

**PLAT RECORDING SHEET**

**PLAT NAME:** Post Road Street Dedication Section 1

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

**ACREAGE:** 2.070

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

**ABSTRACT NUMBER:** 456 and 170

**NUMBER OF BLOCKS:** 0

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

**OWNERS:** Savannah Development, Ltd.

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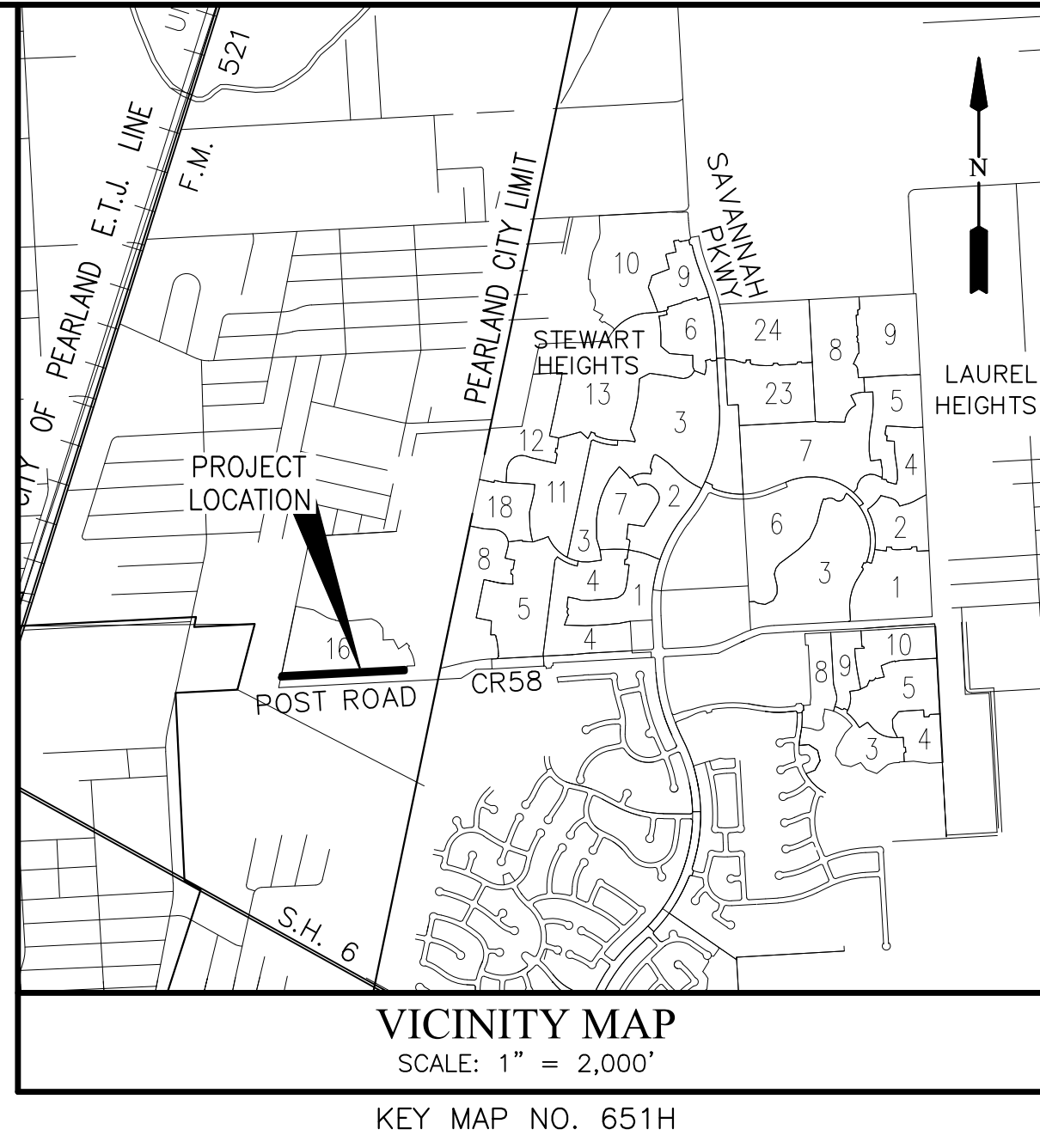
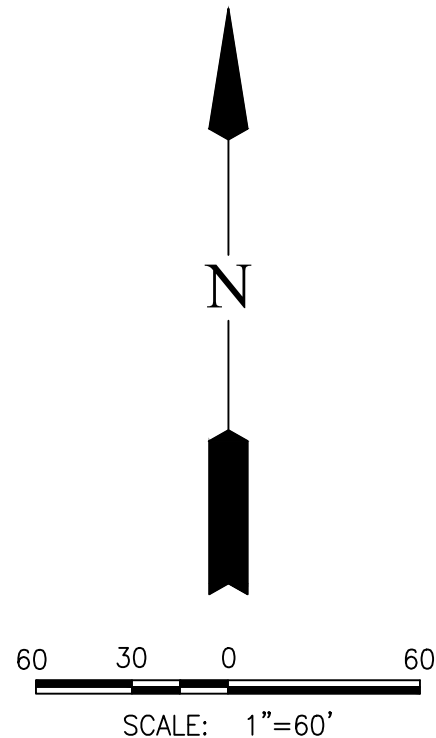
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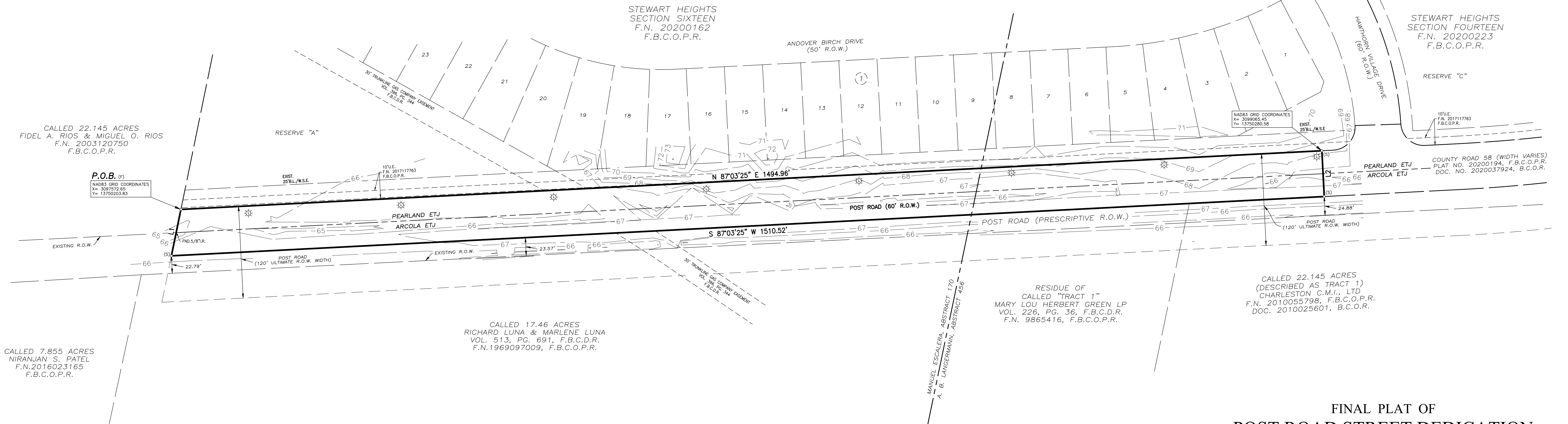
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- LEGEND
- EXIST. INDICATES EXISTING  
U.E. INDICATES UTILITY EASEMENT  
STM.S.E. INDICATES STORM SEWER EASEMENT  
W.S.E. INDICATES WATER AND SEWER EASEMENT  
D.E. INDICATES DRAINAGE EASEMENT  
E.E. INDICATES ELECTRICAL EASEMENT  
B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS  
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS  
B.C.C.F. INDICATES BRAZORIA COUNTY CLERKS FILE  
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS  
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS  
B.C.M.U.D. INDICATES BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT  
F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS  
F.B.C.D.R. INDICATES FORT BEND COUNTY DEE RECORDS  
☼ INDICATES PROPOSED STREET LIGHT  
↖ INDICATES STREET NAME CHANGE  
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  
(S) INDICATES 5/8 INCH ROD WITH CAP STAMPED "LJA SURVEY"  
(F) INDICATES PREVIOUSLY SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"



KEY MAP NO. 651H



FINAL PLAT OF  
POST ROAD STREET DEDICATION  
SECTION 1

A SUBDIVISION OF 2.070 ACRES OF LAND SITUATED IN THE  
A. B. LANGERMANN SURVEY, ABSTRACT 456 AND THE  
MANUEL ESCALERA SURVEY, ABSTRACT 170,  
FORT BEND COUNTY, TEXAS.

0 LOTS      0 RESERVES      0 BLOCKS

FEBRUARY 2, 2021      JOB NO. 0388-1609.304

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

SURVEYOR: **LJA Surveying, Inc.**  
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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11°35'35" E	61.98'
L2	S 02°56'35" E	60.00'

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, SAVANNAH DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF POST ROAD STREET DEDICATION SECTION 1, 2.070 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, 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 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 ADJUTING 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 POST ROAD STREET DEDICATION SECTION 1 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 \_\_\_\_\_, 2021.

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 \_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTES:

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY, THE CITY OF PEARLAND AND THE CITY OF ARCOLA.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2020-0087, DATED FEBRUARY, 21, 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. 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 BRAZORIA 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.

ELEV. = 64.96 (NAVD88, 2001 ADJUSTMENT)

ADD 1.82 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 0315L. CONTACT THE FORT BEND COUNTY FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOODZONE.

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. 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.

12. 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, FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO. 7, THE ETJ OF THE CITY OF PEARLAND, THE ETJ OF THE CITY OF ARCOLA AND FORT BEND COUNTY.

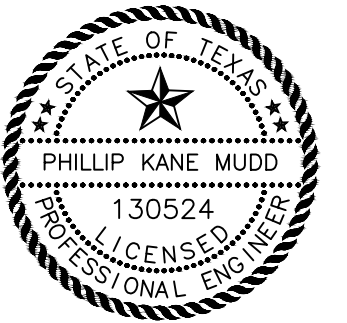
13. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL

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.



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 POST ROAD STREET DEDICATION SECTION 1 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.

DANIEL TUNSTALL, PLANNING AND ZONING  
COMMISSION CHAIRPERSON  
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

CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

14. 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.

15. LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.

16. AN EIGHT-FOOT (8') SIDEWALK IS REQUIRED ALONG ONE SIDE OF POST ROAD.

17. MAINTENANCE OF ALL DISTRICT DRAINAGE FACILITIES IS THE OBLIGATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22, AND NOT BRAZORIA COUNTY.

18. THERE ARE 8 PROPOSED STREET LIGHTS SHOWN ON THIS PLAT.

19. AN EASEMENT FOR PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REMOVING AND RE-CONSTRUCTING A PERIMETER FENCE LOCATED ON SUBJECT PROPERTY GRANTED TO SAVANNAH DEVELOPMENT, LTD. AND LAKES OF SAVANNAH NORTH COMMUNITY ASSOCIATION, INC. BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2014034554 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

20. CURBS WILL BE PROVIDED ON BOTH SIDES OF ALL STREETS.

21. THE PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.

22. 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.

23. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

24. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

25. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 22.

26. 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.

27. THIS PLAT LIES WITHIN LIGHTING ZONE 3.

28. 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.

29. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NGVD29, 1973 ADJUSTMENT.

30. THIS PROPERTY IS SUBJECT TO A SHORT FORM BLANKET EASEMENT AS RECORDED UNDER INSTRUMENT NUMBER 2018009249 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY.

31. ALL ELEVATIONS SHOWN ARE BASED ON NGVD29, 78 ADJ. TO CONVERT THESE ELEVATIONS TO NAVD88 2.13 FEET MUST BE SUBTRACTED FROM THE ELEVATIONS CURRENTLY SHOWN.

A 2.070 ACRE (90,164 SQUARE FEET) TRACT OF LAND LOCATED IN THE A. B. LANGERMANN SURVEY, ABSTRACT 456 AND THE MANUEL ESCALERA SURVEY, ABSTRACT 170, 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 UNDER FILE NUMBER 00-037203, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.O.R.) AND FILE NUMBER 2000080225, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS (F.B.C.O.P.R.), A PORTION OF THAT CERTAIN CALLED 89.243 ACRE TRACT DESCRIBED AS "TRACT 1" IN THE DEED TO CHARLESTON C.M.J., LTD BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 201005798, F.B.C.O.P.R., AND DOCUMENT NUMBER 2010025601, B.C.O.R., A PORTION OF THE RESIDUE OF THAT CERTAIN TRACT DESCRIBED AS "TRACT 1" IN THE DEED TO MARY LOU HERBERT GREEN LP BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 9865416 AND FILE NUMBER 2005031400, F.B.C.O.P.R., AND A PORTION OF COUNTY ROAD 58 (WIDTH VARIES - AS MONUMENTED), SAID 2.070 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83):

COMMENCING FOR REFERENCE AT A 5/8-INCH IRON ROD FOUND FOR MARKING THE MOST WESTERLY NORTHWEST OF SAID 128.956 ACRE TRACT AND THE NORTHEAST 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.;

THENCE, SOUTH 11° 35' 35" WEST, ALONG THE WEST LINE OF SAID 128.956 ACRE TRACT COMMON TO THE EAST LINE OF SAID 22.145 ACRE TRACT, 1,765.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87° 03' 25" EAST, DEPARTING SAID COMMON LINE, 1,494.96 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02° 56' 35" EAST, 60.00 FEET TO A MAGNAIL SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

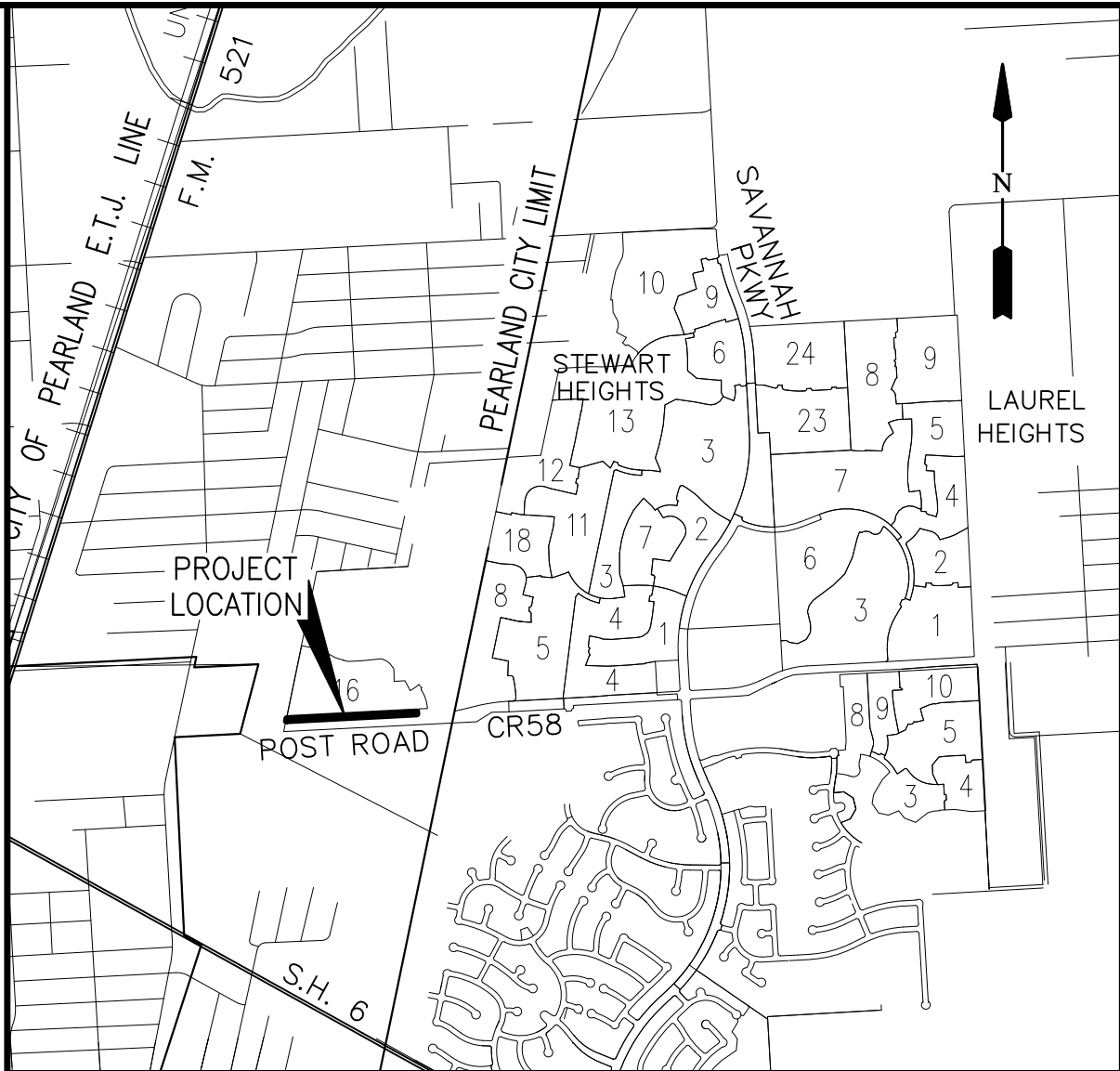
THENCE, SOUTH 87° 03' 25" WEST, 1,510.52 FEET TO A MAGNAIL SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 11° 35' 35" EAST, AT 30.93 FEET PASS A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 128.956 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 22.145 ACRE TRACT, CONTINUING ALONG THE WEST LINE OF SAID 128.956 ACRE TRACT AND THE EAST LINE OF SAID 22.145 ACRE TRACT FOR A TOTAL DISTANCE OF 61.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.070 ACRES OF LAND.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ARCOLA, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF POST ROAD STREET DEDICATION SECTION 1 AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF ARCOLA AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

FLORENCE JACKSON  
CITY OF ARCOLA, MAYOR

SALLY CANTU  
CITY OF ARCOLA, CITY SECRETARY



VICINITY MAP  
SCALE: 1" = 2,000'

KEY MAP NO. 651H

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 \_\_\_\_\_, 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 \_\_\_\_\_, 2021 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 POST ROAD STREET DEDICATION SECTION 1

A SUBDIVISION OF 2.070 ACRES OF LAND SITUATED IN THE  
A. B. LANGERMANN SURVEY, ABSTRACT 456 AND THE  
MANUEL ESCALERA SURVEY, ABSTRACT 170,  
FORT BEND COUNTY, TEXAS.

0 LOTS 0 RESERVES 0 BLOCKS

FEBRUARY 2, 2021

JOB NO. 0388-1609.304

OWNERS:

SAVANNAH DEVELOPMENT, LTD.

BY: U.S. HOME CORPORATION  
ITS GENERAL PARTNER

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

SURVEYOR:

LJA Surveying, Inc.

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