

**PLAT RECORDING SHEET**

**PLAT NAME:** Stewart Heights Section Seventeen

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 14.885

**LEAGUE:** A.B. Langermann Survey

**ABSTRACT NUMBER:** 456

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 56

**NUMBER OF RESERVES:** 5

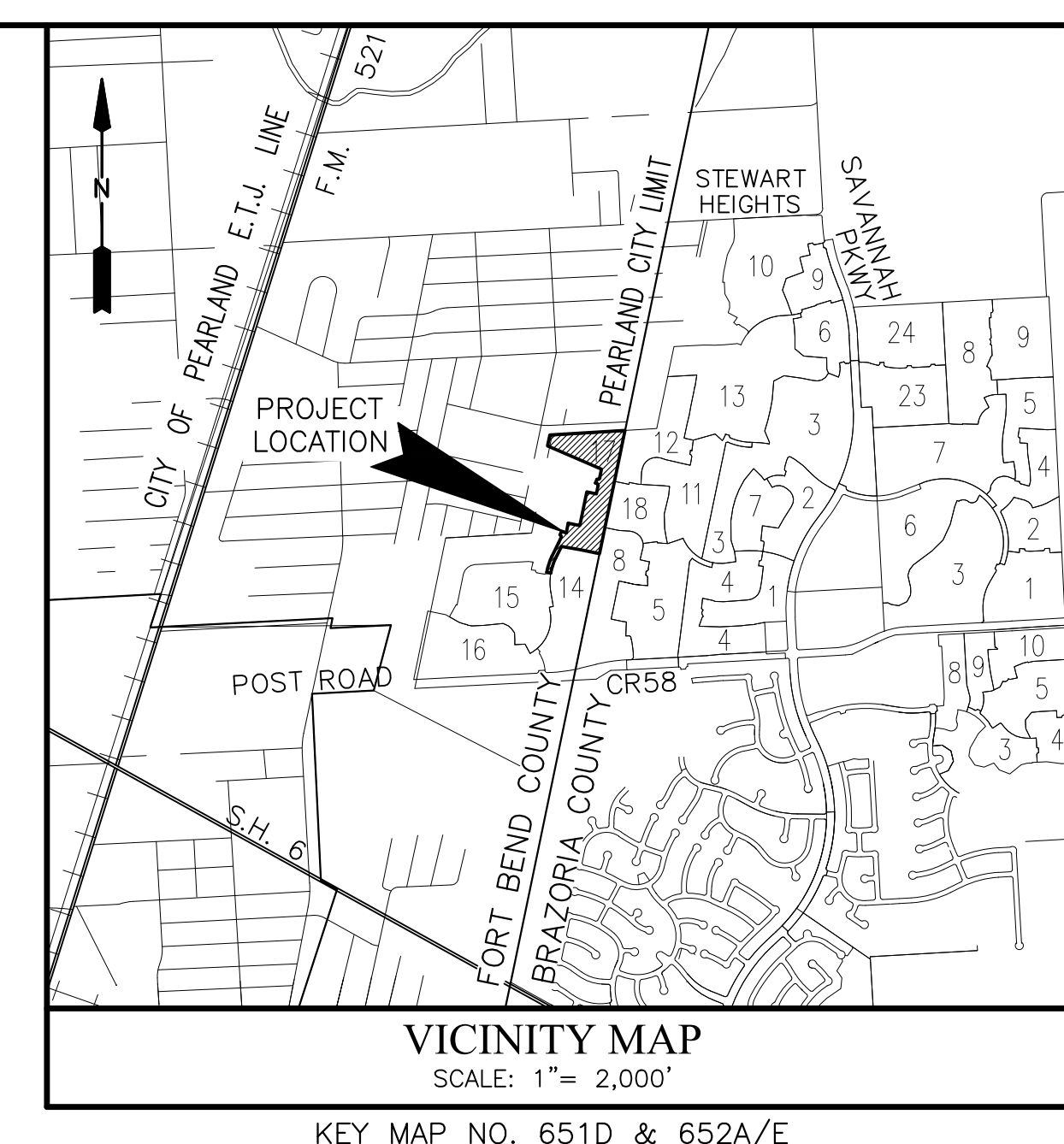
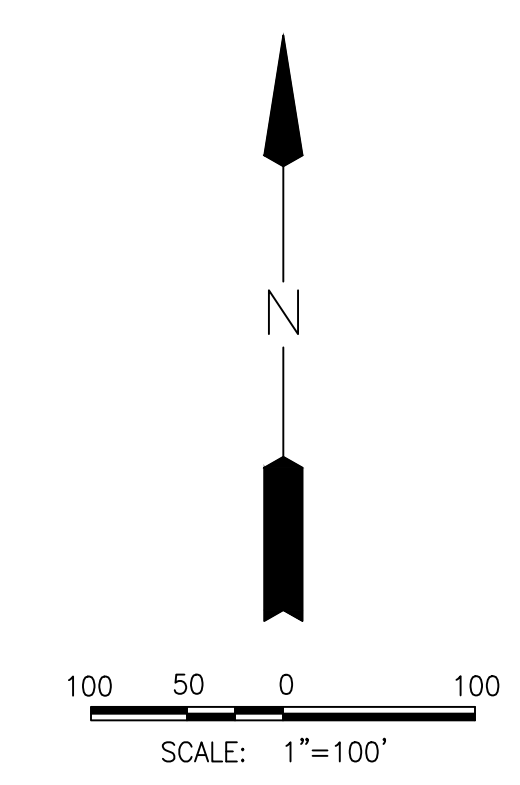
**OWNERS:** AG Essential Housing Multi State 1, LLC

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**(DEPUTY CLERK)**



LINE	BEARING	DISTANCE
L1	N 80°10'13" W	50.00'
L2	N 28°03'04" E	181.31'
L3	N 24°36'59" E	50.00'
L4	S 65°23'01" E	21.31'
L5	N 11°29'32" E	120.80'
L6	S 78°33'38" E	100.03'
L7	S 79°59'01" E	43.28'
L8	S 78°18'09" E	120.00'
L9	N 11°41'51" E	99.21'
L10	N 21°31'40" E	50.00'
L11	N 11°41'51" E	107.41'
L12	N 78°18'09" W	98.47'
L13	N 78°16'19" W	131.41'
L14	S 26°03'04" W	160.62'
L15	S 65°23'01" E	21.31'
L16	N 78°18'09" W	10.00'
L17	S 34°08'35" W	5.39'
L18	S 20°39'51" E	8.21'
L19	N 66°38'00" W	105.41'
L20	S 66°38'00" E	84.76'
L21	N 11°41'51" E	59.55'
L22	S 11°41'51" W	98.65'
L23	S 66°38'00" E	86.62'
L24	N 66°38'00" W	65.97'
L25	S 21°35'37" W	122.51'
L26	S 86°30'46" W	740.83'
L27	S 35°10'37" W	155.36'
L28	N 11°41'51" E	963.99'
L29	N 66°48'57" W	127.55'
L30	S 66°48'57" E	127.55'
L31	N 11°41'51" E	133.30'
L32	N 79°59'01" W	120.05'
L33	N 23°14'06" E	12.38'
L34	N 68°18'46" W	25.00'
L35	S 18°13'01" W	53.08'
L36	S 02°24'00" E	50.07'
L37	S 03°29'14" E	50.29'
L38	S 03°29'14" E	20.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	725.00'	16°13'17"	205.26'	N 17°56'25" E	204.58'
C2	975.00'	4°24'56"	75.14'	N 23°50'36" E	75.12'
C3	25.00'	87°01'10"	37.97'	N 21°52'26" W	34.42'
C4	275.00'	8°11'23"	39.31'	S 69°28'42" E	39.27'
C5	25.00'	82°48'28"	36.13'	N 29°42'23" W	33.07'
C6	350.00'	2°38'16"	16.11'	N 69°47'29" W	16.11'
C7	25.00'	99°49'49"	43.56'	N 61°36'45" E	38.25'
C8	675.00'	16°13'17"	191.10'	S 17°56'25" W	190.47'
C9	700.00'	16°13'17"	198.18'	N 17°56'25" E	197.52'
C10	1000.00'	7°11'56"	125.65'	N 22°27'06" E	125.56'
C11	300.00'	14°36'00"	76.45'	S 72°41'01" E	76.24'
C12	50.00'	88°19'08"	77.07'	N 55°51'25" E	69.67'
C13	325.00'	10°22'04"	58.81'	N 73°39'23" W	58.73'
C14	995.00'	2°04'02"	35.90'	N 67°40'01" W	35.90'
C15	315.00'	44°01'51"	242.07'	N 88°38'56" W	236.16'
C16	275.00'	14°36'00"	70.08'	S 72°41'01" E	69.89'
C17	25.00'	88°19'08"	38.54'	N 55°51'25" E	34.83'
C18	25.00'	78°19'51"	34.16'	N 27°28'05" W	31.58'
C19	290.00'	31°29'28"	159.39'	N 82°22'44" W	157.39'
C20	25.00'	62°38'22"	27.33'	S 50°33'22" W	25.99'
C21	50.00'	27°32'20"	238.60'	N 24°03'19" W	68.57'
C22	25.00'	35°12'48"	15.36'	S 84°57'14" E	15.12'
C23	340.00'	35°55'38"	213.20'	S 84°35'49" E	209.72'
C24	25.00'	101°40'09"	44.36'	N 62°31'55" E	38.77'
C25	25.00'	57°46'09"	25.21'	N 17°11'13" W	24.15'
C26	50.00'	27°43'20"	239.67'	S 88°45'07" E	67.79'
C27	25.00'	36°52'12"	16.09'	S 30°07'57" W	15.81'
C28	25.00'	78°19'51"	34.18'	S 27°28'05" E	31.58'
C29	970.00'	1°49'02"	30.77'	S 67°32'31" E	30.76'
C30	1020.00'	2°18'17"	41.03'	N 67°47'08" W	41.03'
C31	25.00'	101°40'09"	44.36'	S 62°31'55" W	38.77'
C32	25.00'	24°57'05"	10.89'	S 00°46'41" E	10.80'
C33	50.00'	138°11'17"	120.82'	S 55°51'25" W	93.43'
C34	25.00'	24°57'05"	10.89'	N 67°30'29" W	10.80'
C35	325.00'	1°39'48"	9.43'	N 79°09'07" W	9.43'
C36	25.00'	80°14'43"	35.01'	S 61°33'25" W	32.22'
C37	1025.00'	4°37'00"	82.59'	S 23°44'34" W	82.57'



RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.051	2,230	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.256	11,159	RESTRICTED TO OPEN SPACE/PIPELINE
C	0.965	42,032	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.323	14,064	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.347	15,097	RESTRICTED TO OPEN SPACE/PIPELINE
TOTAL	1.942	84,582	

BLOCK	LOT	MINIMUM SLAB ELEVATION		
		(NAVD88)	(NGVD29 1987 ADJ.)	(NGVD29 1978 ADJ.)
1	1-13	70.07 FEET	70.92 FEET	72.20 FEET
2	1-18	70.07 FEET	70.92 FEET	72.20 FEET
3	1-25	70.07 FEET	70.92 FEET	72.20 FEET

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

BLOCK	AVERAGE LOT WIDTH	AVERAGE LOT DEPTH
1	50.00'	120.00'
2	50.00'	120.00'
3	50.00'	120.00'

STREET NAME	LENGTH	CLASSIFICATION
ANDOVER BIRCH DRIVE	505.14'	RESIDENTIAL LOCAL
AMHURST MEADOW TRAIL	344.21'	RESIDENTIAL LOCAL
LENOX GROVE LANE	1,211.11'	RESIDENTIAL LOCAL
HAWLEY VILLAGE WAY	58.81'	RESIDENTIAL LOCAL
ELRINGTON HOLLOW TRAIL	551.47'	RESIDENTIAL LOCAL

BLOCK 1	BLOCK 2	BLOCK 3			
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	6,268	1	9,290	1	8,902
2	6,031	2	6,943	2	7,518
3	6,000	3	7,305	3	8,113
4	6,000	4	14,549	4	6,500
5	7,261	5	13,485	5	6,500
6	6,656	6	13,677	6	6,500
7	6,120	7	7,980	7	6,500
8	6,120	8	7,161	8	6,500
9	6,120	9	6,947	9	6,500
10	6,120	10	6,873	10	6,250
11	6,120	11	8,237	11	6,250
12	6,120	12	9,896	12	6,250
13	6,600	13	6,600	13	6,250
14	8,233	14	8,233	14	6,250
15	12,436	15	12,436	15	6,250
16	8,403	16	8,403	16	6,250
17	7,425	17	7,425	17	6,250
18	9,916	18	9,916	18	7,106
		19	13,407	19	13,407
		20	9,817	20	9,817
		21	6,001	21	6,001
		22	6,000	22	6,000
		23	6,000	23	6,000
		24	6,000	24	6,000
		25	6,874	25	6,874

- 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.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"

**FINAL PLAT OF**  
**STEWART HEIGHTS**  
**SECTION SEVENTEEN**  
 A SUBDIVISION OF 14.885 ACRES OF LAND SITUATED IN THE  
 A. B. LANGERMANN SURVEY, ABSTRACT 456,  
 FORT BEND COUNTY, TEXAS  
 56 LOTS    5 RESERVES (1.942 ACRES)    3 BLOCKS  
 JANUARY 28, 2021    JOB NO. 0388-2072.304  
 OWNER:  
**AG ESSENTIAL HOUSING MULTI STATE 1, LLC**  
 BY: AGWIP ASSET MANAGEMENT, LLC  
 ITS AUTHORIZED AGENT  
**STEVEN S. BENSON, MANAGER**  
 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, AG ESSENTIAL HOUSING MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, STEVEN S. BENSON, MANAGER OF AGWIP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF STEWART HEIGHTS SECTION SEVENTEEN, 14.885 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 HEIR, 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 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 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.

AG ESSENTIAL HOUSING MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH ITS DULY UNDERSIGNED OFFICER, HEREBY STATES THAT THEY FULLY REALIZE THAT THEY ARE 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, AG ESSENTIAL HOUSING MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 SEVENTEEN 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, AG ESSENTIAL HOUSING MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AGWIP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT, THEREUNTO AUTHORIZED, BY ITS MANAGER, STEVEN S. BENSON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

AG ESSENTIAL HOUSING MULTI STATE 1, LLC  
A DELAWARE LIMITED LIABILITY COMPANY,

BY: AGWIP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
AUTHORIZED AGENT

BY: \_\_\_\_\_  
STEVEN S. BENSON, MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN S. BENSON, MANAGER OF AGWIP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AUTHORIZED AGENT OF AG ESSENTIAL HOUSING MULTI STATE 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

\_\_\_\_\_  
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 THE STEWART HEIGHTS SECTION SEVENTEEN 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
LAYNI CADE, CHAIRPERSON  
PLANNING AND ZONING COMMISSION  
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS \_\_\_\_\_ OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
DARRIN COKER  
CITY OF PEARLAND, CITY ATTORNEY

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

BEING 14.885 ACRES OF LAND LOCATED IN THE A. B. LANGERMANN SURVEY, ABSTRACT NUMBER 456 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 2000080225 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 14.885 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):

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "BROWN & GAY FOUND MARKING THE NORTHWEST CORNER OF SAID 128.956 ACRES, SAME BEING A SOUTHERLY INTERIOR CORNER OF RIDGEWOOD ESTATES, A SUBDIVISION OF RECORD UNDER VOLUME 11, PAGE 47 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND SLIDES 72A, 72B, 73A AND 73B OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.);

THENCE, NORTH 86° 30' 46" EAST, ALONG A NORTH LINE OF SAID 128.956 ACRE TRACT AND A SOUTH LINE OF SAID RIDGEWOOD ESTATES, 917.92 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE MOST WESTERLY NORTHWEST CORNER OF STEWART HEIGHTS SECTION 12, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2019010517, B.C.P.R.;

THENCE, SOUTH 11° 41' 51" WEST, ALONG THE WEST LINE OF STEWART HEIGHTS SECTION 12, PASSING AT 633.90 FEET, A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID SECTION 12 AND THE NORTHWEST CORNER OF STEWART HEIGHTS SECTION 18, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2018063588 B.C.P.R. CONTINUING ALONG THE WEST LINE OF SAID SECTION 18, AT 12.08.28 FEET PASS A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID SECTION 18, SAME BEING THE NORTHWEST CORNER OF STEWART HEIGHTS SECTION EIGHT, A SUBDIVISION OF RECORD UNDER DOCUMENT NUMBER 2018011506, B.C.P.R., CONTINUING ALONG THE WEST LINE OF SAID SECTION EIGHT FOR A TOTAL DISTANCE OF 1,533.61 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 78° 18' 09" WEST, DEPARTING THE WEST LINE OF SAID SECTION EIGHT, 98.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 78° 16' 19" WEST, 131.41 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 79° 59' 01" WEST, 242.28 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 26° 03' 04" WEST, 160.62 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 191.10 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 16° 13' 17", AND A CHORD WHICH BEARS SOUTH 17° 56' 25" WEST, 190.47 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

THENCE, 205.26 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 16° 13' 17", AND A CHORD WHICH BEARS NORTH 17° 56' 25" EAST, 204.58 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 26° 03' 04" EAST, 181.31 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 75.14 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 975.00 FEET, A CENTRAL ANGLE OF 04° 24' 56", AND A CHORD WHICH BEARS NORTH 23° 50' 36" EAST, 75.12 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THE BEGINNING OF A COMPOUND CURVE;

THENCE, 37.97 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A

RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 01' 10", AND A CHORD WHICH BEARS NORTH 21° 52' 26" WEST, 34.42 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 24° 36' 59" EAST, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 65° 23' 01" EAST, 21.31 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THE BEGINNING OF A TANGENT CURVE;

THENCE, 39.31 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 08° 11' 23", AND A CHORD WHICH BEARS SOUTH 69° 28' 42" EAST, 39.27 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 11° 29' 32" EAST, 120.80 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 78° 33' 38" EAST, 100.03 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 79° 59' 01" EAST, 43.26 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 11° 41' 51" EAST, 418.23 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 78° 18' 09" EAST, 120.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 11° 41' 51" EAST, 99.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THE BEGINNING OF A TANGENT CURVE;

THENCE, 36.13 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82° 48' 28", AND A CHORD WHICH BEARS NORTH 29° 42' 23" WEST, 33.07 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THE BEGINNING OF A REVERSE CURVE;

THENCE, 16.11 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 02° 38' 46", AND A CHORD WHICH BEARS NORTH 69° 48' 29" WEST, 16.11 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 21° 31' 40" EAST, 50.00 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER; THE BEGINNING OF A NON-TANGENT CURVE;

THENCE, 43.56 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 99° 49' 49", AND A CHORD WHICH BEARS NORTH 61° 48' 29" WEST, 38.25 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 11° 41' 51" EAST, 107.41 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 66° 45' 54" WEST, 715.67 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, SAID POINT LYING ON A WEST LINE OF SAID 128.956 ACRE TRACT AND AN EAST LINE OF SAID RIDGEWOOD ESTATES;

THENCE, NORTH 11° 50' 25" EAST, ALONG SAID COMMON LINE, 136.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.885 ACRES OF LAND.

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. 2020-0306, DATED DECEMBER 15, 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 CONCRETE.
6. BENCHMARK: CITY OF PEARLAND BENCHMARK NO. 404. A BRONZE 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.

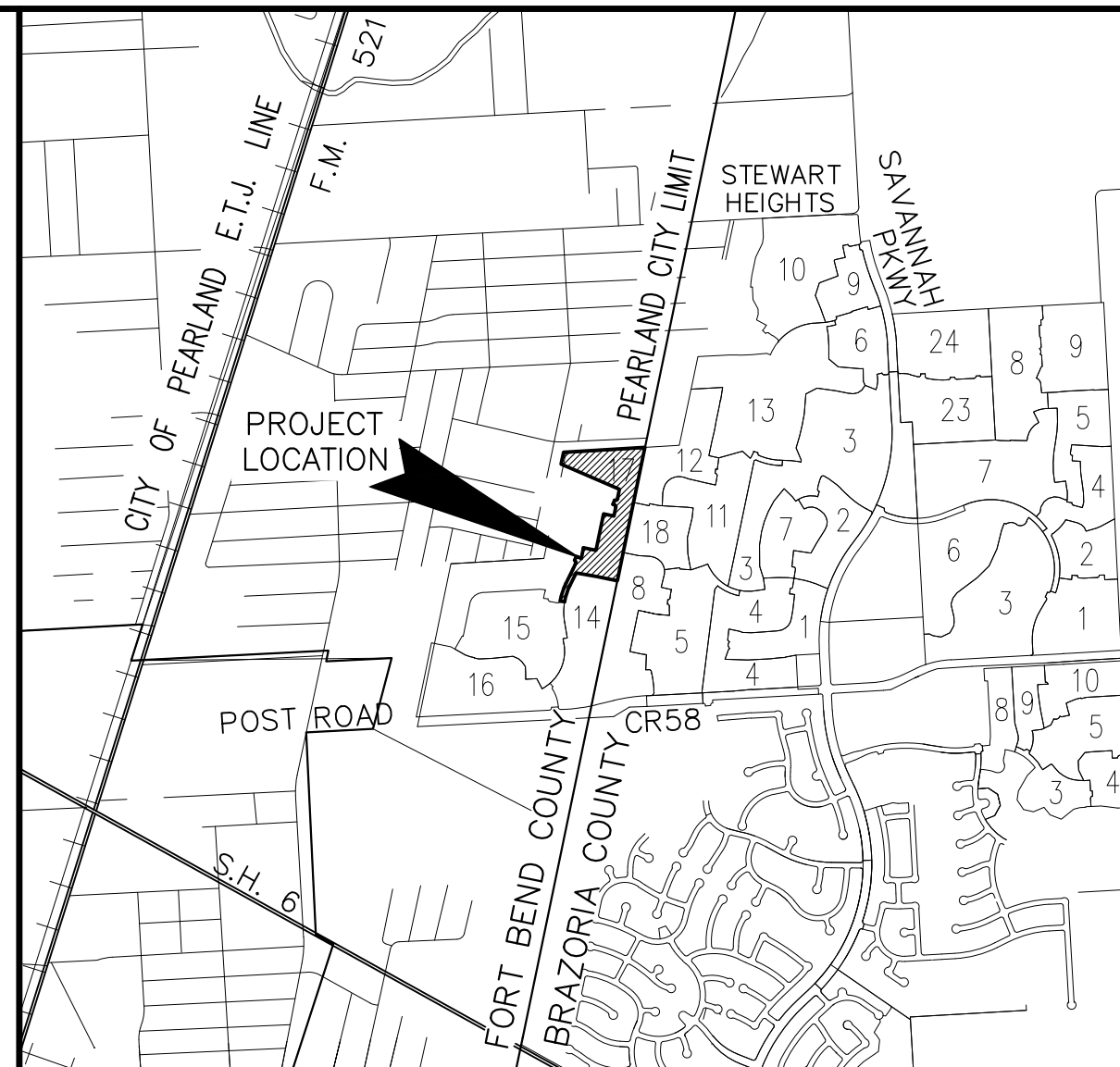
THESE PLANS AND PLAT ARE BASED ON NGVD 29, 1978 ADJUSTMENT (PROJECT DATUM)

7. TBM "500" = CUT "X" ON CONCRETE CURB AT THE NOSE OF THE MEDIAN LOCATED AT THE SOUTH SIDE OF THE INTERSECTION OF SAVANNA PARKWAY AND CR 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 0315L. 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 70.07 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, ESD NO. 7, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY ISO, THE ETJ 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 AASHTO 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. THERE ARE 12 PROPOSED STREET LIGHTS SHOWN ON THIS PLAT.
17. THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
18. 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.
19. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
20. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
21. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY AND RESERVE "C" IS VESTED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22.
22. 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.
23. THIS PLAT LIES WITHIN LIGHTING ZONE 3.
24. 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.
25. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
26. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD29, 1973 ADJUSTMENT.
27. 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 REVERT IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
28. THE HEREIN PLATTED PROPERTY IS SUBJECT TO A BLANKET EASEMENT IN FAVOR OF CENTERPOINT HOUSTON ELECTRIC, LLC, AS SET FORTH IN INSTRUMENT RECORDED IN CLERK'S FILE NO. 2018009249, OFFICIAL PUBLIC OF FORT BEND COUNTY, TEXAS.



VICINITY MAP

SCALE: 1" = 2,000'

KEY MAP NO. 651D & 652A/E

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
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 \_\_\_\_\_ 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 SEVENTEEN

A SUBDIVISION OF 14.885 ACRES OF LAND SITUATED IN THE  
A. B. LANGERMANN SURVEY, ABSTRACT 456,  
FORT BEND COUNTY, TEXAS

56 LOTS 5 RESERVES (1.942 ACRES) 3 BLOCKS

JANUARY 28, 2021 JOB NO. 0388-2072.304

OWNER:

AG ESSENTIAL HOUSING MULTI STATE 1, LLC

BY: AGWIP ASSET MANAGEMENT, LLC

ITS AUTHORIZED AGENT

STEVEN S. BENSON, MANAGER

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



SHEET 2 OF 2