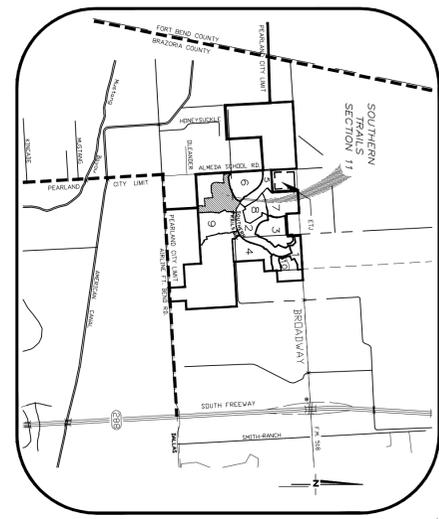


SOUTHERN TRAILS, SECTION ELEVEN, LOT ANALYSIS



All Rights Reserved

© 2008-2009 Kerry R. Gilbert & Associates, Inc.

- GENERAL NOTE:
- 1.) "C.L.R." INDICATES CENTERLINE RADIUS.
 - 2.) "B.L." INDICATES BUILDING LINE.
 - 3.) "U.E." INDICATES UTILITY EASEMENT.
 - 4.) "W.L.E." INDICATES WATER LINE EASEMENT.
 - 5.) "S.T.M. - S.M.R. - E.S.M.T." INDICATES STORM SEWER EASEMENT.
 - 6.) "S.S.E." INDICATES SANITARY SEWER EASEMENT.
 - 7.) "W.S.E." INDICATES WATER LINE / SANITARY SEWER EASEMENT.
 - 8.) "D.E." INDICATES DRAINAGE EASEMENT.
 - 9.) "S" = STREET LIGHT LOCATION.
 - 10.) "E.E." INDICATES ELECTRICAL EASEMENT.
 - 11.) "B.C.P.R." INDICATES BRAZORIA COUNTY PLAT RECORDS.
 - 12.) "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS.
 - 13.) "B.C.C.F." INDICATES BRAZORIA COUNTY CLEK RECORDS.
 - 14.) "B.C.R.P.R." INDICATES BRAZORIA COUNTY REAL PROPERTY RECORDS.
 - 15.) THERE ARE 20 STREETS/LIGHTS ON THIS PLAT.
 - 16.) THIS TRACT LIES IN ZONE X OF THE F.L.P.M. FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, FLOODPLAIN PANEL #4803900020H EFFECTIVE JUNE 5, 1989. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR FOR BASE FLOOD INFORMATION.
 - 17.) BENCHMARKS:
CITY OF PEARLAND REFERENCE BENCHMARK:
MONUMENT GPS - 9, BRASS SET FLUSH IN CONCRETE, STAMPED "CITY OF PEARLAND 9 - GPS MONU, 1995."
THE MONUMENT IS LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF THE PRESENT ROAD AND COUNTY ROAD 92 AND COUNTY ROAD 92 AND F.W. 518. THE MONUMENT IS APPROXIMATELY 500 FEET NORTH OF COUNTY ROAD 92 AND 32.5 FEET NORTHWEST OF THE SOUTHWEST CORNER OF A CONCRETE PAD FOR STORM DRAIN INLETS.
ELEVATION = 59.03 NGVD 29, 1987 ADJUSTMENT
ADD 0.19 FEET FOR NAVD 88, 1991
PROJECT REFERENCE BENCHMARK:
N.G.S. BRASS DISK STAMPED "8668 1942" LOCATED ALONG F.W. 521, EAST OF THE PRESENT ROAD, IN THE NORTHEAST CONCRETE HEADWALL OF THE FORMAL HIGHWAY BRIDGE OVER A CAVAL, ABOUT 0.15 NORTH OF THE FORT BRIDGE COUNTY LINE, ELEV. 61.786, NAVD 88, 1991 ADJUSTMENT

- 18.) T.B.M. #1
X-IN CONCRETE AT THE NORTHWEST CORNER OF PROPOSED GARDEN FIELD LANE AND SOUTHERN TRAILS DRIVE APPROXIMATELY 65 FT. FROM THE WATER HYDRANT TO THE NORTHWEST, CUT IN THE GUTTER INTERSECTION.
N=18766507.191
E=3109013.567
ELEVATION = 60.51 NAVD 88, 1991 ADJUSTMENT
- 19.) ALL SIDE LOT LINES ARE THE CENTERLINE OF 6' DRAINAGE EASEMENT TO EACH ADJACENT LOT
- 20.) 4' SIDEWALK REQUIRED ON ALL INTERNAL PUBLIC STREET RIGHT-OF-WAYS CONTAINED WITHIN THE PLAT.
- 21.) NO LOT SHALL HAVE DIRECT ACCESS TO SOUTHERN TRAILS DR.
- 22.) THIS SUBDIVISION IS CONSISTANT WITH THE SINGLE FAMILY DWELLING DISTRICT IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN ASHTON SOUTHERN TRAILS JOINT VENTURE AND THE CITY OF PEARLAND DATED FEBRUARY 19, 2004.
- 23.) THIS PROPERTY IS LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 34.
- 24.) PER THE APPROVED PUD, A SIX(6) FOOT WIDE SIDEWALK IS REQUIRED ALONG THE WESTERN RIGHT-OF-WAY OF SOUTHERN TRAILS DRIVE, AND A SIX-FOOT HIGH TUBULAR STEEL FENCE WILL BE REQUIRED ALONG THE ENTIRE NORTHERN EDGE OF RESERVE "C".
- 25.) WATER / SANITARY SEWER PRO RATA DUE AT TIME OF FINAL PLAT.
- 26.) BDD #4 UNIT NO. A128-04-00, PURPOSE OF RESERVE "C" IS DETENTION.

ENCUMBRANCE CERTIFICATE

This is to certify that I, SUMNER ADAMS, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, that all exterior boundary corners of the actual survey have been established by permanent monuments and that this plat correctly represents that survey made by permit. All corners will be marked by iron rods 5/8-inch in diameter and 3-foot long. Except lot corners which will be marked with iron rods 1/2-inch in diameter. This tract is within the City Limits of Pearland.

SUMNER ADAMS, R.P.L.S.
Registration No.2884

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF PEARLAND UNIFIED DEVELOPMENT CODE IN EFFECT AS OF THE DATE OF RECORDATION AND THE PROVISIONS OF THE VARIOUS ACTS OF THE LEGISLATURE OF THE STATE OF TEXAS WHICH HAVE BEEN SUCCESSFULLY ENACTED ALONG WITH THE CITY OF PEARLAND WHICH ARE SUBSEQUENTLY GRANTED BY THE PEARLAND PLANNING & ZONING COMMISSION AND/OR GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS OF THIS LIMITED WARRANTY IS MADE IN FAVOR OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE DESIGN, LOCATION, QUALITY OF REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY OF THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

LOT	SQ. FT.	LOT FRONTAGE AT B.L.
Block 1		
LOT 1	8,316	70'
LOT 2	8,400	70'
LOT 3	9,352	70'
LOT 4	11,945	70'
LOT 5	12,690	70'
LOT 6	9,269	70'
LOT 7	8,659	65'
LOT 8	7,659	65'
LOT 9	8,995	65'
LOT 10	9,728	65'
LOT 11	9,380	65'
LOT 12	8,910	65'
LOT 13	8,010	65'
LOT 14	8,087	70'
LOT 15	7,753	65'
LOT 16	8,105	70'
Block 2		
LOT 1	8,145	70'
LOT 2	7,764	62'
LOT 3	9,665	62'
LOT 4	14,479	64'
LOT 5	7,205	60'
LOT 6	7,210	60'
Block 3		
LOT 1	9,656	80'

LOT	SQ. FT.	LOT FRONTAGE AT B.L.
Block 4		
LOT 1	7,908	70'
LOT 2	7,470	64'
LOT 3	7,777	64'
LOT 4	8,169	65'
LOT 5	8,993	67'
LOT 6	12,862	60'
LOT 7	11,268	60'
LOT 8	8,043	63'
LOT 9	9,937	81'
LOT 10	9,015	81'
LOT 11	9,015	81'
LOT 12	8,997	89'
LOT 13	8,450	80'
LOT 14	8,122	67'
LOT 15	8,442	62'
LOT 16	8,879	72'
LOT 17	9,664	86'
LOT 18	10,591	101'
LOT 19	10,591	101'
LOT 20	10,591	101'
LOT 21	8,259	70'
LOT 22	8,450	70'
LOT 23	8,460	70'
Block 5		
LOT 1	9,712	80'
LOT 2	8,695	70'
LOT 3	9,172	70'
LOT 4	9,997	71'
LOT 5	11,257	70'
LOT 6	9,588	70'
LOT 7	8,910	70'
LOT 8	8,610	70'
LOT 9	9,376	70'
LOT 10	7,988	70'
LOT 11	12,137	77'
LOT 12	9,578	70'
LOT 13	8,838	71'
LOT 14	10,863	94'
LOT 15	10,915	85'
LOT 16	10,915	85'
LOT 17	9,630	70'
LOT 18	9,774	70'
LOT 19	10,480	70'
LOT 20	10,480	70'
LOT 21	10,907	80'
LOT 22	12,441	84'
LOT 23	12,968	72'
LOT 24	12,971	72'
LOT 25	11,744	54'

APPROVED for the City of Pearland, Texas, this _____ day of _____, 2010.

Dustin Collier
City Attorney

NARCISO UREA, III, P.E.
City Engineer

12400 BLOCK OF SOUTHERN TRAILS DRIVE
A PRELIMINARY PLAT OF
SOUTHERN TRAILS
SECTION ELEVEN

BEING 30.4+ ACRES OF LAND
CONTAINING 81 LOTS (61' X 115'/70' X 120' TYP) AND
THREE RESERVES IN FIVE BLOCKS.

H.T. & B.R.R. CO. SURVEY, SEC.84 A-538 &
SEC.80 A-564
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS ALSO BEING OUT OF ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 98 B.C.P.R.

SURVEYOR / CONSULTING ENGINEER:
PATE ENGINEERS, INC.
SUMNER ADAMS, R.P.L.S.
ALAN MCKEE, P.E. (713) 462-3178
13333 NORTHWEST FREEWAY, SUITE 3000
HOUSTON, TEXAS 77040

KERRY R. GILBERT & ASSOCIATES, INC.
MS. CHRISTY SMIDT (281) 679-0340
23501 CINCO RANCH BLVD. SUITE A-250
KATY, TEXAS 77494

OWNER:
C.L. ASHTON WOODS, L.P.
MR. MARK JANIK (281) 661-7773
11375 W. SAM HOUSTON PARKWAY #100
HOUSTON, TEXAS 77031

KERRY R. GILBERT & ASSOCIATES, INC.
Land Planning Consultants
23501 Cinco Ranch Blvd.
Suite A-250
Katy, Texas 77494
(281) 579-0340

SCALE: 1" = 100'
0 100 200
SHEET: 2 OF 2
PLAT NO. P-612U-2010-0003
FEBRUARY 22, 2010
KGA# 06101