

**PLAT RECORDING SHEET**

**PLAT NAME:** Stewart Heights Section Nineteen

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

**ACREAGE:** 14.046

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

**ABSTRACT NUMBER:** 456

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 59

**NUMBER OF RESERVES:** 6

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

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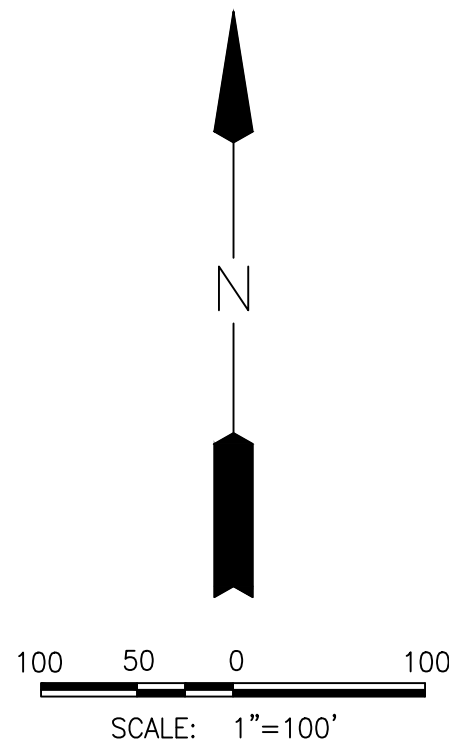
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**(DEPUTY CLERK)**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 11°41'51" W	107.41'
L2	S 21°31'40" W	50.00'
L3	S 11°41'51" W	99.21'
L4	N 78°18'09" W	120.00'
L5	N 79°59'01" W	43.26'
L6	N 78°33'38" W	100.03'
L7	S 11°29'32" W	120.80'
L8	N 65°23'01" W	21.31'
L9	S 24°36'59" W	50.00'
L10	S 26°03'04" W	21.20'
L11	N 65°22'29" W	62.07'
L12	S 88°59'10" W	58.48'
L13	N 40°41'59" W	69.29'
L14	S 65°23'01" E	39.42'
L15	S 27°23'48" E	0.99'
L16	N 59°28'52" E	5.34'
L17	N 78°18'09" W	15.00'
L18	S 63°18'05" W	7.89'
L19	S 65°23'01" E	39.42'
L20	N 65°23'01" W	39.42'
L21	N 40°24'57" E	13.93'
L22	N 23°59'04" E	102.90'
L23	S 35°10'37" W	106.47'
L24	S 35°10'37" W	106.57'
L25	S 78°09'35" E	125.00'
L26	N 78°09'35" W	124.94'
L27	S 11°50'25" W	284.51'
L28	N 78°09'35" W	15.00'
L29	S 04°11'36" E	29.37'
L30	N 18°55'15" E	20.45'
L31	S 64°36'23" E	51.12'
L32	S 52°21'40" E	82.04'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	99°49'49"	43.56'	S 61°36'45" W	38.25'
C2	350.00'	2°38'16"	16.11'	S 69°47'29" E	16.11'
C3	25.00'	82°48'28"	36.13'	S 29°42'23" E	33.07'
C4	275.00'	8°11'23"	39.31'	N 69°28'42" W	39.27'
C5	25.00'	87°01'10"	37.97'	S 21°52'26" E	34.42'
C6	975.00'	4°24'56"	75.14'	S 23°50'36" W	75.12'
C7	325.00'	1°50'20"	10.43'	N 67°33'10" W	10.43'
C8	50.00'	101°31'35"	88.60'	S 62°36'12" W	77.45'
C9	50.00'	83°40'55"	73.03'	S 30°00'03" E	66.71'
C10	790.00'	6°27'29"	89.04'	S 68°36'46" E	89.00'
C11	910.00'	11°56'39"	189.70'	S 71°55'46" E	189.36'
C12	50.00'	77°39'18"	67.77'	S 27°07'48" E	62.70'
C13	350.00'	1°50'20"	11.23'	N 67°33'10" W	11.23'
C14	25.00'	101°31'35"	44.30'	S 62°36'12" W	38.73'
C15	25.00'	86°46'10"	37.86'	S 31°32'40" E	34.34'
C16	935.00'	8°35'45"	140.27'	S 70°37'53" E	140.14'
C17	25.00'	25°40'51"	11.21'	S 79°10'26" E	11.11'
C18	50.00'	130°25'00"	113.81'	S 26°48'21" E	90.78'
C19	25.00'	26°42'17"	11.65'	S 25°03'00" W	11.55'
C20	25.00'	29°55'35"	13.06'	S 03°15'57" E	12.91'
C21	50.00'	272°06'30"	237.46'	N 62°10'29" W	69.40'
C22	25.00'	62°10'55"	27.13'	N 42°47'18" E	25.82'
C23	25.00'	77°39'18"	33.88'	N 27°07'48" W	31.35'
C24	885.00'	8°35'44"	132.77'	N 70°15'19" W	132.64'
C25	25.00'	93°36'24"	40.84'	S 58°38'37" W	36.45'
C26	25.00'	83°40'55"	36.51'	S 30°00'03" E	33.35'
C27	815.00'	6°27'29"	91.86'	S 68°36'46" E	91.81'
C28	765.00'	6°03'11"	80.82'	N 68°24'36" W	80.78'
C29	25.00'	27°58'53"	12.21'	N 85°25'39" W	12.09'
C30	50.00'	137°57'48"	120.40'	N 30°26'11" W	93.35'
C31	25.00'	26°42'17"	11.65'	N 25°11'34" E	11.55'
C32	25.00'	23°04'26"	10.07'	N 00°18'12" E	10.00'
C33	50.00'	147°40'27"	128.87'	N 62°36'12" E	96.05'
C34	25.00'	23°04'26"	10.07'	S 55°05'47" E	10.00'
C35	300.00'	1°50'20"	9.63'	S 67°33'10" E	9.63'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.031	1,348	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	1.014	44,190	RESTRICTED TO OPEN SPACE/DRAINAGE
C	0.458	19,963	RESTRICTED TO OPEN SPACE/LANDSCAPE
D	0.237	10,308	RESTRICTED TO OPEN SPACE/PIPELINE
E	0.096	4,172	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	0.138	6,004	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.974	85,984	

BLOCK 1		BLOCK 2	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	6,078	1	6,069
2	6,072	2	6,258
3	6,067	3	7,988
4	7,684	4	6,548
5	12,723	5	6,543
6	7,235	6	7,585
7	6,250	7	8,661
8	6,250	8	6,831
9	6,250	9	8,559
10	6,250	10	8,391
11	6,250	11	6,281
12	6,250	12	6,625
13	6,250	13	6,625
14	6,250	14	6,625
15	6,250	15	8,011
16	6,250	16	11,770
17	6,250	17	7,770
18	6,250	18	6,615
19	6,250	19	6,697
20	7,750	20	8,170
21	12,970	21	9,440
22	11,383	22	6,733
23	6,548	23	6,600
24	6,005	24	6,600
25	6,013	25	6,600
26	6,021	26	6,985
27	6,029	27	7,540
28	6,036	28	9,439
29	6,044		
30	6,052		
31	8,377		



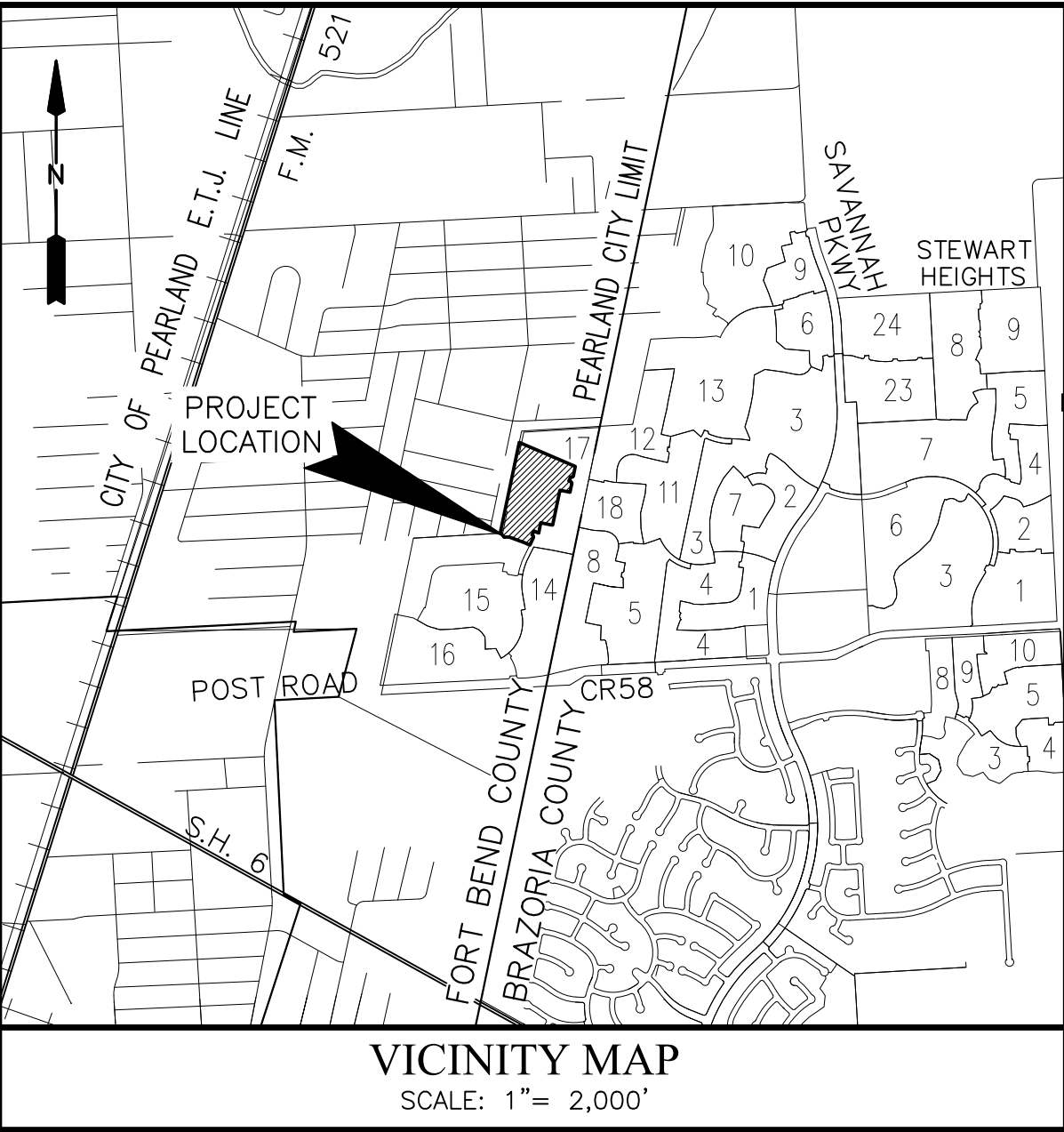
- LEGEND**
- B.L. INDICATES BUILDING LINE
  - EXIST. INDICATES EXISTING
  - U.E. INDICATES UTILITY EASEMENT
  - A.E. INDICATES AERIAL EASEMENT
  - STM.S.E. INDICATES STORM SEWER EASEMENT
  - W.S.E. INDICATES WATER AND SEWER EASEMENT
  - D.E. INDICATES DRAINAGE EASEMENT
  - E.E. INDICATES ELECTRICAL EASEMENT
  - 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.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 STREET NAME CHANGE
  - (F) INDICATES PREVIOUSLY SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"
  - (S) INDICATES SET 5/8" IRON ROD WITH CAP STAMPED "LJA SURVEY"

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

STREET NAME	LENGTH	CLASSIFICATION
HAWLEY VILLAGE WAY	456.00'	RESIDENTIAL LOCAL
PENTON MEADOW LANE	747.30'	RESIDENTIAL LOCAL
WALWORTH CREEK COURT	478.83	RESIDENTIAL LOCAL
AMHERST MEADOW TRAIL	164.52'	RESIDENTIAL LOCAL

MINIMUM SLAB TABLE				
BLOCK	LOT	MINIMUM SLAB ELEVATION		
		(NAVD88)	(NGVD29 1987 ADJ.)	(NGVD29 1978 ADJ.)
1	1-31	70.38 FEET	70.92 FEET	72.20 FEET
2	1-28	70.38 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. TO CONVERT ELEVATIONS FROM NAVD88 TO NGVD 29 1978 ADJ. ADD 2.13 FEET. TO CONVERT ELEVATIONS FROM NAVD88 TO NGVD 29 1987 ADD 0.85 FEET.



KEY MAP NO. 651H & 652E

**FINAL PLAT OF  
STEWART HEIGHTS  
SECTION NINETEEN**

A SUBDIVISION OF 14.046 ACRES OF LAND SITUATED IN THE  
A. B. LANGERMANN SURVEY, ABSTRACT 456,  
FORT BEND COUNTY, TEXAS

59 LOTS    6 RESERVES (1.974 ACRES)    2 BLOCKS

MAY 17, 2021    JOB NO. 0388-2092.304

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 713.953.5028  
FRN - F-1386



STATE OF TEXAS  
COUNTY OF FORT BEND

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 NINETEEN, 14.046 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 COMPANY, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO, AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAINES, 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.

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 NINETEEN 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 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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 \_\_\_\_\_

BEING 14.046 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 14.046 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 FOR REFERENCE AT A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED 'BROWN & GAY' FOUND MARKING THE NORTHWEST CORNER OF SAID 128.956 ACRE TRACT, 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.), FROM WHICH 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 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, (B.C.P.R.), BEARS NORTH 86° 30' 46" EAST, 917.92 FEET ;

THENCE, SOUTH 11° 50' 25" WEST, ALONG THE WEST LINE OF SAID 128.956 ACRE TRACT COMMON TO AN EAST LINE OF SAID RIDGEWOOD ESTATES, 136.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR THE POINT OF BEGINNING AND NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 66° 45' 54" EAST, DEPARTING SAID COMMON LINE, 715.67 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 11° 41' 51" WEST, 107.41 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

THENCE, 43.56 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 99° 49' 49", AND A CHORD WHICH BEARS SOUTH 61° 36' 45" WEST, 38.25 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 21° 31' 40" 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, 16.11 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 02° 38' 16", AND A CHORD WHICH BEARS SOUTH 69° 47' 29" EAST, 16.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A REVERSE CURVE;

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

THENCE, SOUTH 11° 41' 51" WEST, 99.21 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

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

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

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

THENCE, SOUTH 11° 29' 32" WEST, 120.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A NON-TANGENT CURVE;

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. 2021-0049, DATED MARCH 22, 2021. 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 BRONZE DISK STAMPED CITY OF PEARLAND 404 SET IN CONCRETE WITHIN THE PROPERTY OF THE PEARLAND SAVANNAH FIRE STATION No. 6. THE POINT IS LOCATED +/- 930 FEET EAST OF THE INTERSECTION OF SAVANNAH 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 (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 SAVANNAH PARKWAY AND CR 58. ELEV. = 65.88 (NGVD 29, 1978 ADJUSTMENT)

8. THIS TRACT LIES IN ZONE "X" (UNSHADED) OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, DATED APRIL 2, 2014. MAP NO. 48157C0315L. CONTACT THE FORT BEND COUNTY FLOODPLAIN ADMINISTRATION 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 OF 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 70.38 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.

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

THENCE, NORTH 65° 23' 01" WEST, 21.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 24° 36' 59" 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, 37.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87° 01' 10", AND A CHORD WHICH BEARS SOUTH 21° 52' 26" EAST, 34.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A COMPOUND CURVE;

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

THENCE, SOUTH 26° 03' 04" WEST, 21.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

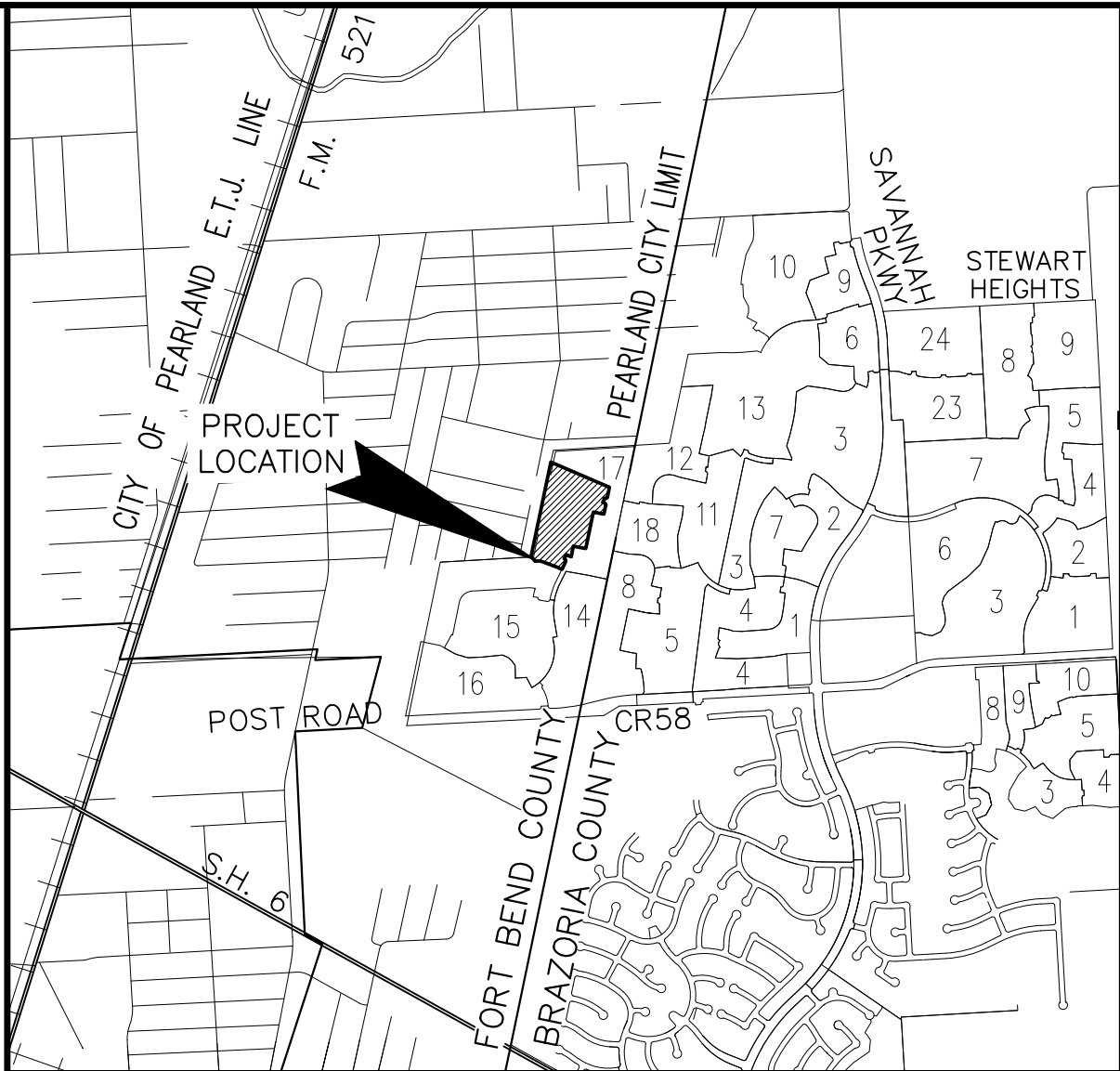
THENCE, NORTH 65° 22' 29" WEST, 62.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 69° 47' 56" WEST, 198.02 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 88° 59' 10" WEST, 58.48 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 40° 41' 59" WEST, 69.29 FEET TO A 5/8-INCH IRON ROD FOUND FOR A SOUTHEAST CORNER OF SAID RIDGEWOOD ESTATES AND AN INTERIOR CORNER OF SAID 128.956 ACRE TRACT;

THENCE, NORTH 11° 50' 25" EAST, ALONG A WEST LINE OF SAID 128.956 ACRE TRACT COMMON TO AN EAST LINE OF SAID RIDGEWOOD ESTATES, 1,079.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.046 ACRES OF LAND.



VICINITY MAP

SCALE: 1"= 2,000'

KEY MAP NO. 651H & 652E

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 STEWART HEIGHTS SECTION NINETEEN

A SUBDIVISION OF 14.046 ACRES OF LAND SITUATED IN THE  
A. B. LANGERMANN SURVEY, ABSTRACT 456,  
FORT BEND COUNTY, TEXAS

59 LOTS      6 RESERVES (1.974 ACRES)      2 BLOCKS

MAY 17, 2021      JOB NO. 0388-2092.304

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