

**PLAT RECORDING SHEET**

**PLAT NAME:** Deer Run Estates Section 1

\_\_\_\_\_

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

**ACREAGE:** 17.213

**LEAGUE:** Noel F. Roberts Survey and John Randon Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 79 & 76

\_\_\_\_\_

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 14

**NUMBER OF RESERVES:** 5

**OWNERS:** Town & Country Ventures, L.L.C.

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\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, TOWN & COUNTRY VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH MICHAEL D. SURFACE, MANAGER BEING AN OFFICER OF TOWN & COUNTRY VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 17.213 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF DEER RUN ESTATES SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE 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 THE 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 PURPOSE 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 THE 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 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 COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF DEER RUN ESTATES SECTION 1, WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING 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 WHEREOF, THE TOWN & COUNTRY VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL D. SURFACE, ITS MANAGER, THEREUNTO AUTHORIZED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

TOWN & COUNTRY VENTURES, L.L.C.,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
MICHAEL D. SURFACE, MANAGER

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL D. SURFACE, MANAGER OF TOWN & COUNTRY VENTURES, L.L.C., A TEXAS 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

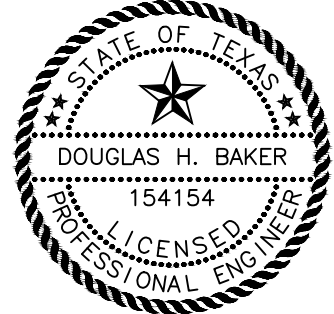
I, BENJAMIN LOWE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 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 EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LJA ENG" UNLESS OTHERWISE NOTED.

BENJAMIN LOWE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6944



I, DOUGLAS H. BAKER, 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.

DOUGLAS H. BAKER, P.E.  
LINCENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 154154



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 \_\_\_\_\_, 2025.

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

DEXTER L. MCCOY  
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 \_\_\_\_\_, 2025 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 DEER RUN ESTATES SECTION 1

A SUBDIVISION OF 17.213 ACRES OF LAND SITUATED IN  
THE NOEL F. ROBERTS SURVEY, ABSTRACT 79 AND  
THE JOHN RANDON SURVEY, ABSTRACT 76,  
FORT BEND COUNTY, TEXAS.

14 LOTS      5 RESERVES (1.768 ACRES)      2 BLOCKS

APRIL 10, 2025      JOB NO. 2929-0210.310

OWNER:

**TOWN & COUNTRY VENTURES, L.L.C.**  
**A TEXAS LIMITED LIABILITY COMPANY**

**MICHAEL D. SURFACE, MANAGER**  
5646 WESTON DRIVE, FULSHEAR, TEXAS 77441  
PH. (281) 562-7033

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

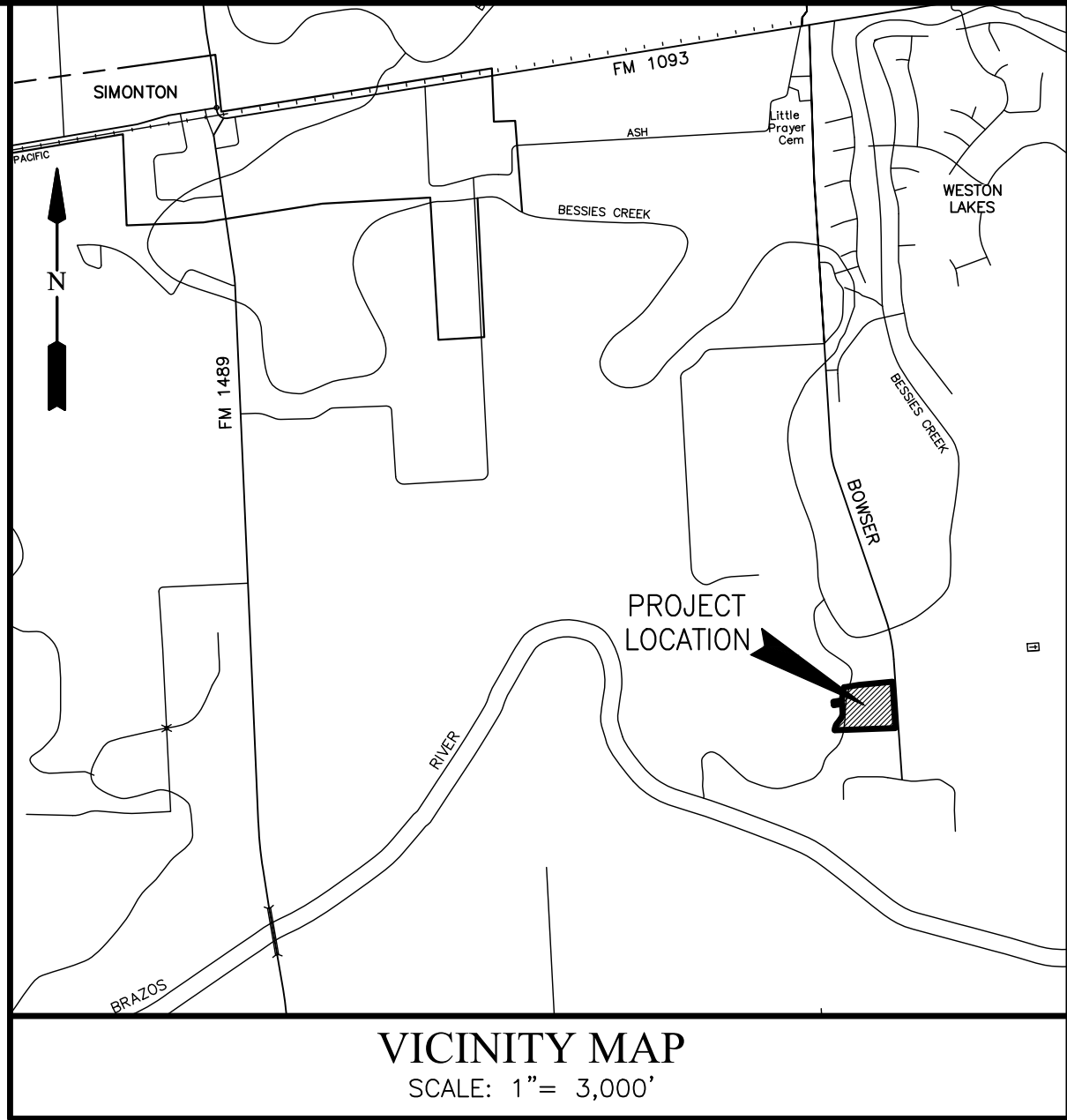
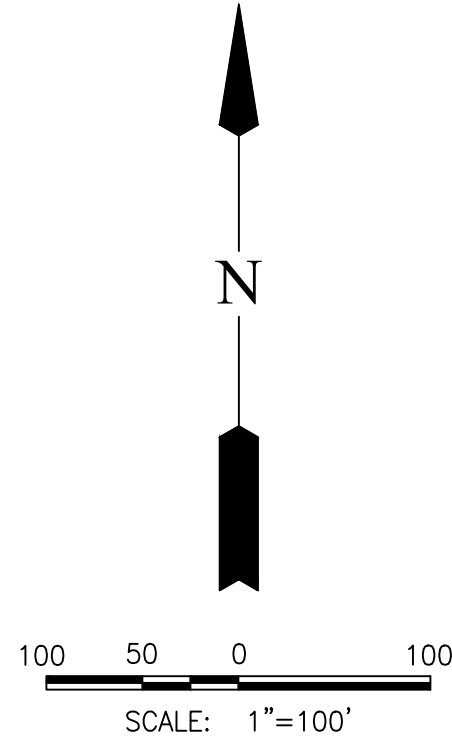
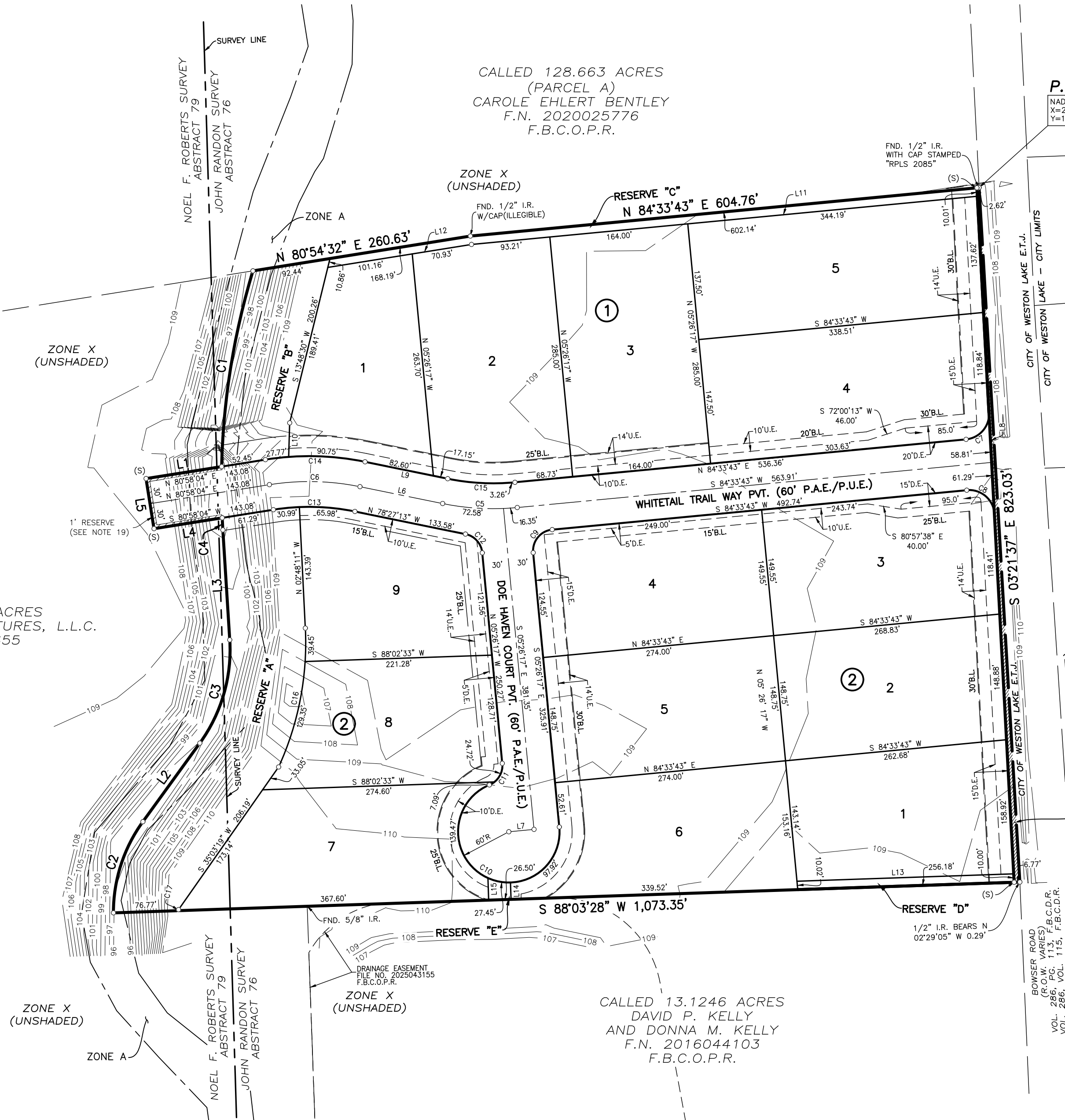
ENGINEER:  
**LJA Engineering, Inc.**  
3600 W Sam Houston Parkway S  
Suite 600  
Houston, Texas 77042  
Phone 713.953.5200  
Fax 713.953.5026  
FRN - F-1386



NOTES:

- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178.
- BENCHMARK: NCS HGCD 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.  
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD-88 (2001).
- THE TOP OF ALL FLOOR SLABS SHALL BE AS SHOWN IN THE MINIMUM SLAB TABLE (NAVD-88 DATUM, 2001 ADJUSTMENT). 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 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- BY GRAPHICAL PLOTTING AND AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO'S. 48157C0090M, WITH REVISED DATES OF JANUARY 29, 2021, THE SUBJECT TRACT LIES WITHIN ZONE "A" AND ZONE "X" (UNSHADED), DESCRIBED AS AREAS OF MINIMAL FLOOD HAZARD AND ZONE A (SHADED BLUE), DESCRIBED AS SPECIAL FLOOD HAZARD AREAS, WITHOUT BASE FLOOD ELEVATION. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THIS PLAT WAS PREPARED TO MEET THE FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, FORT BEND ESD NO. 4, FORT BEND CAP 8 AND FORT BEND COUNTY.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
- 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DETENTION FACILITY IS VESTED IN DRE OWNERS ASSOCIATION, INC.
- 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 ADA REQUIREMENTS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 3.
- 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.
- ALL DRAINAGE RESERVES AND EASEMENTS WILL BE MAINTAINED BY DRE OWNERS ASSOCIATION, INC.
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED 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 SUCCESSORS.
- INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 285 OSSF RULES.
- FORT BEND COUNTY WILL NOT ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
- THE ROADS SHALL BE MAINTAINED IN PERPETUITY BY THE OWNERS IN THE SUBDIVISION, AND MUST CONTAIN A MECHANISM FOR ASSESSING THE OWNERS TO PRODUCE ADEQUATE REVENUE FOR PERPETUAL MAINTENANCE.
- EVERY DEED SHALL CONTAIN NOTICE TO THE GRANTEE THAT ALL STREETS ARE PRIVATE, THAT THE OWNERS WILL BE PERPETUALLY LIABLE FOR MAINTENANCE, THAT THE COUNTY MAY NOT ACCEPT IT FOR MAINTENANCE, AND THAT THE QUALITY OF THE ROADS MAY AFFECT ACCESS BY PUBLIC SERVICES SUCH AS POLICE, FIRE, AND EMS.
- THE PRIVATE STREETS SHOWN WITHIN SUBDIVISION WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE USE OF THE PROPERTY OWNERS, THEIR ASSIGNS AND SUCCESSORS, AND EMERGENCY RESPONSE INDIVIDUALS.

CALLLED 95,000 ACRES  
TOWN & COUNTRY VENTURES, L.L.C.  
F.N. 2025008655  
F.B.C.O.P.R.



LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- P.A.E. INDICATES PERMANENT ACCESS EASEMENTS
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- PVT. INDICATES PRIVATE
- STM.S.E. INDICATES STORM SEWER EASEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- R.O.W. INDICATES RIGHT-OF-WAY
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- (S) INDICATES SET 5/8 INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 80°58'04" E	90.62'
L2	N 35°56'20" E	114.89'
L3	N 03°35'04" W	130.35'
L4	S 80°58'04" W	81.78'
L5	N 09°01'56" W	60.00'
L6	N 78°27'13" W	99.75'
L7	S 84°33'43" W	30.00'
L8	S 03°04'18" E	822.78'
L9	S 78°27'13" E	99.75'
L10	S 01°35'55" W	40.29'
L11	S 84°33'43" W	601.40'
L12	S 80°54'32" W	172.09'
L13	N 88°03'28" E	256.60'
L14	N 01°56'32" W	20.00'
L15	N 01°56'32" W	26.17'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	871.00'	15°28'26"	235.23'	N 09°04'58" E	234.52'
C2	183.00'	36°03'42"	115.18'	N 17°54'28" E	113.29'
C3	188.00'	39°31'23"	129.68'	N 16°10'38" E	127.13'
C4	871.00'	0°56'24"	14.29'	N 03°06'52" W	14.29'
C5	300.00'	16°59'04"	88.93'	N 86°56'45" W	88.60'
C6	300.00'	20°34'42"	107.75'	N 88°44'34" W	107.17'
C7	30.00'	87°38'01"	45.88'	N 40°44'43" E	41.54'
C8	30.00'	92°21'58"	48.36'	N 49°15'17" W	43.29'
C9	25.00'	90°00'00"	39.27'	S 39°33'43" W	35.36'
C10	60.00'	25°53'43"	264.83'	N 58°59'25" W	96.53'
C11	25.00'	72°53'43"	31.81'	N 31°00'35" E	29.70'
C12	25.00'	73°00'56"	31.86'	N 41°56'45" W	29.75'
C13	270.00'	20°34'42"	96.97'	N 88°44'34" W	96.45'
C14	330.00'	20°34'42"	118.52'	S 88°44'34" E	117.89'
C15	270.00'	16°59'04"	80.04'	S 86°56'45" E	79.74'
C16	352.97'	27°24'00"	168.80'	S 10°53'49" W	167.19'
C17	4.71'	15°32'16"	1.28'	N 16°34'04" E	1.27'

MINIMUM SLAB TABLE		
BLOCK	LOT	MINIMUM SLAB ELEVATION
1	1-2	111.6' NAVD 88 (2001)
1	3-5	111.0' NAVD 88 (2001)
2	1-3	111.0' NAVD 88 (2001)
2	4	112.0' NAVD 88 (2001)
2	5-6	111.3' NAVD 88 (2001)
2	7-9	112.0' NAVD 88 (2001)

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.067	46,499	RESTRICTED TO OPEN SPACE/DRAINAGE
B	0.452	19,688	RESTRICTED TO OPEN SPACE/DRAINAGE
C	0.177	7,719	RESTRICTED TO OPEN SPACE/DRAINAGE
D	0.059	2,564	RESTRICTED TO OPEN SPACE/DRAINAGE
E	0.013	583	RESTRICTED TO OPEN SPACE/DRAINAGE/ACCESS
TOTAL	1.768	77,053	