

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF BELLAVITA AT GREEN TEE SECTION FIVE PARTIAL REPLAT No. 1, A 5.5677 ACRE TRACT OF LAND OUT OF W.D.C. HALL SURVEY, A-23, HARRIS COUNTY, TEXAS, AND BEING A PARTIAL REPLAT OF THE AMENDED FINAL PLAT OF BELLAVITA AT GREEN TEE SECTION FIVE, RECORDED IN F.C. No. 597089 OF THE HARRIS COUNTY MAP RECORDS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN, AND DESIGNATE SAID SUBDIVISION AS SUBDIVISION OF 8.1872 ACRES IN THE W.D.C. HALL SURVEY, A-23, AND ADDITION TO THE CITY OF PEARLAND, HARRIS COUNTY, TEXAS; AND ON BEHALF OF SAID GREENHOLLOW, LTD. AND LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. DEDICATE TO THE PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND UTILITY AND OTHER EASEMENTS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO THOSE EASEMENTS FOR WATER, SANITARY SEWER, AND STORM SEWER FOREVER EXCEPT WHERE NOTED ON THE MAP FOR PRIVATE STREETS; AND WE DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ALTERATION OF THE SURFACES OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON 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 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 FIREIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE EMERGENCY AND PRIVATE UTILITY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISH AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BARROWS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF PEARLAND, HARRIS COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF APPROVED DRAINAGE STRUCTURES.

WITNESS MY HAND IN PEARLAND, BRAZORIA COUNTY, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.

BY: JOHN W. HAMMOND  
VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_



THIS IS TO CERTIFY THAT THE CITY OF PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT OF BELLAVITA AT GREEN TEE SECTION FIVE PARTIAL REPLAT No. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

JERRY KOZA, JR.  
COMMISSIONER

APPROVED BY THE CITY ENGINEER FOR THE CITY OF PEARLAND, TEXAS.

NARDISO LIRA III, P.E.  
CITY ENGINEER

GARRIN COKER  
CITY ATTORNEY

**BENCH MARK**

CITY OF PEARLAND BM CP-9, TOP IRON ROD PANEL POINT NEAR GREEN TEE AVENUE. ELEVATION .....41.19' (1987 ADJ.) TO CHANGE TO 1973 ADJ. FROM 1987 ADJ., ADD 1.25'

**ON SITE BENCH MARK**

BRASS DISK SET ON TOP OF INLET LOCATED 15.50' SOUTH OF C/L OF S. PRIMAVERA DR. 48.80' EAST OF C/L OF S. RIVERA CIRCLE. ELEV. ....35.67 (1987 ADJ.) (1987 ADJ. U.S.C. & G.S. DATUM) (TO CHANGE TO 73 ADJ. FROM 87 ADJ., ADD 1.25')

**100-YR BFE**

100-YR. BASE FLOOD ELEV. IS 35.00 (1973 ADJ.) BASED ON INFORMATION OBTAINED FROM FLOOD INSURANCE RATE MAP NUMBER 48201 C 1065 K, REVISED APRIL 20, 2000, APPROXIMATE LOCATION OF B.F.E. 35.00 IS SHOWN ON THE VICINITY MAP, WITH THE EXCEPTION OF A VERY SMALL PORTION, LOTS 4, 5, AND 6 OF BLOCK 5, THE MAJORITY OF THIS PROJECT IS LOCATED WITHIN ZONE "X", UNSHADED, WHICH ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. A PORTION OF THIS PROJECT IS LOCATED WITHIN ZONE "X", SHADED, AND ZONE "AE".

**LEGEND**

- A.E. AERIAL EASEMENT
- U.E. UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- B.L. BUILDING LINE
- W.S.E. WATER & SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRICAL EASEMENT
- S.W.B.E. SOUTHWESTERN BELL TELEPHONE EASEMENT DEDICATED BY SEPARATE INSTRUMENT
- F.N.D. FOUND
- T.B.M. TEMPORARY BENCHMARK
- PAE/PUE PRIVATE ACCESS EASEMENT / PRIVATE UTILITY EASEMENT
- INDICATES PROPOSED STREET LIGHT TO BE SOLE RESPONSIBILITY OF DEVELOPER / OWNER AND/OR THE HOME OWNER'S ASSOCIATION, (3 LIGHTS)
- INDICATES PROPOSED STREET LIGHT TO BE MAINTAINED BY THE CITY OF PEARLAND (6 LIGHTS)
- INDICATES EXISTING STREET LIGHT
- INDICATES ZERO LOT LINE
- INDICATES BLOCK NUMBER

I, BERNERD F. JOHNSON, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH THE INFORMATION PROVIDED TO ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT, AND THAT ALL BOUNDARY MARKERS HAVE BEEN SET AND BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE WILL BE PROPERLY MARKED WITH IRON RODS.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2010.

BERNERD F. JOHNSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4314



I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_ 2010, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND DULY RECORDED ON \_\_\_\_\_ 2010, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M AND IN FILM CODE No. \_\_\_\_\_ OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON THE DAY AND DATE LAST ABOVE WRITTEN.

BEVERLY B. KAUFMAN  
CLERK OF THE COUNTY COURT OF HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



ON-SITE BENCH MARK  
FND. BRASS DISC ON INLET  
EL. = 35.67 (1987 ADJ.)

BELLAVITA AT GREEN TEE  
SECTION TWO  
FILM CODE 511026 H.C.M.R.

BELLAVITA AT GREEN TEE  
SECTION FIVE  
FILM CODE 511026 H.C.M.R.

**LOT AREAS AND WIDTHS:**

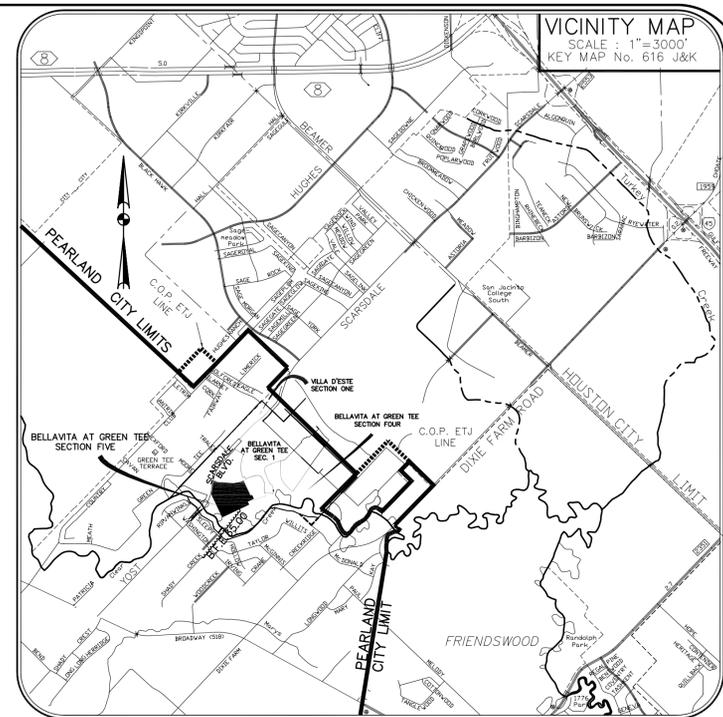
LOT NO.	BLOCK NO.	LOT AREA	WIDTH
14	2	7,566 S.F.	60.00'
15	2	6,600 S.F.	60.00'
16	2	6,600 S.F.	60.00'
17	2	6,903 S.F.	69.93'
18	2	7,474 S.F.	60.41'
19	2	7,597 S.F.	61.63'
20	2	6,600 S.F.	60.00'
21	2	6,600 S.F.	60.00'
22	2	10,770 S.F.	64.821'
24	2	8,994 S.F.	63.48'
25	2	7,150 S.F.	65.00'
26	2	7,150 S.F.	65.00'
27	2	9,491 S.F.	62.14'
28	2	16,337 S.F.	62.99'
29	2	9,120 S.F.	65.78'
30	2	7,646 S.F.	75.76'
31	2	8,087 S.F.	60.00'
32	2	6,655 S.F.	60.50'
1	3	7,566 S.F.	60.00'
2	3	6,600 S.F.	60.00'
3	3	6,600 S.F.	60.00'
4	3	7,525 S.F.	75.39'
5	3	7,920 S.F.	82.71'
6	3	6,600 S.F.	60.00'
7	3	7,566 S.F.	60.00'
8	3	7,669 S.F.	59.40'
9	3	7,635 S.F.	59.28'
10	3	7,991 S.F.	60.00'
11	3	7,352 S.F.	59.14'
12	3	6,600 S.F.	60.00'
13	3	7,566 S.F.	60.00'

**LINE TABLE**

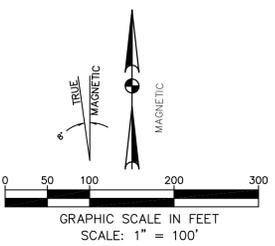
LINE NO.	BEARING	DISTANCE
L1	N 19°43'32" W	52.01'
L2	N 12°09'05" W	40.69'
L3	N 04°34'38" W	52.01'
L4	N 02°59'49" E	48.22'
L5	N 08°32'48" E	7.64'
L6	S 06°47'03" W	128.71'
L7	S 66°29'14" W	85.00'
L8	N 23°30'46" W	67.67'
L9	N 04°19'19" E	56.80'
L10	N 83°12'57" W	170.83'
L11	N 81°29'43" E	108.83'
L12	S 02°38'12" E	39.98'
L13	S 16°33'14" E	39.98'
L14	S 23°30'46" E	67.67'
L15	S 66°29'14" W	110.00'
L16	N 06°47'03" E	128.71'
L17	S 83°12'57" E	170.83'
L18	S 04°19'19" E	56.80'
L19	S 23°30'46" E	103.67'
L20	S 66°29'14" W	170.00'
L21	N 19°49'13" W	40.63'
L22	N 01°31'47" W	36.70'

**CURVE DATA:**

CURVE NUMBER	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD BEARING	CHORD LENGTH
C 1	33°50'34"	75.00'	44.30'	S 23°42'20" W	43.66'
C 2	301°74°9"	255.00'	134.84'	S 08°21'51" E	133.27'
C 3	90°00'00"	25.00'	39.27'	S 21°29'14" W	35.36'
C 4	27°50'05"	275.00'	133.60'	N 09°26'43" W	132.29'
C 5	87°32'16"	75.00'	114.59'	N 39°29'14" W	103.76'
C 6	23°34'58"	75.00'	30.67'	S 84°59'34" W	30.65'
C 7	90°00'00"	25.00'	39.27'	N 68°30'46" W	35.36'
C 8	301°74°9"	205.00'	108.40'	N 08°21'51" W	107.14'
C 9	90°00'00"	25.00'	39.27'	N 51°47'03" E	35.36'
C 10	87°32'16"	25.00'	38.20'	S 39°26'49" E	34.59'
C 11	27°50'05"	325.00'	157.89'	S 09°35'43" E	156.34'



VICINITY MAP SCALE: 1" = 3,000' KEY MAP No. 616 J&K



REASON FOR PARTIAL REPLAT  
PURPOSE FOR THIS PARTIAL REPLAT IS TO INCREASE THE LOT SIZES IN A PORTION OF LOTS IN BLOCK 2 AND ALL LOTS IN BLOCK 3.

# 2400 BLOCK OF WEST TUSCHMAN BELLAVITA AT GREEN TEE SECTION FIVE, BLOCKS 2 AND 3 PARTIAL REPLAT No. 1

BEING A SUBDIVISION OF 5.5677 ACRES AND A REPLAT OF THE AMENDED PLAT OF BELLAVITA AT GREEN TEE SECTION FIVE, RECORDED IN F.C. No. 597089, H.C.M.R., AND LOCATED IN THE W.D.C. HALL SURVEY, A-23 CITY OF PEARLAND, HARRIS COUNTY, TEXAS

31 LOTS 2 BLOCKS 0 RESERVES  
DATE: APRIL, 2010 SCALE: 1" = 100'

ENGINEER  
**CENTURY ENGINEERING, INC.**  
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871  
PH. (713) 780-8871 FX. (713) 780-7662  
ATTN: GINA A. NELSON, P.E.

SURVEYOR  
**CENTURY ENGINEERING, INC.**  
3030 S. GESSNER SUITE 100 HOUSTON, TEXAS 77063 (713) 780-8871  
PH. (713) 780-8871 FX. (713) 780-7662  
ATTN: BERNERD F. JOHNSON, R.P.L.S.

OWNER  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067  
ATTN: BRIAN GIBSON PH. (713) 874-8558 FX. (281) 877-1685