PLAT RECORDING SHEET

| PLAT NAME: | Reserves at Briana Dee |
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| PLAT NO: | |
| ACREAGE: | 1.5547 |
| | |
| LEAGUE: | A.B. Langerman Survey |
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| | |
| ABSTRACT NU | JMBER: 456 |
| ADSTRACTNO | |
| | |
| | |
| NUMBER OF B | BLOCKS: 1 |
| NUMBER OF L | |
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| NUMBER OF F | RESERVES: 1 |
| OWNERS: Ch | narleston C.M.I. LTD. |
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| (DEPUTY CLERK) | |

STATE OF TEXAS COUNTY OF FORT BEND CITY OF PEARLAND WE, BLAKE ROBERTS ITS PRESIDENT AND LOUIS TRAPOLINO ITS VICE PRESIDENT BEING OFFICERS OF CHARLESTON C.M.I., LTD. OWNER OF THE 1.5 THE ABOVE AND FOREGOING MAP OF RESERVE AT BRIANA DEE DRIVE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBL (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SH PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRA FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UI EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETE OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TW FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVE EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUN 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 GRO PLANE SIXTEEN EFFT (16'0") AROVE THE GROUND LEVEL UPWARD LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC LITHLY FASEMEN WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WID FURTHER, DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SI DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF FURTHER. WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY. FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AT GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION FURTHER, DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO A DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY S TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE. FURTHER, DO HEREBY CERTIFY THAT I AM (OR WE ARE) THE OWNER(S) OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE SUBDIVISION OF HIGHLAND MEADOWS SECTION ONE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSI THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE ABOVE AND ADJACENT ACCEPTANT ACCEPTA UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE. FURTHER, DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT IN TESTIMONY WHEREOF, THE CHARLESTON C.M.I., LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY BLAKE ROBERTS, ITS PRESIDENT, HERETC BY LOUIS TRAPOLINO ITS VICE PRESIDENT, BOTH OFFICERS OF CHARLESTON C.M.I., LTD. AND ITS COMMON SEAL HEREUNTO, AFFIXED THIS ___ DAY CHARLESTON C.M.I., LTD. NAME: BLAKE ROBERTS TITLE: PRESIDENT ATTEST: NAME: LOUIS TRAPOLINO TITLE: VICE PRESIDENT STATE OF _____ COUNTY OF ____ BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE ROBERTS KNOWN TO ME TO BE THE PERSONS WHOSE NAI TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRICAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____DAY OF _____, 2021 NOTARY PUBLIC IN AND FOR ___COUNTY, TEXAS STATE OF ___ COUNTY OF _____ BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LOUIS TRAPOLING KNOWN TO ME TO BE THE PERSONS WHOSE N TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPECAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____DAY OF _____, 2021 NOTARY PUBLIC IN AND FOR I, CAROLYN J. QUINN , AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CE THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET. CAROLYN J. QUINN. RPLS REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6033 I, MARK C. HODGES, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIF THE CITY OF ARCOLA AND FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE. MARK C. HODGES LICENSED PROFESSIONAL ENGINEER TEXAS LICENSE NO. 133425 CITY OF PEARLAND: THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF STREET DEDICATION OF BRIANA DEE 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 ______, _____, _____, DANIEL TUNSTALL, CHAIRPERSON PLANNING & ZONING COMMISSION CITY OF PEARLAND, TEXAS APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS ______ OF DARRIN COKER ROBERT UPTON, P.E. CITY ATTORNEY DIRECTOR OF ENGINEERING/PROJECTS CITY OF PEARLAND: THIS IS TO CERTIFY THAT THE CITY PLANNER OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS SUBDIVISION PLAT AND SUBDIVISION STREET DEDICATION PLAT OF BRIANA DEE 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 ______ DAY OF ______. JIMONTANAE MCBRIDE CITY OF PEARLAND, TEXAS APPROVED FOR THE CITY OF PEARLAND THIS _____ OF _____, DARRIN COKER ROBERT UPTON, P.F. DIRECTOR OF ENGINEERING/PROJECTS CITY ATTORNEY

| | 5 6 7 8 |
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| 5547 TRACT DESCRIBED IN PLAT OF SAID PROPERTY LIC FOREVER, ALL STREETS SHOWN THEREON FOR THE ANT AND FOREVER DEFEND | PEARLAND ETJ LIND. (VOL. 3 |
| INOBSTRUCTED AERIAL ER GROUND EASEMENTS T (16'0") PERIMETER C UTILITY EASEMENTS VENTY ONE FEET, SIX | |
| /ER UNOBSTRUCTED AERIAL IND EASEMENTS, OR EIGHT OUND EASEMENTS, FROM A NTS THAT ARE DESIGNATED DTH. | LOT 2 FETTERLY'S SUBDIVIS VOLUME 461, PAGE 183, F.B. |
| SINGLE FAMILY RESIDENTIAL SUCH RESTRICTIONS FILED | C Surv. |
| O PREVENT THE DRAINAGE AND ALL BAYOUS, CREEKS, | MANUEL ESCALER SURVEY, ABSTRACT |
| COUNTY OR ANY OTHER ION AND MAINTENANCE OF | CALL 6.464 ACRES |
| ANY DRAINAGE EASEMENT, CES, BUILDINGS, EXCESSIVE SHALL NOT BE PERMITTED | GOLDENYEARS, LLC F.B.C.C.F. No. 2018098311 |
| HE ABOVE AND FOREGOING TSIDE THE BOUNDARIES OF THE PUBLIC, ALL PUBLIC | |
| S OF FORT BEND COUNTY, T ON MARCH 23, 2004. | RESIDUE OF CALL 2 NIRANJAN S. F.B.C.C.F. No. 20 |
| O AUTHORIZED, ATTESTED | |
| NAMES ARE SUBSCRIBED PRESSED AND IN THE | SEE DE LANDSCAPE/MONUMENT EAS F.B.C.C.F. NO. 20180978 CALLED SARCE O. 280 F.B. C.C.F. O. 50 F.B. C.C.F. O |
| CERTIFY ON THE R OTHER | Curve Table Curve Length Radius Delta Chd Direction Chd Length C1 196.30 650.00 17"18'10" \$20"25'18"W 195.55 C2 44.40 30.00 84"48"17" \$13"19"25"E 40.46 C3 169.87 562.50 17"18"09" N20"25'19"E 169.22 C4 47.12 30.00 89"59"16" N74"04"01"E 42.42 C5 143.44 475.00 17"18"09" N20"25"19"E 142.90 |
| IREMENTS OF | Line Table Line Length Direction L1 172.97 S60'56'21"E L2 140.26 S11'46'14"W L3 72.76 S29'04'23"W L4 137.43 N60'56'21"W L5 107.13 N11'46'14"E L6 160.30 S29'04'23"W L7 187.99 N29'04'23"E L8 73.98 N11'46'14"E L9 0.15 N60'56'21"W |

| 14 | 475.00 17°18'09" N | | N20°25'19 | "E | 142.90 | | |
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| | Line | Length | Dir | ection | | | |
| | L1 | 172.97 | S6 | 0°56'21"E | | | |
| | L2 | 140.26 | S1 | 1°46'14"W | | | |
| | L3 | 72.76 | S2 | 9°04'23"W | | | |
| | L4 | 137.43 | N6 | 0°56'21"W | | | |
| | L5 | 107.13 | N1 | 1*46'14"E | | | |
| | L6 | 160.30 | S2 | 9°04'23"W | | | |
| | L7 | 187.99 | N2 | 9*04'23"E | | | |
| | L8 | 73.98 | N1 | 1°46'14"E | | | |
| | L9 | 0.15 | N6 | 0°56'21"W | | | |
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LEGEND

| AC. = ACRE A.E. = AERIAL EASEMENT B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE B.L. = BUILDING LINE B.M. = BENCHMARK D.E. = DRAINAGE EASEMENT F.B.C.C.F. = FORT BEND COUNTY CLERK'S FILE F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS F.B.C.P.R. = FORT BEND COUNTY PLAT RECORDS H.L.&P. = HOUSTON LIGHTING AND POWER LTD. = LIMITED NO. = NUMBER PG. = PAGE P.L. = PROPERTY LINE R = RADIUS R.O.W. = RIGHT-OF-WAY S.F. = SQUARE FEET S.S.E. = SANITARY SEWER EASEMENT STM.S.E. = STORM SEWER EASEMENT U.E. = UTILITY EASEMENT VOL. = VOLUME W.L.E. = WATER LINE EASEMENT X = EASTING COORDINATE Y = NORTHING COORDINATE 1 = BLOCK NUMBER | | | | |
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| 1 = BLOCK NUMBER | | | = | STREET NAME CHANGE |
| | | 1 | = | BLOCK NUMBER |

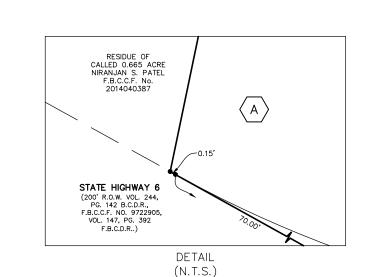
= SET 5/8-INCH IRON ROD W/MSG

= FOUND 5/8-INCH IRON ROD W/MSG

◆ = BENCHMARK

CAP (UNLESS OTHERWISE NOTED)

CAP (UNLESS OTHERWISE NOTED)



| FIELD NOTES FOR | A 1.5547 |
|-----------------------|----------|
| E.E. B. V.O.T.C. E.B. | |

(VOL. 393, PG. 94, F.B.C.D.R.) FOUND 3/4" IF

FOUND 5/8" CIR

X: 3098018.54 Y: 13747371.22

A.B. LANGERMAN

PROPOSFI

RESTRICTED RESERV "D". BLOCK 3

FRCPR NO

RESIDUE OF MARY LOU HEBERT

GREEN, L.P F.B.C.C.F. No. 9865416

_X: 3098169.71 Y: 13747287.21

LANDSCAPE/MONUMENT EASEMENT

F.B.C.C.F. NO. 2018097554

CHARLESTON HEIGHTS

SECTION 1

LOT 2 FETTERLY'S SUBDIVISION VOLUME 461, PAGE 183, F.B.C.D.R.

MANUEL ESCALERO

RESIDUE OF CALL 26.5379 ACRE \ NIRANJAN S. PATEL F.B.C.C.F. No. 2014040387

SEE DETAIL

LANDSCAPE/MONUMENT EASEMENT

F.B.C.C.F. NO. 2018097554

C. HEYWOOD

BEING A TRACT OF LAND CONTAINING 1.5547 ACRES (67,725 SQUARE FEET), LOCATED IN THE A.B. LANGERMAN SURVEY, A-456 IN FORT BEND COUNTY, TEXAS; SAID 1.5547 ACRE TRACT BEING ALL OF A CALLED 0.6751 ACRE TRACT, RECORDED IN THE NAME OF CHARLESTON C.M.I., LTD, UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2018097551 AND A PORTION OF A RESIDUE TRACT, RECORDED IN THE NAME OF MARY LOU HEBERT GREEN, LP, (GREEN) UNDER F.B.C.C.F. NO. 9865416; SAID 1.5547 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.):

BEGINNING AT A 5/8-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 6 (200' R.O.W. VOL. 244. PG. 142. BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) F.B.C.C.F. NO. 9722905, VOLUME (VOL.) 147, PAGE (PG.) 392, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.)), FOR THE SOUTHEAST CORNER OF A CALLED 26.5379 ACRE TRACT RECORDED IN THE NAME OF NIRANJAN S. PATEL, UNDER F.B.C.C.F. NO. 2014040387, THE SOUTHWEST CORNER OF SAID GREEN RESIDUE TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THE EAST LINE OF A CALLED 6.464 ACRE TRACT RECORDED IN THE NAME OF GOLDENYEARS, LLC, UNDER F.B.C.C.F. NO. 2018098311, NORTH 11 DEGREES 45 MINUTES 56 SECONDS EAST, A DISTANCE OF 450.26 FEET TO A 5/8-INCH IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF A CALLED 89.243 ACRE, (TRACT 1), RECORDED IN THE NAME OF CHARLESTON C.M.I., LTD., UNDER F.B.C.C.F. NO. 2010055798, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 89.243 ACRE TRACT AND THE NORTH LINE OF SAID 0.675

ACRE TRACT, SOUTH 60 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 172.97 FEET TO A 5/8-INCH IRON ROD WITH MILLER SURVEY GROUP (M.S.G.) CAP SET, FOR THE NORTHEAST CORNER OF SAID 0.6751 ACRE TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, WITH THE EAST LINES OF SAID 0.6751 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES; I. SOUTH 11 DEGREES 46 MINUTES 14 SECONDS WEST, A DISTANCE OF 140.26 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT

196.30 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00

DEGREES, A CENTRAL ANGLE OF 17 DEGREES 18 MINUTES 10 SECONDS, AND A CHORD THAT BEARS SOUTH 20 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF 195.55 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT A POINT OF TANGENCY; 3. SOUTH 29 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 72.76 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET AT THE BEGINNING OF A CURVE TO THE LEFT; 44.40 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 84 DEGREES 48 MINUTES 17 SECONDS. AND A CHORD THAT BEARS SOUTH 13 DEGREES 19 MINUTES 25 SECONDS EAST, A DISTANCE OF 40.46 FEET TO A 5/8-INCH IRON ROD WITH M.S.G. CAP SET ON THE NORTH R.O.W. LINE OF SAID HIGHWAY 6, BEING THE SOUTHEAST CORNER OF SAID 0.6751 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH R.O.W. LINE OF SAID HIGHWAY 6, BEING THE SOUTH LINES FO SAID 0.6751 AND SAID GREEN RESIDUE TRACT, NORTH 60 DEGREES 56 MINUTES 21 SECONDS WEST A DISTANCE OF 137.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.5547 ACRES OF LAND.

| SYMBOL | DESCRIPTION | USE | AREA | | |
|--------|------------------------|----------------------|----------------------|--|--|
| A | RESTRICTED RESERVE "A" | LANDSCAPE/OPEN SPACE | 0.878 AC 38,263 S.F. | | |
| TOTAL | | | 0.878 AC 38,263 S.F. | | |

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM. S.E. INDICATES STORM SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L.&P. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE.

2. ALL COORDINATES AND BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE No. 4204, NORTH AMERICAN DATUM OF 1983 (NAD83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES ARE SURFACE COORDINATES. TO CONVERT TO GRID MULTIPLY THE AVERAGE COMBINED SCALE FACTOR: 0.9998688686. 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0315L. REVISED DATE OF APRIL 2. 2014.THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ALL FLOODPLAIN

INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN

4. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.

RESTRICTED RESERVE "

F.B.C.P.R. NO.

BLOCK 3, CHARLESTON HEIGHTS SECTION 1

RESTRICTED RESERVE "C",

BLOCK 3, CHARLESTON HEIGHTS

F.B.C.P.R. NO. _____

TREATMENT PLANT SITE

2020138410

5. THIS PLAT LIES WHOLLY WITHIN COMMISSIONER PRECINCT 1, LIGHTING ZONE LZ2, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND I.S.D., THE ETJ OF THE CITY OF PEARLAND. 6. 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.

7. 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 CONTIGUOUS RIGHT—OF—WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.

8. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT THROUGH RESTRICTIVE COVENANTS WITHIN ALL ROAD RIGHTS-OF-WAY DEDICATED TO THE PUBLIC. 9. ALL EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION HAVE BEEN SHOWN.

10. ONE—FOOT RESERVE DEDICATED TO THE PUBLIC IN FEES AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY IS SUBDIVIDED OR RE—SUBDIVIDED IN A RECORDED SUBDIVISION 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, HIS HEIRS, ASSIGNS OR

STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

11. RESTRICTED RESERVE "A" TO BE MAINTAINED BY MARY LOU HEBERT GREEN, L.P.

13. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT

12. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE GUARANTY COMPANY, G.F. NO. 2003918165, EFFECTIVE DATE 03/23/2021. THE

14. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED.

15. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL AND CITY OF PEARLAND WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.

16. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.

17. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR FORT BEND

18. PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY (NGS) S-1214 (PID: AW2032) BEING A BRASS DISK STAMPED "S 1214 1973" IN CONCRETE, LOCATED 0.5 MILE SOUTH FROM ARCOLA. PROCEED 0.5 MILE SOUTH ALONG FM ROAD 521 FROM THE INTERSECTION OF STATE HIGHWAY 6 AT ARCOLA, AT ARCOLA RAILROAD JUNCTION, AT THE CROSSING OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY AND THE MISSOURI PACIFIC RAILROAD, IN THE TOP OF THE NORTH CONCRETE HEADWALL OF A 24-INCH PIPE CULVERT UNDER THE RAILROAD, 8.9 FEET NORTH OF THE NORTH RAIL OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY, 15.4 FEET EAST OF THE EAST RAIL OF THE MISSOURI PACIFIC RAILROAD, 101 FEET WEST OF THE CENTER LINE OF THE HIGHWAY AND ABOUT LEVEL WITH THE TRACKS. ELEVATION = 63.27' FEET (NAVD 88, 1991 ADJ.) - PROJECT DATUM

19. ELEVATIONS SHOWN HEREON (BY OTHERS) ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATED S 1214, PID AW2032, HAVING A PUBLISHED ELEVATION OF 63.27 FEET (NAVD 88, 1991 ADJ.).

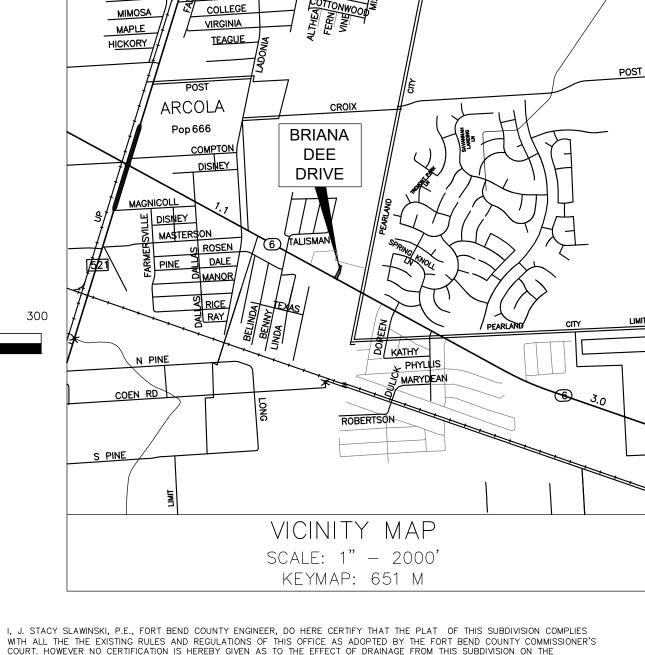
20. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE

21. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL NOT 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT,

22. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE

23. 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.

24. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL 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 PROPERTY OWNER.



/ CRESCENT

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.

GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

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, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ DAY OF _____

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

VINCENT M. MORALES, Jr.

SCALE IN FEET

25.24 ACRE DRAINAGE RESERVE

BUFFER ZONE EASEMENT PER F.B.C.C.F. NO.

2020138407

FOUND 5/8" CIR-

MARY LOU HEBERT GREEN, L.P B.C.C.F. No. 98-034680

FINAL PLAT OF RESERVE AT BRIANA DEE

BEING A PLAT OF 1.5547 ACRE OF LAND LOCATED IN THE A.B. LANGERMAN SURVEY, ABSTRACT 456 FORT BEND COUNTY, TEXAS

1 BLOCK

1 RESERVE

DATE: MARCH 17, 2021 SCALE: 1" = 100'

OWNER:

CHARLESTON C.M.I., LTD. 10410 WINDMERE LAKES BLVD. 281-671-9000





www.millersurvey.com 1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77043 2500 TANGLEWILDE STREET, SUITE 480 HOUSTON, TEXAS 77063 PHONE 713-413-1900 ★ FAX 713-413-1944 OFFICE: 281-306-0240 X 101 TEXAS FIRM REGISTRATION NO. 10047100 CELL: 713-252-6421 TBPE NO. F-17637

SHEET 1 OF