

**PLAT RECORDING SHEET**

**PLAT NAME:** Stewart Heights Section Twenty One

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

**ACREAGE:** 15.834

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

**ABSTRACT NUMBER:** 456 and 170

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 66

**NUMBER OF RESERVES:** 6

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

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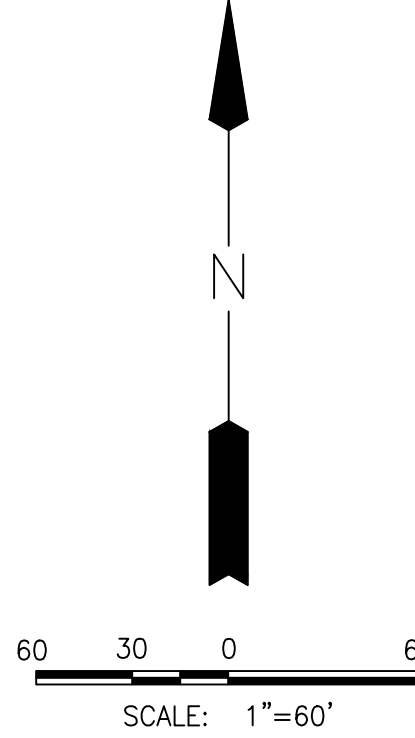
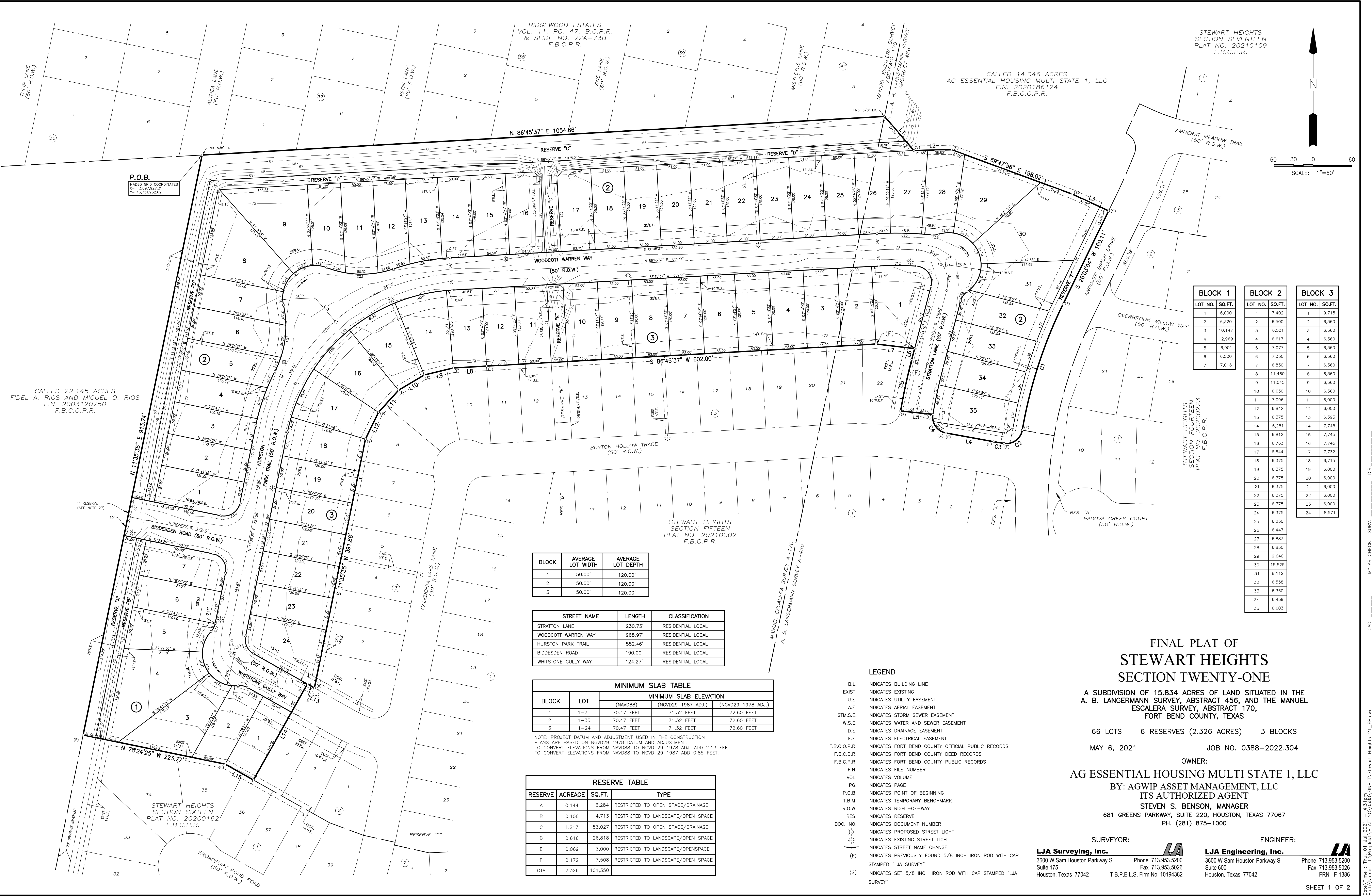
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**(DEPUTY CLERK)**



BLOCK 1		BLOCK 2		BLOCK 3	
LOT NO.	SQ.FT.	LOT NO.	SQ.FT.	LOT NO.	SQ.FT.
1	6,000	1	7,402	1	9,715
2	6,320	2	6,500	2	6,360
3	10,147	3	6,501	3	6,360
4	12,969	4	6,617	4	6,360
5	6,901	5	7,077	5	6,360
6	6,500	6	7,350	6	6,360
7	7,016	7	6,830	7	6,360
		8	11,460	8	6,360
		9	11,045	9	6,360
		10	6,630	10	6,360
		11	7,096	11	6,000
		12	6,842	12	6,000
		13	6,375	13	6,393
		14	6,251	14	7,745
		15	6,812	15	7,745
		16	6,763	16	7,745
		17	6,544	17	7,732
		18	6,375	18	6,715
		19	6,375	19	6,000
		20	6,375	20	6,000
		21	6,375	21	6,000
		22	6,375	22	6,000
		23	6,375	23	6,000
		24	6,375	24	8,571
		25	6,250		
		26	6,447		
		27	6,883		
		28	6,850		
		29	9,640		
		30	15,525		
		31	8,112		
		32	6,558		
		33	6,360		
		34	6,459		
		35	6,603		

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
STRATTON LANE	230.73'	RESIDENTIAL LOCAL
WOODCOTT WARREN WAY	968.97'	RESIDENTIAL LOCAL
HURSTON PARK TRAIL	552.46'	RESIDENTIAL LOCAL
BIDDESSEN ROAD	190.00'	RESIDENTIAL LOCAL
WHITSTONE GULLY WAY	124.27'	RESIDENTIAL LOCAL

MINIMUM SLAB TABLE				
BLOCK	LOT	MINIMUM SLAB ELEVATION		
		(NAVD88)	(NGVD29 1987 ADJ.)	(NGVD29 1978 ADJ.)
1	1-7	70.47 FEET	71.32 FEET	72.60 FEET
2	1-35	70.47 FEET	71.32 FEET	72.60 FEET
3	1-24	70.47 FEET	71.32 FEET	72.60 FEET

NOTE: PROJECT DATUM AND ADJUSTMENT USED IN THE CONSTRUCTION PLANS ARE BASED ON NAVD88 TO NGVD 29 1978 ADJ. ADD 2.13 FEET. TO CONVERT ELEVATIONS FROM NAVD88 TO NGVD 29 1987 ADD 0.85 FEET.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.144	6,284	RESTRICTED TO OPEN SPACE/DRAINAGE
B	0.108	4,713	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	1.217	53,027	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.616	26,818	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.069	3,000	RESTRICTED TO LANDSCAPE/OPENSACE
F	0.172	7,508	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	2.326	101,350	

- 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
  - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
  - F.B.C.P.R. INDICATES FORT BEND COUNTY PUBLIC 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
  - RES. INDICATES RESERVE
  - DOC. NO. INDICATES DOCUMENT NUMBER
  - INDICATES PROPOSED STREET LIGHT
  - INDICATES EXISTING STREET LIGHT
  - INDICATES STREET NAME CHANGE
  - (F) INDICATES PREVIOUSLY FOUND 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
  - (S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"

**FINAL PLAT OF  
STEWART HEIGHTS  
SECTION TWENTY-ONE**

A SUBDIVISION OF 15.834 ACRES OF LAND SITUATED IN THE  
A. B. LANGERMANN SURVEY, ABSTRACT 456, AND THE MANUEL  
ESCALERA SURVEY, ABSTRACT 170,  
FORT BEND COUNTY, TEXAS

66 LOTS    6 RESERVES (2.326 ACRES)    3 BLOCKS

MAY 6, 2021    JOB NO. 0388-2022.304

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

**ENGINEER:**  
**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042

**STAMPED:**  
Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382



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 TWENTY ONE, 15.834 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 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, UNOBSSTRUCTED 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 (L.I.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, UNOBSSTRUCTED 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 (L.I.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

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

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

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FORGOING SUBDIVISION OF STEWART HEIGHTS SECTION TWENTY ONE 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 15.834 ACRES OF LAND LOCATED IN THE A. B. LANGERMANN SURVEY, ABSTRACT NUMBER 456, AND THE MANUEL ESCALERA SURVEY, ABSTRACT NUMBER A-170 OF FORT BEND COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 15.834 ACRE TRACT DESCRIBED IN THE DEED TO AG ESSENTIAL HOUSING MULTI STATE 1, LLC, BY AN INSTRUMENT OF RECORD IN FILE NUMBER 2020106124, OF THE OFFICIAL PUBLIC RECORDS OF SAID FORT END COUNTY, TEXAS (F.B.C.O.P.R.), SAID 15.834 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 5/8-INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER 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. RIZO BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2003120750, F.B.C.O.P.R., SAID POINT LYING IN A SOUTHERLY LINE OF RIDGEWOOD ESTATES, A SUBDIVISION OF RECORD UNDER VOLUME 11, PAGE 47 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, (B.C.P.R.), AND SIDES 72A, 72B, 73A, AND 73B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, (F.B.C.P.R.);

THENCE, NORTH 86° 45' 37" EAST, ALONG A NORTH LINE OF SAID 128.956 ACRE TRACT AND A SOUTH LINE OF SAID RIDGEWOOD ESTATES, 1,054.66 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, SOUTH 40° 41' 59" EAST, 69.29 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

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

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

THENCE, SOUTH 26° 03' 04" WEST, 160.11 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER, THE BEGINNING OF A TANGENT CURVE;

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

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

THENCE, 15.78 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 575.00 FEET, A CENTRAL ANGLE OF 01° 34' 20", AND A CHORD WHICH BEARS NORTH 80° 29' 19" WEST, 15.78 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

THENCE, 39.08 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89° 34' 05", AND A CHORD WHICH BEARS NORTH 34° 55' 08" WEST, 35.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

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

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

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 STEWART HEIGHTS SECTION TWENTY ONE 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

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

THENCE, 81.26 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 915.00 FEET, A CENTRAL ANGLE OF 05° 05' 17", AND A CHORD WHICH BEARS NORTH 12° 11' 31" EAST, 81.23 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 14° 44' 10" EAST, 17.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 83° 17' 49" WEST, 60.03 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 86° 45' 37" WEST, 602.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 86° 40' 33" WEST, 51.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 76° 25' 36" WEST, 46.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 59° 20' 35" WEST, 46.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 59° 20' 35" WEST, 46.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 42° 15' 35" WEST, 46.04 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 25° 54' 56" WEST, 46.14 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 11° 35' 35" WEST, 391.86 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, NORTH 60° 40' 29" WEST, 12.42 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER;

THENCE, SOUTH 29° 19' 31" WEST, 170.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" SET FOR CORNER IN THE NORTH LINE OF STEWART HEIGHTS SECTION SIXTEEN, A SUBDIVISION OF RECORD UNDER PLAT NUMBER 20200162, F.B.C.O.P.R.;

THENCE, NORTH 60° 40' 29" WEST, ALONG THE NORTH LINE OF SAID STEWART HEIGHTS SECTION SIXTEEN, 50.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR CORNER;

THENCE, NORTH 78° 24' 25" WEST, CONTINUING ALONG SAID NORTH LINE, 223.77 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID STEWART HEIGHTS SECTION SIXTEEN, SAID POINT LYING ON THE WEST LINE OF THE AFOREMENTIONED 128.956 ACRE TRACT AND THE EAST LINE OF THE AFOREMENTIONED 22.145 ACRE TRACT;

THENCE, NORTH 11° 35' 35" EAST, ALONG THE WEST LINE OF SAID 128.956 ACRE TRACT AND THE EAST LINE OF SAID 22.145 ACRE TRACT, 913.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.834 ACRES OF LAND.

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, FORT BEND COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY, ORDER NO. 2020-0043, DATED JANUARY 26, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE DESCRIBED PROPERTY.
- 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.
- 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.
- 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.
- 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 ARE BASED ON NGVD 29, 1978 ADJUSTMENT (PROJECT DATUM)

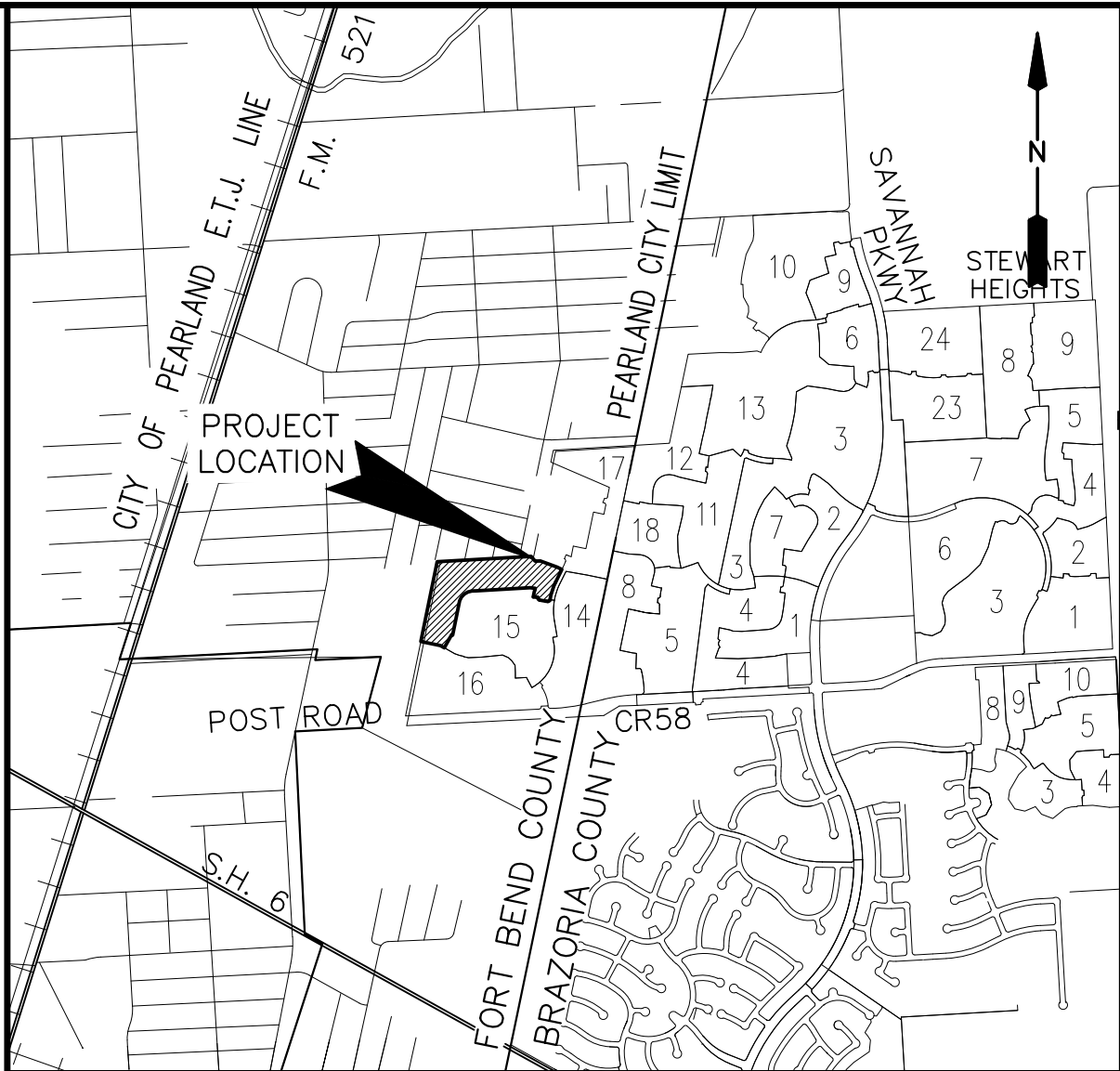
- TBM "500" = CUT "X" ON CONCRETE CURB AT THE NOSE OF THE MEDIAN LOCATED AT THE SOUTH SIDE OF THE INTERSECTION OF SAVANNA PARKWAY AND CR 58.  
ELEV. = 65.88 (NGVD 29, 1978 ADJUSTMENT)
- THIS TRACT LIES IN ZONE "X" (UNSHADED) OF THE F.I.R.M. FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, DATED APRIL 2, 2014, MAP NO. 48157C-0315L. CONTACT THE FORT BEND COUNTY FLOODPLAIN ADMINSTRATOR 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.

- 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.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 70.47 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, FLOOD FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°41'59" E	69.29'
L2	N 88°59'10" E	58.48'
L3	S 65°22'29" E	62.07'
L4	N 79°42'09" W	74.91'
L5	N 84°06'51" W	50.11'
L6	N 14°44'10" E	17.50'
L7	N 83°17'49" W	60.03'
L8	S 86°40'33" W	51.38'
L9	S 76°25'36" W	46.04'
L10	S 59°20'35" W	46.04'
L11	S 42°15'35" W	46.04'
L12	S 25°54'56" W	46.14'
L13	N 60°40'29" W	12.42'
L14	S 29°19'31" W	170.00'
L15	N 60°40'29" W	50.00'
L16	N 60°40'29" W	95.31'
L17	S 62°42'55" W	8.00'
L18	S 40°49'24" E	47.02'
L19	S 62°30'19" W	3.68'
L20	S 60°40'29" E	95.31'
L21	N 60°40'29" W	77.35'
L22	N 11°35'35" E	79.85'
L23	S 14°44'10" W	106.65'
L24	S 11°35'35" W	314.20'
L25	S 11°35'35" W	314.20'
L26	S 41°45'37" W	14.14'
L27	S 03°14'23" E	115.00'
L28	N 03°14'23" W	115.00'
L29	N 48°14'23" W	14.14'
L30	S 03°14'23" E	120.00'
L31	N 03°14'23" W	120.00'
L32	S 80°51'38" E	112.55'
L33	N 55°10'41" E	14.40'
L34	N 11°12'59" E	39.00'
L35	N 14°40'29" E	49.52'
L36	N 18°42'39" E	50.12'
L37	N 22°19'07" E	50.44'
L38	N 26°03'04" E	179.04'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	725.00'	16°13'17"	205.26'	S 17°56'25" W	204.58'
C2	25.00'	88°53'44"	38.79'	S 54°16'39" W	35.01'
C3	575.00'	1°34'20"	15.78'	N 80°29'19" W	15.78'
C4	25.00'	89°34'05"	39.08'	N 34°55'06" W	35.22'
C5	915.00'	5°05'17"	81.26'	N 12°11'31" E	81.23'
C6	890.00'	4°58'56"	77.39'	S 12°14'42" W	77.37'
C7	50.00'	101°00'27"	88.15'	N 35°46'04" W	77.17'
C8	500.00'	6°58'05"	60.81'	N 89°45'20" W	60.77'
C9	300.00'	75°10'02"	393.58'	S 49°10'36" W	365.95'
C10	50.00'	72°16'04"	63.07'	S 24°32'27" E	58.97'
C11	25.00'	101°00'27"	44.07'	N 35°46'04" W	38.58'
C12	475.00'	6°58'05"	57.77'	N 89°45'20" W	57.73'
C13	275.00'	75°10'02"	360.78'	S 49°10'36" W	335.48'
C14	25.00'	72°16'04"	31.53'	S 24°32'27" E	29.48'
C15	25.00'	35°16'15"	15.39'	N 78°18'37" W	15.15'
C16	50.00'	138°53'36"	121.21'	N 26°29'56" W	93.63'
C17	25.00'	31°21'16"	13.68'	N 27°16'13" E	13.51'
C18	25.00'	90°00'00"	39.27'	N 33°24'25" W	35.36'
C19	25.00'	90°00'00"	39.27'	N 56°35'35" E	35.36'
C20	325.00'	15°45'45"	89.41'	N 19°28'28" E	89.13'
C21	150.00'	40°09'44"	105.14'	N 07°16'28" E	103.00'
C22	50.00'	123°58'00"	108.18'	N 49°10'36" E	88.28'
C23	150.00'	40°09'44"	105.14'	S 88°55'16" E	103.00'
C24	325.00'	15°45'45"	89.41'	N 78°52'45" E	89.13'
C25	525.00'	9°15'22"	84.81'	S 88°36'41" E	84.72'
C26	25.00'	24°00'11"	10.47'	N 84°00'54" E	10.40'
C27	50.00'	163°21'43"	142.56'	S 26°18'20" E	98.95'
C28	25.00'	40°38'22"	17.73'	S 35°03'21" W	17.36'
C29	865.00'	4°52'13"	73.53'	S 12°18'03" W	73.51'



VICINITY MAP  
SCALE: 1"= 2,000'  
KEY