

96-021355

LAKE  
SOUTHWYCK

## GENERAL NOTES

- Survey for the most southeasterly corner of Lot 2, Block 1 of Lakepointe at Silverlake, Section 2, T.29N., R.10E., S.30E., as recorded in Volume 19, Page 385 through 388 of the Brazoria County Plat Records and is located in the H.T. & B.R.R. Survey, Abstract No. 309 and the G.C. Smith Survey, Abstract No. 548.
- All 16-foot Utility Easements shown hereon are centered on the common lot line unless otherwise indicated.
- All building (B.L.) transactions are at a forty-five degree angle.
- This tract of land is within two (2) miles of the city limits of the City of Pearland.
- Detention storm drainage storage is provided in accordance with the drainage master plan and for the development.
- There are no pipelines or pipeline easements inside the boundaries or within 100 feet of the boundaries of this plat.
- This tract lies in Zone X of F.R.M. flood hazard boundary map, Panel No. 48569-0000 in Brazoria County dated June 5, 1989. Zone X has no base flood elevation required.
- Drainage easements may be used by any government body for purposes of drainage work.
- Permanent structures, including fences, shall not be erected in or across a drainage easement inhibiting the free flow of water or access to the easement by drainage crews or equipment.
- Storm sewer easements shall be kept free from fill which inhibits the flow of surface water.
- P.R.M.'s and P.C.P.'s are to be placed after the completion of paving and utility construction in accordance with a variance granted by the Brazoria County Commissioner's Court.
- Temporary Bench Mark (TBM) - Square cut on top of "B-B" nail on west side of 588'37.42' W. approximately 150 feet north of Hurstway Lane. Elevation = 57.29 feet.
- Bench Mark - U.S.C.A.S. monument No. T-437 - concrete monument with top of cap located at Regional Airport, 3/4 mile south of the intersection of FM 518 and State Highway 35, lying between two (2) power poles - 32.3 feet southeasterly of the northern power pole and 47.6 feet northwesterly of the southern power pole. Elevation = 47.64 feet (1973 adjustment).
- All detention ponds shall be maintained by the developer or the homeowners association. The DRAINAGE DISTRICT and the City of Pearland shall not be responsible for any detention pond maintenance.
- Minimum site lot building setback is five (5) feet unless shown otherwise. Minimum clearance required between buildings on adjoining reserves is ten (10) feet unless shown otherwise.

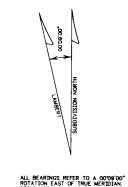
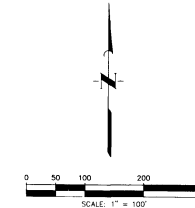
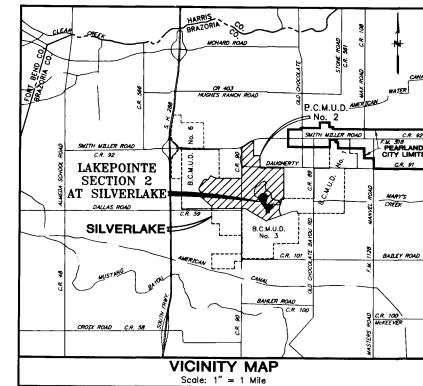
Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
1	43°28'32"	258.00'	189.70'	99.68'	N27°06'33"W	185.18'
2	25°22'25"	73.19'	38.59'	14.49'	N85°24'37"E	39.40'
3	29°04'17"	229.00'	116.19'	59.38'	N6°54'11"E	114.95'
4	15°12'25"	193.00'	66.30'	13.33'	N38°33'38"E	26.42'
5	43°07'18"	97.92'	52.45'	12.71'	N2°34'08"E	22.93'
6	47°43'24"	385.00'	270.94'	143.90'	N62°49'33"E	138.00'
7	75°29'14"	253.00'	167.41'	271.22'	N52°08'17"E	425.00'
8	30°28'34"	559.00'	283.41'	145.62'	S14°25'42"W	279.43'
9	80°43'38"	253.00'	167.41'	271.22'	S42°13'43"E	291.92'
10	30°45'28"	559.00'	283.41'	145.62'	N81°20'10"E	265.21'
11	15°42'34"	193.00'	66.30'	13.33'	N74°23'43"E	123.00'
12	15°42'34"	193.00'	66.30'	13.33'	N87°06'33"E	24.99'
13	15°42'34"	193.00'	66.30'	13.33'	N74°23'43"E	25.17'
14	15°42'34"	193.00'	66.30'	13.33'	N74°23'43"E	197.83'
15	15°42'34"	193.00'	66.30'	13.33'	N74°23'43"E	214.50'
16	47°44'27"	385.00'	270.94'	143.90'	N79°43'35"E	199.94'
17	21°08'43"	385.00'	270.94'	143.90'	N34°11'01"E	36.71'
18	69°26'34"	58.10'	40.30'	34.43'	N31°41'12"E	207.00'
19	69°26'34"	58.10'	40.30'	34.43'	N85°29'25"E	119.80'
20	72°03'22"	175.00'	233.63'	129.73'	N85°29'25"E	207.00'
21	28°12'12"	145.84'	121.05'	61.76'	N44°32'14"E	119.80'
22	49°29'41"	210.00'	25.40'	15.33'	N38°36'33"W	24.01'
23	49°29'41"	210.00'	25.40'	15.33'	N71°11'42"E	16.90'
24	49°29'41"	210.00'	25.40'	15.33'	N61°14'36"E	16.90'
25	81°41'48"	25.00'	28.51'	9.33'	N85°29'25"E	26.16'
26	103°47'37"	210.00'	36.23'	25.31'	N84°59'10"W	31.48'
27	89°06'49"	25.00'	28.51'	9.33'	N44°31'01"E	28.06'
28	113°39'48"	425.36'	96.47'	48.45'	S88°25'10"W	96.27'
29	113°39'48"	425.36'	96.47'	48.45'	S88°25'10"W	123.20'
30	49°19'16"	298.03'	29.46'	11.23'	S85°34'50"W	193.45'
31	49°19'16"	298.03'	29.46'	11.23'	S23°29'48"W	203.43'
32	84°47'38"	56.36'	83.41'	108.14'	N41°01'39"E	76.00'

## LINE DATA:

Line Number	Bearing	Distance
L 1	N87°17'30"E	48.05'
L 2	S83°06'32"W	66.27'
L 3	S11°15'44"W	90.00'
L 4	S11°15'44"W	10.00'
L 5	N88°18'48"E	10.77'
L 6	N88°18'48"E	10.77'
L 7	N88°43'22"E	29.00'
L 8	N88°43'22"E	29.00'
L 9	N88°27'28"E	65.00'
L 10	N88°27'28"E	99.30'

## LEGEND

- BOPRRP - BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- BOPR - BRAZORIA COUNTY PLAT RECORDS
- BICDR - BRAZORIA COUNTY DEED RECORDS
- UE - UTILITY EASEMENT
- USE - STORM SEWER EASEMENT
- CL No. - BUILDING SETBACK LINE
- CL No. - CLERK'S FILE NUMBER
- SE - SANITARY SEWER EASEMENT
- WLE - WATER LINE EASEMENT
- SLE - STREET LIGHT ELECTRICAL EASEMENT (NO AERIAL EASEMENT)
- DE - DRAINAGE EASEMENT
- RT - RIGHT OF WAY
- EE - ELECTRICAL EASEMENT (H.L.A.P. Co. ONLY)
- HLAP - HOUSTON LIGHTING & POWER CO.
- TBM - TEMPORARY BENCH MARK
- PRM - PERMANENT REFERENCE MONUMENT (1" IRON PIPE SET IN CONCRETE)
- DOB - POINT OF BEGINNING
- Δ TOP - PERMANENT CONTROL POINT
- - STREET LIGHT LOCATION
- - - STREET NAME CHANGE

FINAL PLAT  
OFLAKEPOINTE  
SECTION 2  
AT SILVERLAKE

A SUBDIVISION OF 20.1472 ACRES OF LAND

OUT OF THE

H.T. &amp; B.R.R. SURVEY, ABSTRACT No. 309

AND THE

G. C. SMITH SURVEY, ABSTRACT No. 548

BRAZORIA COUNTY, TEXAS

59 LOTS 2 RESERVES (0.5388 Acres) 3 BLOCKS

APRIL 1996

OWNER:

NEW SOUTHWYCK, L.P.  
2425 COUNTY ROAD 90  
PEARLAND, TEXAS 77684  
(713) 997-8300  
TOM WILCOX, GENERAL MANAGER

SURVEYOR:

COTTON SURVEYING  
COMPANY  
6335 GULFON DR., SUITE 103  
HOUSTON, TEXAS 77061  
(713) 981-0275  
CARLOS P. COTTON, R.P.L.S. No. 1902

ENGINEER:

JONES & CARTER, INC.  
Consulting Engineers  
6335 GULFON DR., SUITE 200  
HOUSTON, TEXAS 77061  
(713) 777-5337  
ROBBY G. JONES, P.E. No. 48459

(AKA SOUTHWYCK SECTION TWELVE)

SHEET 1 OF 2

## CERTIFICATE OF SURVEYOR

This is to certify that I, Carlos P. Cotton, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision shown thereon from an actual survey on the ground, that all exterior L. under corners have been set, that all block corners, lot corners, permanent reference monuments and permanent control points be set or completion of construction, and that this plat correctly represents that survey made by me. All block corners will be marked by iron rods 1-inch in diameter and 3-foot long. This tract is within two (2) miles of the City Limits of Pearland.



*Carlos P. Cotton*  
Carlos P. Cotton  
Registered Professional Land Surveyor  
No. 1902

RESTRICTED RESERVE "B"  
Restricted to Landscaping Purposes Only  
0.0440 Acres  
21,083 Sq. Ft.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4

*Don Keller*  
Chairman  
*Jeffrey H. Brennan*  
Secretary

*Roger P. Davis*  
Treasurer  
*Malcolm Collins, P.E.*  
District Engineer

4/10/96  
Date

I, Tom P. Wilcox, Vice President of the Johnson Companies Limited, Partnership, Venture, of Southway Joint Venture, general partner of New Southway, L.P., a Delaware limited partnership, d/b/a Silverlake Development Company being the owner of the property subdivided in this plat of Lakepointe Section 2 at Silverlake, I do hereby make subdivision of said property for and on behalf of said corporation according to the lines, building lines, and easements as shown hereon and dedicate for public use the streets, 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 do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets 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 firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets and hereby agree that all private streets shall be constructed in accordance with current county standards and specifications.

FURTHER, Owners do hereby dedicate for public utility purposes all public and private street right-of-way.

WITNESS my hand in Pearland, Brazoria County, Texas, this 16 day of April, 1996.

New Southway, L.P., a Delaware limited partnership  
d/b/a Silverlake Development Company  
By: Southway Joint Venture, its general partner

By: The Johnson Companies Limited Partnership, Venture

By: The Johnson Development Corp.  
its general partner

By: *Tom P. Wilcox*

Name Printed: Tom P. Wilcox  
Title: Vice President

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority on this day personally appeared Tom P. Wilcox, Vice President of New Southway, L.P., d/b/a Silverlake Development Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14 day of April, 1996.



*Deborah Partridge*  
Notary Public  
In and for Brazoria County, Texas

I, Erik Norgello, Second Vice President of The Prudential Insurance Company of America, Two Limited Partnership, a New Jersey Corporation, General Partner of The Prudential Home Builders Capital Associates Two Limited Partnership, a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

WITNESS my hand in Pearland, Brazoria County, Texas, this 16 day of April, 1996.

By: *Erik Norgello*

Name Printed: Erik Norgello  
Title: Second Vice President

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Erik Norgello, Second Vice President, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.



*Deborah Partridge*  
Notary Public  
In and for Brazoria County, Texas

I, Beverly Lands, P.E., County Engineer of Brazoria County do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, as adopted by Commissioner's Court.

*Beverly Lands*  
Date: *5/6/96*  
Beverly Lands, P.E., County Engineer

PLAT APPROVAL BY COUNTY SURVEYOR

*5-30-96*  
Date: *Randa J. Hines*  
County Surveyor

APPROVAL BY PLAT ROOM RECORDER

Date: *5-30-96*  
Plat Book Recorder

Volume: *5-30-96* Page: *5-30-96*

APPROVAL BY COUNTY DISTRICT ATTORNEY

Date: *5-30-96* By: *Assistant District Attorney*

APPROVED by Commissioner's Court of Brazoria County, Texas, this 17 day of July, 1996.

*County Judge*  
*Commissioner, Precinct 1*  
*Commissioner, Precinct 2*  
*Commissioner, Precinct 3*  
*Commissioner, Precinct 4*

I, Dolly Bailey, County Clerk of Brazoria County, Texas, do hereby certify that this plat, with its Certificate of Authentication, was filed for registration in my office on

19 at o'clock, M., and duly recorded on

19 at o'clock, M., in Volume Page  
Brazoria County Map Records.

WITNESS my hand and Seal of Office, at the day and date above written.

Dolly Bailey  
County Clerk  
Brazoria County, Texas

This is to certify that the City Planning Commission of the City of Pearland, Texas has approved this plat of Lakepointe Section 2 at Silverlake in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorized the recording of this plat this day of July, 1996.

*Pat Lopez*  
Chairman  
City Planning Commission  
City of Pearland, Texas

*Jeffery W. O'Brien*  
Member/Commissioner  
City Planning Commission  
City of Pearland, Texas

*Emil Bellz*  
Vice Chairman  
City Planning Commission  
City of Pearland, Texas

*Peggy Mayfield-Royce*  
Member/Commissioner  
City Planning Commission  
City of Pearland, Texas

*Randy Piro*  
Member/Commissioner (at-large)  
City Planning Commission  
City of Pearland, Texas

*Robert Loggia*  
Member/Commissioner  
City Planning Commission  
City of Pearland, Texas

*Marshall Loggia*  
Member/Commissioner  
City Planning Commission  
City of Pearland, Texas

APPROVED by the City of Pearland, Texas, this 15 day of June, 1996.

*Andy Linder McLaughlin*  
City Attorney  
City of Pearland, Texas

## FINAL PLAT OF

# LAKEPOINTE SECTION 2 AT SILVERLAKE

A SUBDIVISION OF 20.1472 ACRES OF LAND  
OUT OF THE  
H.T.&B.R.R. SURVEY, ABSTRACT NO. 309  
AND THE

G. C. SMITH SURVEY, ABSTRACT NO. 548

BRAZORIA COUNTY, TEXAS

59 LOTS 2 RESERVES (0.5388 Acres) 3 BLOCKS

APRIL 1996

OWNER:  
NEW SOUTHWAY, L.P.  
2425 COUNTY ROAD 90  
PEARLAND, TEXAS 77584  
(713) 997-8300  
TOM WILCOX, GENERAL MANAGER

SURVEYOR:  
COTTON SURVEYING  
COMPANY  
6335 GULFTON DR., SUITE 103  
HOUSTON, TEXAS 77061  
(713) 981-0275  
CARLOS P. COTTON, R.P.L.S. No. 1902

ENGINEER:  
JONES & CARTER, INC.  
Consulting Engineers  
6335 GULFTON DR., SUITE 200  
HOUSTON, TEXAS 77061  
(713) 777-5337  
BOBBY G. JONES, P.E. No. 48459

STATE OF TEXAS  
COUNTY OF BRAZORIA

A METES AND BOUNDS description of a 20.1472 acre tract of land situated in the H.T. & B.R.R. Co. Survey, Abstract No. 309 and the G.C. Smith Survey, Abstract No. 548, located in Brazoria County, Texas and being more particularly described as follows:

BEGINNING at the northwest corner of Lot 8, Block 1 of Lake Pointe Section 1 at Silverlake as recorded in Volume 19, Pages 385 and 388 of the Brazoria County Plat Records;

THENCE, North 01°22'19" West, 269.00 feet to a 1-inch iron pipe set in concrete marking the beginning of a tangent curve to the left;

THENCE, 185.79 feet along the arc of said curve to the left having a radius of 250.00 feet, a central angle of 43°28'32", a long chord bearing North 23°06'33" West, 185.19 feet to a 1-inch iron pipe set in concrete;

THENCE, North 44°50'48" West, 107.06 feet to a 1-inch iron pipe set in concrete for corner;

THENCE, North 36°25'48" West, 449.27 feet to a 1-inch iron pipe set in concrete for corner;

THENCE, North 31°57'34" West, 188.86 feet to a 1-inch iron pipe set in concrete for corner;

THENCE, North 33°42'10" West, 408.30 feet to a 1-inch iron pipe set in concrete for corner and being located in the arc of a non-tangent curve to the left. Said point also being located in the southerly line of Lake Southway;

THENCE, along the southerly line of said Lake Southway, the following twelve (12) courses and distances:

- 28.56 feet along the arc of said curve to the left having a radius of 73.19 feet, a central angle of 22°22'35", a long chord bearing North 86°24'37" East, 28.40 feet to a 1-inch iron pipe set in concrete and marking the beginning of a compound curve to the left;
- 116.19 feet along the arc of said curve to the left having a radius of 229.00 feet, a central angle of 29°04'17", a long chord bearing North 60°41'11" East, 114.99 feet to a 1-inch iron pipe set in concrete marking the beginning of a compound curve to the left;
- 26.50 feet along the arc of said curve to the left having a radius of 100.00 feet, a central angle of 15°05'55", a long chord bearing North 38°33'32" East, 26.42 feet to a 1-inch iron pipe set in concrete and marking the beginning of a tangent curve to the right;
- 224.42 feet along the arc of said curve to the right having a radius of 973.93 feet, a central angle of 131°21'07", a long chord bearing South 37°34'08" East, 223.93 feet to a 1-inch iron pipe set in concrete marking the beginning of a compound curve to the right;
- 161.81 feet along the arc of said curve to the right having a radius of 215.00 feet, a central angle of 43°07'18", a long chord bearing North 65°43'52" East, 158.02 feet to a 1-inch iron pipe set in concrete for corner;
- North 87°17'30" East, 48.06 feet to a 1-inch iron pipe set in concrete and marking the beginning of a tangent curve to the right;
- 270.84 feet along the arc of said curve to the right having a radius of 325.00 feet, a central angle of 47°45'54", a long chord bearing South 68°49'32" East, 263.16 feet to a 1-inch iron pipe set in concrete and marking the beginning of a compound curve to the right;
- 461.87 feet along the arc of said curve to the right having a radius of 350.00 feet, a central angle of 72°36'34", a long chord bearing North 07°08'17" East, 429.08 feet to a 1-inch iron pipe set in concrete marking the point of a reverse curve to the left;
- 283.41 feet along the arc of said curve to the left having a radius of 500.00 feet, a central angle of 32°28'34", a long chord bearing South 14°25'42" West, 279.63 feet to a 1-inch iron pipe set in concrete and marking the beginning of a compound curve to the left;
- 317.66 feet along the arc of said curve to the left having a radius of 225.00 feet, a central angle of 80°53'32", a long chord bearing South 42°15'21" East, 281.83 feet to a 1-inch iron pipe set in concrete and marking the beginning of a compound curve to the left;
- 268.42 feet along the arc of said curve to the left having a radius of 500.02 feet, a central angle of 30°45'28", a long chord bearing North 81°50'10" East, 265.21 feet to a 1-inch iron pipe set in concrete and marking the beginning of a curve to the right;
- 123.39 feet along the arc of said curve to the right having a radius of 450.00 feet, a central angle of 18°42'36", a long chord bearing North 74°23'43" East, 123.00 feet to a 1-inch iron pipe set in concrete found marking the northwest corner of Lot 1, Block 4 of Lake Pointe Section One at Silverlake as recorded in Volume 19, Pages 385 through 388 in the Brazoria County Map Records;

THENCE, along the west line of said Lake Pointe Section 1 at Silverlake, the following ten (10) courses and distances:

- South 07°44'59" East, 200.00 feet to a 1-inch iron pipe in concrete found for corner. Said point being located in the south right-of-way line of Abbeywood Drive (50-feet wide) and being in the arc of a non-tangent curve to the right;
- 25.00 feet along the arc of said curve, and south right-of-way line in the concrete found having a radius of 250.00 feet, a central angle of 43°24'44", a long chord bearing North 85°06'33" East, 24.99 feet to a 1-inch iron pipe in concrete found for corner;
- South 02°01'15" East, 130.00 feet to a 1-inch iron pipe in concrete found for corner;
- South 83°06'32" West, 66.37 feet to a 1-inch iron pipe in concrete found for corner;
- South 73°00'22" West, 149.00 feet to a 1-inch iron pipe in concrete found for corner;
- South 81°14'44" West, 90.00 feet to a 1-inch iron pipe in concrete found for corner;
- South 01°22'19" East, 332.43 feet to a 1-inch iron pipe in concrete found for corner;
- South 88°37'39" West, 120.00 feet to a 1-inch iron pipe in concrete found for corner, said point the northwest corner of Lot 1, Block 2 of aforementioned Lakepointe Section 1 at Silverlake. Said point also being located in the easterly right-of-way line of Elsberry Lane (50-feet wide);
- South 01°22'19" East, 32.00 feet along the west line of said Lot 1, Block 2 and east right-of-way line of said Elsberry Lane to a 1-inch iron pipe in concrete found for corner;
- South 88°37'42" West, 180.00 feet along the north line of said Lakepointe Section 1 to the POINT OF BEGINNING, CONTAINING 20.1472 acres of land in Brazoria County, Texas.

FILED FOR RECORD  
96 JUL 10 PM 2:20

(AKA. SOUTHWAY SECTION TWELVE)