

SAMPLE PLAT LAYOUT

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PROPERTY OWNER NAME OWNERS OF THE PROPERTY SUBDIVIDED IN THIS DEVELOPMENT PLAT OF MAIN STREET CENTER, A 0.5740 ACRE TRACT OF LAND BEING LOTS SIX, SEVEN, EIGHT AND NINE, BLOCK E, PEARLAND TOWNSITE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, 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 ANY 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, 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 OF FIVE FEET, 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 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 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 (7' 0") FOR SIXTEEN (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.

WITNESS OUR HANDS IN THE CITY OF FRIENDSWOOD, TEXAS, THIS _____ DAY _____, 2021.

PROPERTY OWNER PROPERTY OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LETICIA HAM AND RAMON ORTIZ, 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 _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

I, AN INDIVIDUAL, HOLDING A LIEN AGAINST THE PROPERTY BEING PLATTED, DEVELOPMENT PLAT OF MAIN STREET CENTER, ACTING BY AND THROUGH MYSELF, BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION ON THE SAID LIEN AND DOES HEREBY CONFIRM THAT AN INDIVIDUAL IS THE PRESENT OWNER OF SAID LIEN AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2020075047 AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____ Include all lien holders

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AN INDIVIDUAL, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CITY OF PEARLAND
CITY PLANNERS CERTIFICATION:

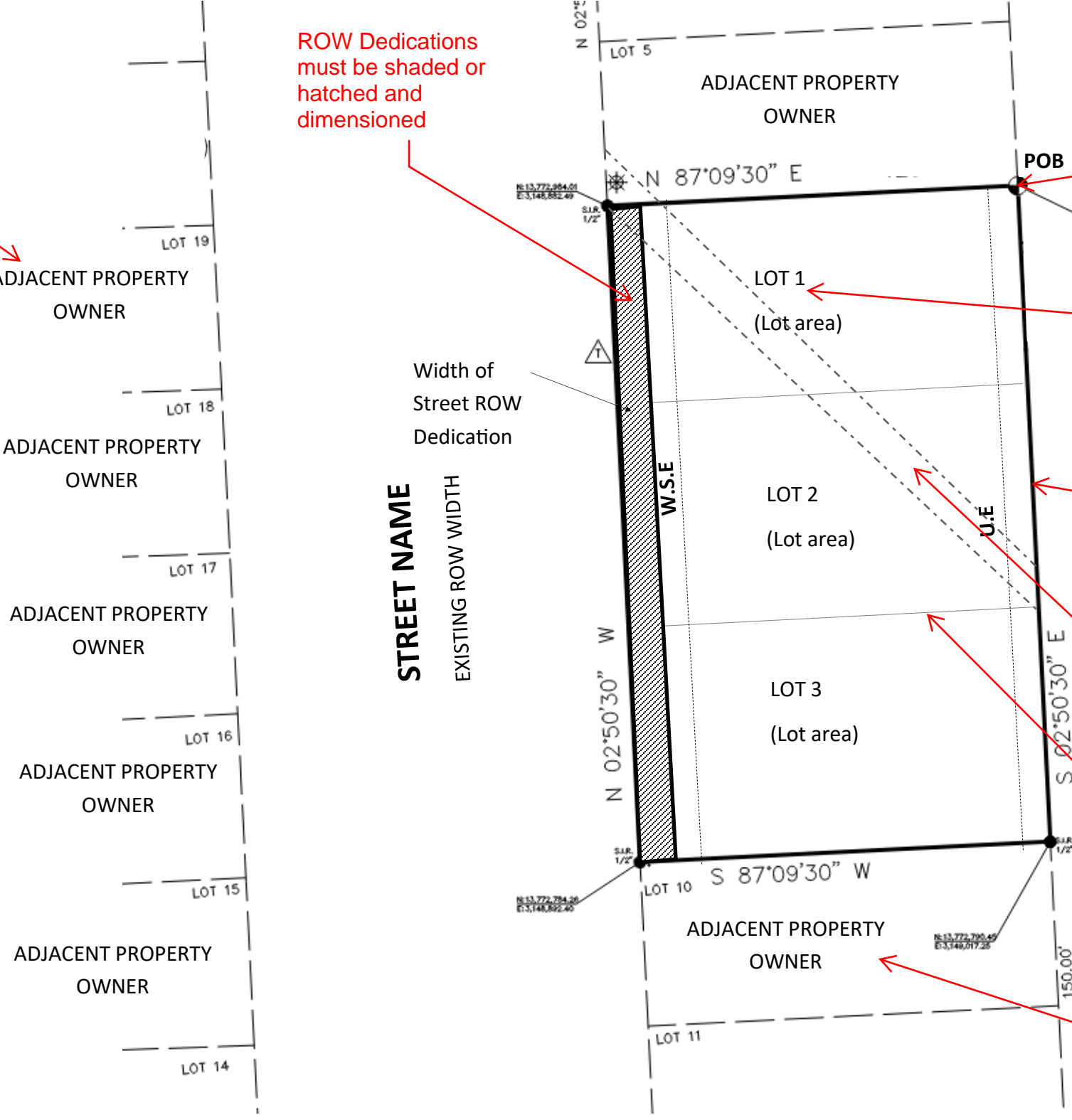
THIS IS TO CERTIFY THAT THE CITY PLANNER OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS DEVELOPMENT PLAT AND SUBDIVISION OF MAIN STREET CENTER AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2021.

MARTIN GRIGGS AICP, CNU-A PLANNING MANAGER, CITY OF PEARLAND, TEXAS Use Planning and Zoning Commission Certification for replats, and final subdivision plats.

APPROVED FOR THE CITY OF PEARLAND THIS _____ DAY OF _____, 2021.

RAJENDRA SHRESTHA, PE, CFM CITY ENGINEER

Contact Centerpoint for Aerial Easement information if applicable.
Include names of all adjacent property owners and subdivisions within 200 feet of subject property.



PROPERTY DESCRIPTION
OF A 16.5374 ACRE TRACT OF LAND OUT OF LOTS 6 AND 15 OF THE H. MASTERSON SUBDIVISION OF SECTION 5, OF THE H. T. & B. RAILROAD COMPANY SURVEY, ABSTRACT 337, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28, PAGE 6, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A CONCRETE MONUMENT FOUND AT THE COMMON CORNER OF LOTS 6 AND 7 OF SAID SUBDIVISION MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND SOUTHEAST CORNER OF LOT 8, ALSO BEING THE NORTHEAST CORNER OF THE KONRAD HOLDING COMPANY TRACT RECORDED UNDER CLERK'S FILE 00-039986 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
THENCE N. 88°38'48" W. WITH THE COMMON LINE OF LOTS 6 AND 7 AND NORTH LINE OF SAID KONRAD HOLDING COMPANY TRACT AT 1055.55' PASS A 5/8" IRON ROD FOUND MARKING THE COMMON CORNER OF LOTS 6, 7, 14 AND 15 OF SAID SUBDIVISION, AND THE NORTHEAST CORNER OF LENARD R. WEST TRACT RECORDED IN VOLUME 1802, PAGE 852, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, CONTINUING FOR A TOTAL DISTANCE OF 1096.28' TO A 5/8" IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF A 10/00 ACRE TRACT RECORDED IN VOLUME (88) 707, PAGE 573, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
THENCE N. 00°00'00" E. WITH THE COMMON LINE OF SAID 10.00 ACRE TRACT AND HEREIN DESCRIBED TRACT A DISTANCE OF 656.90' TO A 5/8" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT BEING IN THE SOUTH LINE OF THE BENNIS J. HAYDEN TRACT RECORDED UNDER CLERK'S FILE No. 94-018863 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
THENCE N. 90°00'00" E. WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID HAYDEN TRACT A DISTANCE OF 1096.28' TO A 5/8" IRON ROD FOUND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT, BEING IN THE WEST LINE OF WOODDY ROAD (UNIMPROVED) BASED ON THE ORIGINAL 40' WIDE ROAD.
THENCE S. 00°00'00" W. WITH THE WEST LINE OF SAID 40' WIDE WOODDY ROAD (UNIMPROVED) A DISTANCE OF 657.28' TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, CONTAINING 16.5374 ACRES OF LAND.

SURVEYORS CERTIFICATION
I, _____ (INSERT NAME OF SURVEYOR PREPARING THE PLAT), REGISTERED PROFESSIONAL LAND SURVEYOR NO. _____ (INSERT TEXAS REGISTRATION NUMBER), DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT. (PLACE SURVEYOR'S _____ (SIGNATURE) SEAL (INSERT NAME AND REGISTRATION NUMBER OF SURVEYOR)

Provide bearings, distances and recordation information for all existing easements located within the subject property
Provide bearings and for all subdivision lines, property boundaries, ROW dedications, easements and reserves.
Include names of all adjacent property owners and subdivisions within 200 feet of subject property.

Include metes and bounds description.
Include names of all adjacent property owners and subdivisions within 200 feet of subject property.
Provide Surveyors Stamp and date

LEGEND
B. L. = BUILDING SET BACK LINE
SWB = SOUTHWESTERN BELL TELE.
□ = PROP. STREETLIGHT
⊙ = FIRE HYDRANT
T.B.M. = TEMPORARY BENCH MARK
E.E. = ELECTRICAL EASEMENT
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
UE - UTILITY EASEMENT
WSE - WATER SEWER EASEMENT

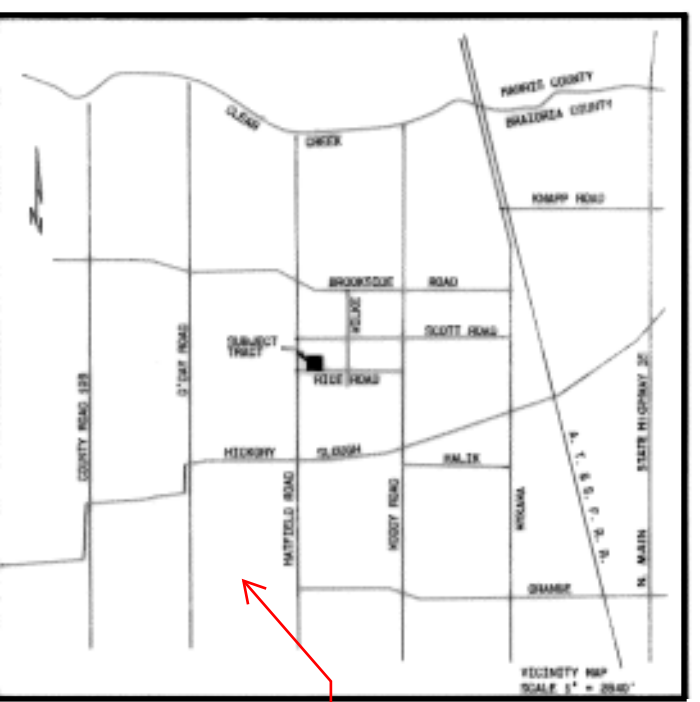
Add all applicable standard notes

NOTES

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY (OR HARRIS COUNTY OR FORT BEND COUNTY) AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY (NAME OF THE TITLE INSURANCE COMPANY), (GUARANTEE FILE) G.F. NO. ____, EFFECTIVE DATE ____. ALL BEARINGS REFERENCE ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 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 / HARRIS / FORT BEND) COUNTY.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
- DESCRIPTION: (INCLUDE A DETAILED DESCRIPTION OF THE BENCHMARK MARKER AND A DETAILED DESCRIPTION OF THE BENCHMARK'S LOCATION) X (OR NORTHING) = ; Y (OR EASTING) = ; ELEVATION _____
- DATUM: (INCLUDE A VERTICAL DATUM WAS USED AS WELL AS THE LATEST ADJUSTMENT INFORMATION – THIS SHALL EITHER COORDINATE DIRECTLY WITH THE DATUM OR THE FEMA FIRM OR SHOULD PROVIDE THE MATHEMATICAL VERTICAL ELEVATION ADJUSTMENT INFORMATION.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. ____, WITH THE EFFECTIVE DATE OF ____, THE PROPERTY IS LOCATED IN (OR PARTIALLY IN) ZONE “___” (AREAS DETERMINED TO BE (WITHIN / OUTSIDE OF) THE 100 YEAR FLOODPLAIN.)
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL 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 PROPERTY OWNER.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL/RESIDENTIAL PROPERTIES (AS APPLICABLE)
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET CITY OF PEARLAND REQUIREMENTS AT THE TIME OF DEVELOPMENT.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND / OR BRAZORIA DRAINAGE DISTRICT #4 (OR HARRIS COUNTY FLOOD CONTROL OR FORT BEND COUNTY).
- THIS PROPERTY IS LOCATED WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. ____; OR PROPERTY IS NOT IN A MUD (IF APPLICABLE)
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTION SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH 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.

CITY OF PEARLAND
DEVELOPMENT PLAT
PLAT NAME
A SUBDIVISION CONTAINING 1 ACRES OF LAND BEING
LEGAL DESCRIPTION OF PROPERTY
CREATING 2 LOTS 1 BLOCK
JANUARY 1 2022
SURVEYOR NAME AND ADDRESS
PROPERTY OWNER(S) NAME AND ADDRESS

Indicate type of Plat
In bolder and larger font
Date must be current and updated when plat is resubmitted
For replats, include reason for replat
Include names of all property owners



Locational map (Provide Scale)