J OF THE CITY OF PEARLAND AND FORT BEND COUNTY.
14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
15. 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.
16. LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.
17. THERE ARE 13 PROPOSED STREET LIGHTS SHOWN ON THIS PLAT.
18. THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
19. 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.
20. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
21. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
22. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22.
23. 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.
24. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
25. 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.
26. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
27. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD29, 1973 ADJUSTMENT.
28. 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.
29. THE HOMEOWNERS ASSOCIATION (HOA) WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE DETENTION POND IN RESERVE "C", AT THE TIME THE CITY OF PEARLAND AND BRAZORIA COUNTY MUD NO. 22 GETS DISSOLVED.



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 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 STEWART HEIGHTS SECTION FOURTEEN

A SUBDIVISION OF 16.078 ACRES OF LAND SITUATED IN THE
A. B. LANGERMANN SURVEY, ABSTRACT 456,
FORT BEND COUNTY, TEXAS

55 LOTS 6 RESERVES (3.923 ACRES) 3 BLOCKS

JULY 21, 2020 JOB NO. 0388-1942.304

OWNER:
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.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

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

ENGINEER:
LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

DIR. _____
SURV. _____
MPLAR CHECK: _____
JAP _____
CAD: _____
11.17.20
C:\Users\jlapinska\Documents\2020\0388\Final\Stewart Heights 14_FP.dwg