

PLAT RECORDING SHEET

PLAT NAME: Stewart Heights Section Fifteen

PLAT NO: _____

ACREAGE: 21.092

LEAGUE: A.B. Langermann Survey and Manuel Escalera Survey

ABSTRACT NUMBER: 456 and 170

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 48

NUMBER OF RESERVES: 5

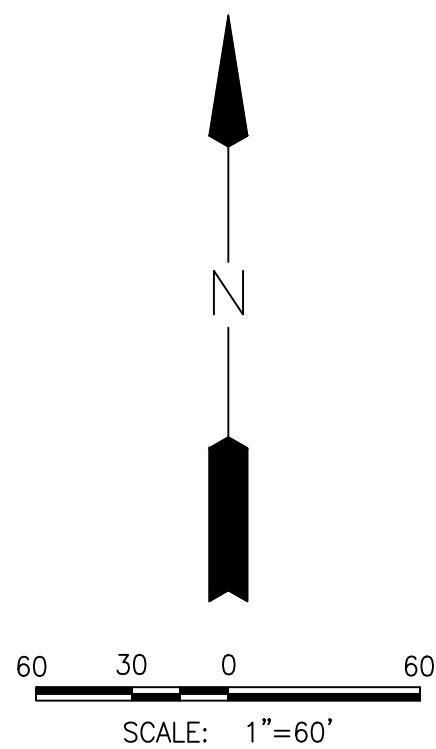
OWNERS: Savannah Development, LTD.

(DEPUTY CLERK)

MINIMUM SLAB TABLE				
BLOCK	LOT	MINIMUM SLAB ELEVATION		
		(NAVD88)	(NGVD29 1987 ADJ.)	(NGVD29 1978 ADJ.)
1	1-23	69.77 FEET	70.62 FEET	71.90 FEET
2	1-3	69.77 FEET	70.62 FEET	71.90 FEET
3	1-22	69.77 FEET	70.62 FEET	71.90 FEET

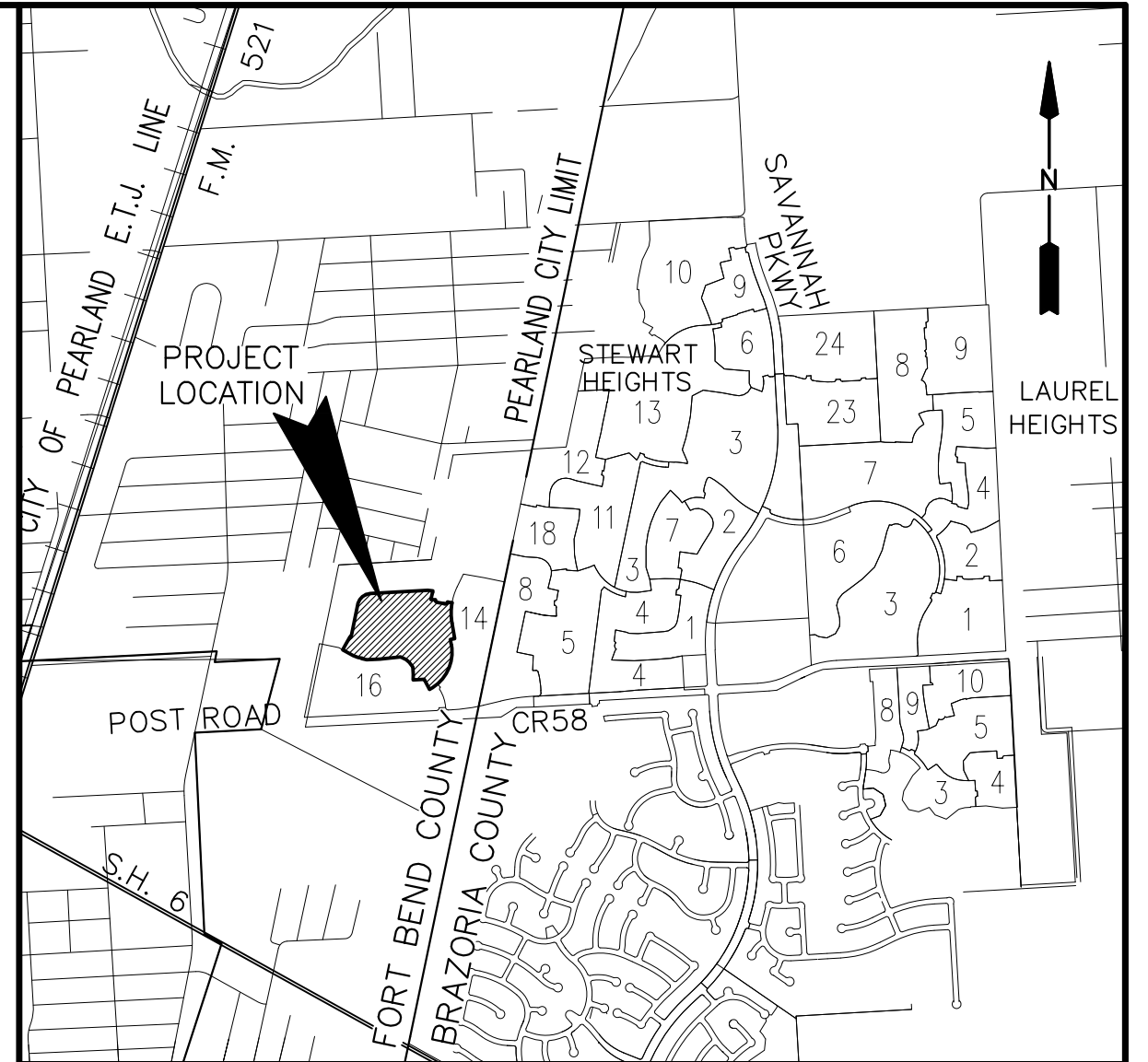
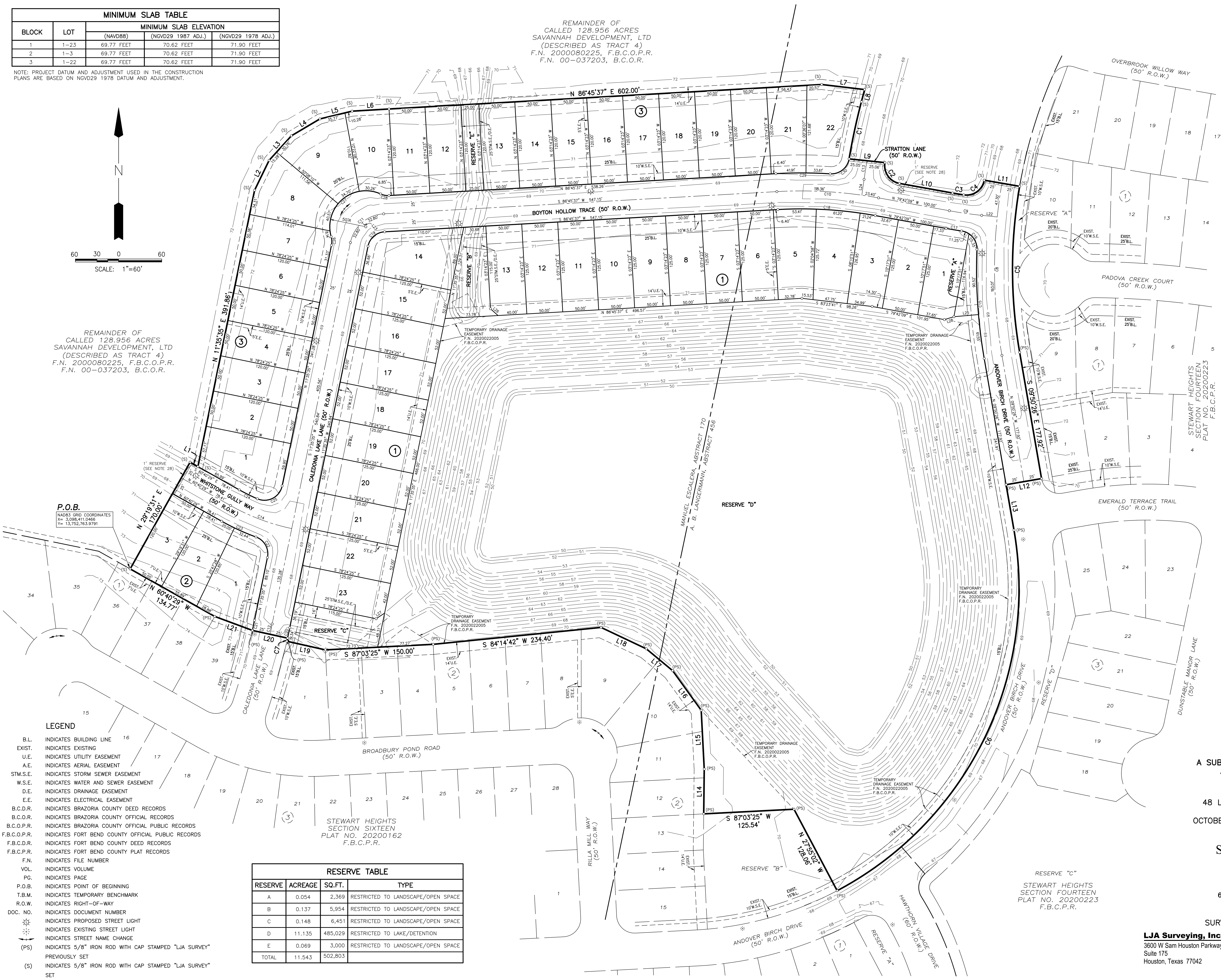
NOTE: PROJECT DATUM AND ADJUSTMENT USED IN THE CONSTRUCTION PLANS ARE BASED ON NGVD29 1978 DATUM AND ADJUSTMENT.

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.



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P.O.B.
NAD83 GRID COORDINATES
X= 3,098,411.0466
Y= 13,752,763.9791



VICINITY MAP
SCALE: 1"= 1,200'

KEY MAP NO. 652E/651H

BLOCK 1	
LOT NO.	SQ.FT.
1	6,211
2	6,250
3	6,488
4	6,902
5	6,745
6	6,250
7	6,250
8	6,250
9	6,250
10	6,250
11	6,250
12	6,250
13	6,200
14	8,985
15	6,500
16	6,500
17	6,500
18	6,500
19	6,500
20	6,500
21	6,500
22	6,500
23	6,450

BLOCK 2	
LOT NO.	SQ.FT.
1	8,425
2	6,267
3	6,000

BLOCK 3	
LOT NO.	SQ.FT.
1	8,840
2	6,000
3	6,000
4	6,000
5	6,000
6	6,000
7	6,001
8	7,597
9	8,202
10	6,283
11	6,000
12	6,000
13	6,000
14	6,000
15	6,000
16	6,000
17	6,000
18	6,000
19	6,000
20	6,000
21	6,308
22	8,085

- 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
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - 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
 - (PS) INDICATES 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" PREVIOUSLY SET
 - (S) INDICATES 5/8" IRON ROD WITH CAP STAMPED "LIA SURVEY" SET

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.054	2,369	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.137	5,954	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.148	6,451	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	11.135	485,029	RESTRICTED TO LAKE/DETENTION
E	0.069	3,000	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	11.543	502,803	

FINAL PLAT OF STEWART HEIGHTS SECTION FIFTEEN

A SUBDIVISION OF 21.092 ACRES OF LAND SITUATED IN THE
A. B. LANGERMANN SURVEY, ABSTRACT 456, AND
THE MANUEL ESCALERA SURVEY, ABSTRACT 170,
FORT BEND COUNTY, TEXAS

48 LOTS 5 RESERVES (11.543 ACRES) 3 BLOCKS
OCTOBER 7, 2020 JOB NO. 0388-2052.304

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

BEING 21.092 ACRES OF LAND LOCATED IN THE A. B. LANGERMANN SURVEY, ABSTRACT NUMBER 456, AND MANUEL ESCALERA SURVEY, ABSTRACT NUMBER A-170 OF FORT BEND COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 128.956 ACRE TRACT DESCRIBED AS TRACT 4 IN THE DEED TO SAVANNAH DEVELOPMENT, LTD. BY AN INSTRUMENT OF RECORD IN FILE NUMBER 200080225 OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.) AND FILE NUMBER 00-037203 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY TEXAS (B.C.O.R.), SAID 21.092 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83) (NA2011):

COMMENCING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 128.956 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 22.145 ACRE TRACT DESCRIBED IN THE DEED TO FIDEL A. RIOS AND MIGUEL O. RIOS BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2003120750, F.B.C.O.P.R., SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 58 (WIDTH VARIES) AS MONUMENTED), FROM WHICH A 5/8-INCH IRON ROD FOUND MARKING THE MOST WESTERLY NORTHWEST CORNER OF SAID 128.956 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 22.145 ACRE TRACT BEARS NORTH 11°35'35" EAST, ALONG THE COMMON LINE OF SAID 128.956 ACRE TRACT AND SAID 22.145 ACRE TRACT, 1,796.07 FEET;

THENCE NORTH 28°58'21" EAST 908.58 FEET TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED 21.092 ACRE TRACT;

THENCE, NORTH 29° 19' 31" EAST, 170.00 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 60° 40' 29" EAST, 12.42 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 11° 35' 35" EAST, 391.86 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 25° 54' 56" EAST, 46.14 FEET TO SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 42° 15' 35" EAST, 46.04 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 59° 20' 35" EAST, 46.04 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 76° 25' 36" EAST, 46.04 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 86° 40' 33" EAST, 51.38 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 86° 45' 37" EAST, 602.00 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 83° 17' 49" EAST, 60.03 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 14° 44' 10" WEST, 17.50 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY", THE BEGINNING OF A TANGENT CURVE;

THENCE, 81.28 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 05° 05' 17", AND A CHORD WHICH BEARS SOUTH 12° 11' 31" WEST, 81.23 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 84° 06' 51" EAST, 50.11 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY", THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 39.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 34' 05", AND A CHORD WHICH BEARS SOUTH 34° 55' 06" EAST, 35.22 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 79° 42' 09" EAST, 74.91 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY", THE BEGINNING OF A TANGENT CURVE;

THENCE, 15.78 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 01° 34' 20", AND A CHORD WHICH BEARS SOUTH 28° 19' 31" WEST, 15.78 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY", THE BEGINNING OF A COMPOUND CURVE;

THENCE, 38.79 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88° 53' 44", AND A CHORD WHICH BEARS NORTH 54° 16' 39" EAST, 35.01 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 80° 10' 13" EAST, 50.00 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY", THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 231.73 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 19° 40' 12", AND A CHORD WHICH BEARS SOUTH 00° 00' 19" EAST, 230.60 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 09° 50' 26" EAST, 177.92 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 80° 09' 34" WEST, 50.00 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 09° 50' 26" EAST, 63.98 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY", THE BEGINNING OF A TANGENT CURVE;

THENCE, 596.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 71° 55' 23", AND A CHORD WHICH BEARS SOUTH 26° 07' 16" WEST, 557.88 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 27° 55' 02" WEST, 128.06 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 87° 03' 25" WEST, 125.54 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 00° 37' 46" EAST, 62.23 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 02° 56' 35" WEST, 81.85 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 35° 51' 27" WEST, 67.80 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 50° 16' 19" WEST, 47.48 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 64° 41' 12" WEST, 69.57 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 87° 03' 25" WEST, 150.00 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 77° 19' 33" WEST, 54.79 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY", THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 4.38 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 00° 14' 41", AND A CHORD WHICH BEARS NORTH 12° 33' 07" EAST, 4.38 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 77° 34' 14" WEST, 50.00 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 69° 39' 25" WEST, 55.78 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 60° 40' 29" WEST, 134.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.092 ACRES OF LAND.

THENCE, SOUTH 84° 14' 42" WEST, 234.40 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, SOUTH 87° 03' 25" WEST, 150.00 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 77° 19' 33" WEST, 54.79 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY", THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 4.38 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,025.00 FEET, A CENTRAL ANGLE OF 00° 14' 41", AND A CHORD WHICH BEARS NORTH 12° 33' 07" EAST, 4.38 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 77° 34' 14" WEST, 50.00 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

THENCE, NORTH 69° 39' 25" WEST, 55.78 FEET TO A SET 5/8" INCH IRON ROD WITH CAP STAMPED "LJA SURVEY";

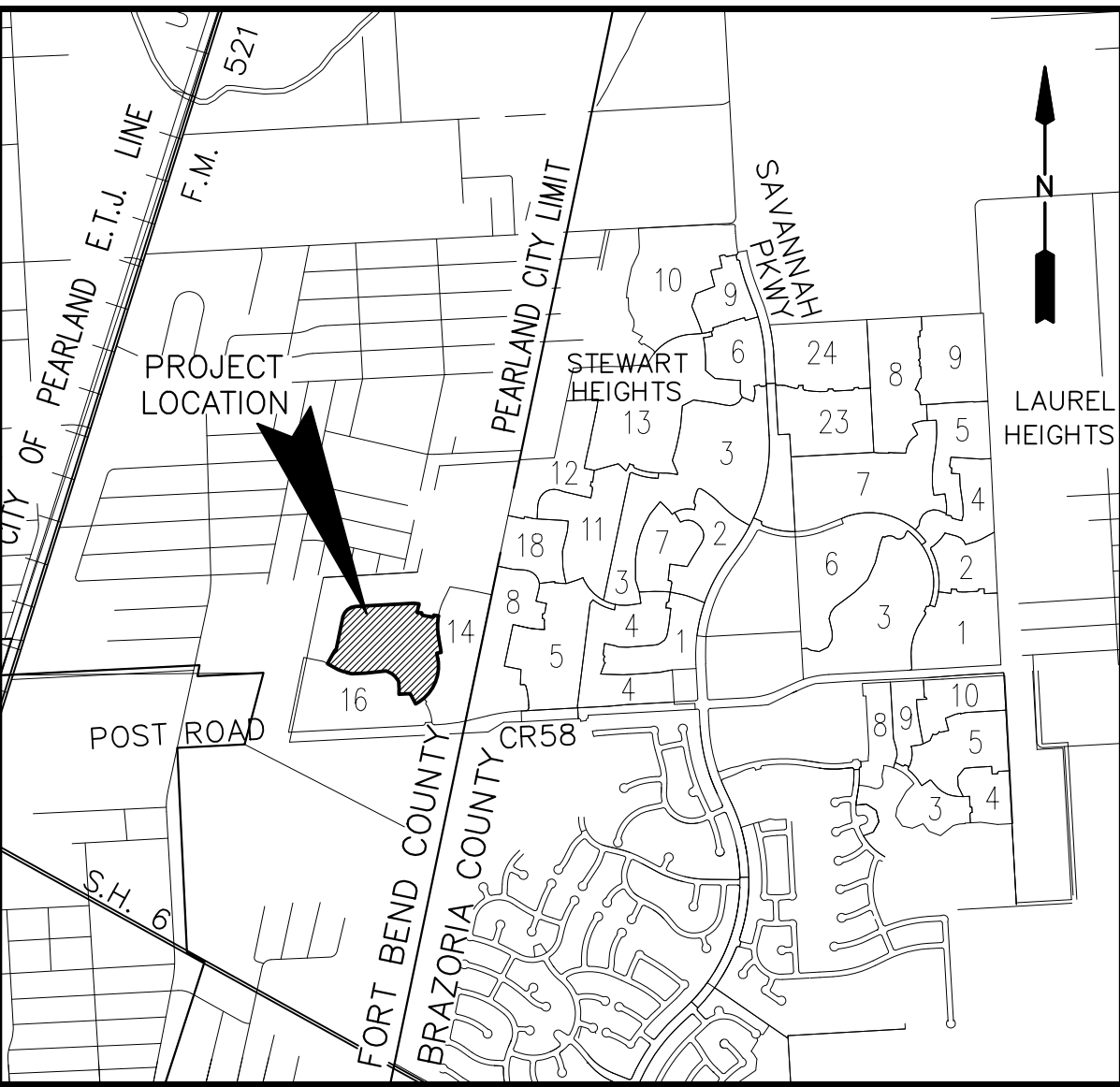
THENCE, NORTH 60° 40' 29" WEST, 134.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.092 ACRES OF LAND.

CURVE TABLE

Table with columns: CURVE, RADIUS, DELTA, ARC, CHORD BEARING, CHORD. Contains 30 rows of curve data.

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Contains 28 rows of line data.



VICINITY MAP SCALE: 1"= 1,200' KEY MAP NO. 652E/651H

STATE OF TEXAS COUNTY OF FORT BEND

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 FIFTEEN, 21.092 ACRES OUT OF THE A. B. LANGERMANN SURVEY, ABSTRACT 456, AND THE MANUEL ESCALERA SURVEY, ABSTRACT 170, 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, UNOBTSTRUCTED 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, UNOBTSTRUCTED 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.

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 FIFTEEN WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE OF THE BOUNDARIES OF THE ABOVE AND DO HEREBY COVENANT AND AGREE TO 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

LAVIN CADE, CHAIRPERSON PLANNING AND ZONING COMMISSION CITY OF PEARLAND, TEXAS

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

DARRIN COKER ROBERT UPTON, P.E. CITY OF PEARLAND, CITY ATTORNEY CITY OF PEARLAND, CITY ENGINEER

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



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 FIFTEEN 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.

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. 2020-0277, DATED OCTOBER 12, 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 (NA2011) 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 BENCHMARK NO. 404. A BRONZ DISK STAMPED CITY OF PEARLAND 404 SET IN CONCRETE WITHIN THE PROPERTY OF THE PEARLAND SAVANNA FIRE STATION NO. 6. THE POINT IS LOCATED +/- 930 EAST OF THE INTERSECTION OF SAVANNA PARKWAY AND CR 58 AND +/- 23 FEET SOUTH OF THE FIRE STATION FLAGPOLE.
ELEV. = 64.96 (NAVD88, 2001 ADJUSTMENT)
ADD 1.82 FEET FOR NGVD 29, 1978 ADJUSTMENT.
THESE PLANS ARE BASED ON NGVD 29, 1978 ADJUSTMENT
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 (UNSHADED) ZONE "X" OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, DATED APRIL 2, 2014. MAP NO. 481570 0315. 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 69.77 FEET (NAVD88) ABOVE MEAN SEA LEVEL. 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.

DISTRICT:

- 13. THIS PLAT LIES WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, FORT BEND COUNTY SUBSIDIENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ISD, THE E.U. 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 10 PROPOSED STREET LIGHTS SHOWN ON THIS PLAT.
18. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
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 FLOODING 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 RESERVES "D", "E", "B", "C" AND 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 3.
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 ADJUT 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 RESERVES "D" AND DRAINAGE STRUCTURES IN RESERVES "B", "C", "E", AND "E", AT THE TIME THE CITY OF PEARLAND ANNEXES THE SUBDIVISION AND BRAZORIA COUNTY MUD NO. 22 GETS DISSOLVED.

FINAL PLAT OF STEWART HEIGHTS SECTION FIFTEEN

A SUBDIVISION OF 21.092 ACRES OF LAND SITUATED IN THE A. B. LANGERMANN SURVEY, ABSTRACT 456, AND THE MANUEL ESCALERA SURVEY, ABSTRACT 170, FORT BEND COUNTY, TEXAS

48 LOTS 5 RESERVES (11.543 ACRES) 3 BLOCKS

OCTOBER 7, 2020 JOB NO. 0388-2052.304

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 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 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

CAD: _____; MYLAR CHECK: SURV. - XX