

COUNTY OF BRAZORIA STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Joel M. Marshall, Vice—President and Rob Bamforc Assistant Secretary, known to me, to be the persons whose names are 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 10 day of _ Notary Public Brazorio co HIM Jullia

I, It is the County Engineer of Brazoria County do hereby certify that the plat of existing rules and regulations of this office, as adopted by Commissioner's Court.

Octores Mortin Mayor City of Man This is to certify that the City Council of the City of Manvel, Texas, has approved this plat of Silvercreek Section 5, in conformance with the laws of the State of Texas and the ordinances of the City of Manvel as shown hereon and authorized the recording of this plat this 20 day of 4. Larry Akery Council Member City Council City of Manual Tarreauxoon Labour

> Dwight Harrisd Member/Commissioner Planning & Development Commission City of Manvel, Texas Steve Schenfeld
> Chairperson
> Planning & Development Commis
> City of Manvel, Texas This is to certify that the Planning & Developme Section 5, in conformance with the laws of the authorized the recording of this plat this Bullie Williams 14 J. Harryon of the City of Manvel, Texas, has approved this plat of Silvercreek and the ordinances of the City of Manvel as shown hereon and Jari Thompson Member/Commissioner Planning & Development Comr City of Manvel, Texas ten

GENERAL NOTES:

- Survey Tie: The western—most southwest corner of Crestwood Cove at Silverlake plat (centerline intersection County Road 94 and County Road 59, a.k.a. Southfork Drive) as recorded in Volume 21, Pages 245 248 the Brazoria County Plat Records.
- All 16-foot Utility Easer reon are centered on the comm on lot line unless shown otherwise.
- a forty—five (45) degree
- All building line (BL) transitions are at a forty—five (45) degree angle. This tract of land is within two (2) miles of the city limits of the City of Manvel and entirely within the Extra-Territorial Jurisdiction of the City of Manvel.
- Detention storm drainage storage is predevelopment. As per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Brazoria County. Texas and incorporated areas, Community Panel No. 48039C0020 H, effective date of June 5, 1989, the subject tract lies within Zone "X"; areas determined to lie outside of the 500—Year Flood Plain. Zone "X" has no base flood elevation required. ovided for in accordance with the drainage master plan and for the
- rment body for purposes of drainage work, provided the Drainage
- Permanent structures, including fences, shall not be erected in or across a drainage easement inhibiting the fri flow of water or access to the easement by drainage crews or equipment. Drainage easements may be used by any District is properly notified.
- ments shall be kept free from fill which inhibits the flow of surface
- Permanent Control Points (P.C.P.'s) are to be placed after the completion of paving and utility construction accordance with a variance granted by the Brazoria County Commissioner's Court.
- Femporary Bench Mark (TBM) → Railroad spike in PP @ Southwest corner and Old County Road 94. FB 1394, PG 45. Elevation = 66.01 of the intersection of County Road 59
- Bench Mark U.S.C. & G.S. Monument stamped "T—457" located at Pearland Airport; 0.4 miles south of F.M. 518/Hwy. 35; 56.3 feet east of the centerline of Hwy. 35; 32.5 feet southeast of a Power Pole; 120 feet northeast of a Power Pole. (1973 Adjustment)
- Maintenance of detention facilities shall shall provide maintenance of regional facilities constructed by developer(s) facilities constructed by developer(s) facilities constructed. The DISTRICT specific DISTRICT, unless the DISTRICT specifically.) be the sole responsibility of the owner of the property. facilities owned and constructed by the DISTRICT, or subfor which ownership has been transferred to the DISTRICT shall be responsible only for the maintenance of facilities citally contracts or agrees to maintain other facilities. The DISTRICT b-regional T with the owned by the
- dinimum side lot dwelling setback is five (5) feet, unless dwelling units on adjoining lots is ten (10) feet, unless s clearance required between
- Minimum side lot detached garage setb required between detached garages on ack is three (3) feet, unless shown otherwise. Minimum clearance adjoining lots is ten (10) feet, unless shown otherwise.

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COUNTY OF BRAZORIA

A METES & BOUNDS description of a certain 24.1927 acre tract located in the A.C.H. & B. R.R. Co. Survey, Section 87, Abstract No. 415, Brazoria County, Texas, being a portion of a called 159.940 acre tract as recorded under Clerk's File No. 00—CESSES of the Brazoria County Official Public Records of Real Property; said 24.1938 acre tract being more particularly described as follows with all bearings being based on North 86°25'08" East, along the south line of Crestwood Cove at Silverlake as recorded under Volume 21, Pages 245—248 of the Brazoria County Plat Records:

COMMENCING at a found 5/8—inch iron rod located at the centerline intersection of Southfork Drive (County Road 59, 60—foot wide) and County Road 94 (40—foot wide) both recorded under Volume 2, Page 91 of the Brazoria County Plat Records;

THENCE, North 86°25'08" East, 64.68 feet along the centerline of said County Road 59 to the POINT OF BEGINNING of the herein described tract;

THENCE, North 86°22'19" East, 262.26 feet continuing along the centerline of said Southfork Drive to a point; THENCE, North 86°25'08" East, 723.15 feet continuing along the centerline of said Sou59 to a point; thfork Drive

THENCE, South 03°37'41" East, 50.00 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") beginning a non—tangent curve to the right, from which the radius point bears South 03°37'41" East, 25.00 feet;

THENCE, in a southeasterly direction, along the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing South 48°37'41" East, 35.36 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") in the west right—of—way of proposed Silvercreek Drive (width varies);

THENCE, South 03'37'41" East, 57.50 feet along the west right—of—way of said proposed Silvercreek Drive to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") beginning a curve to the

THENCE, in a southeasterly direction, continuing along the west right—of—way of said proposed Silvercreek Drive with the arc of said curve to the left, having a radius of 500.00 feet, a central angle of 07"14"34", an arc length of 63.21 feet and a chord bearing South 07"14"58" East, 63.16 feet to a set 3/4—inchf iron rod (with cap stamped "Cotton Surveying");

South 10°52'15" East, 55.69 feet continuing along the west right—of—way of ek Drive to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") the right; of said proposed) beginning a

THENCE, in a southeasterly direction, continuing along the west right—of—way of said proposed Silvercreek Drive with the arc of said curve to the right, having a radius of 500.00 feet, a central angle of 07°14'34", an arc length of 63.21 feet and a chord bearing South 07°14'58" East, 63.16 feet to a set 3/4—inch iron rad (with cap stamped "Cotton Surveying") beginning a compound curve to the right; to a

THENCE, in southwesterly direction, continuing along west right—of—way of proposed Silvercreek Drive with the arc of said curve to the right, having a radius of 920.00 feet, a central angle of 17'11'55", an arc length of 276.16 feet and a chord bearing South 04'58'16" West, 275.12 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") beginning a compound curve to the right;

THENCE, in a southwesterly direction, along the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 84.58.22", an arc length of 37.08 feet and a chord bearing South 56.03.25" West, 33.77 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") in the north right—of—way of proposed Canyon Bluff Drive (60—foot wide);

THENCE, South 17*49'47" West, 60.83 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") in the south right—of—way of said proposed Canyon Bluff Drive beginning a non—tangent curve to the right, from which the radius point bears South 08*09'38" West, 25.00 feet;

THENCE, in a southeasterly direction, along the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 94°52'23", an arc length of 41.40 feet and chord bearing South 34°24'10" East, 36.83 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") in the west right—of—way of aforementioned Silvercreek Drive beginning a reverse curve to the left;

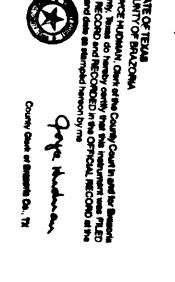
THENCE, in a southerly direction, along the west right-of-way of said Silvercreek Drive with the arc of said curve to the left, having a radius of 655.00 feet, a central angle of 25'54'31", an arc length 296.18 feet and a chord bearing South 00'04'46" West, 293.67 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying");

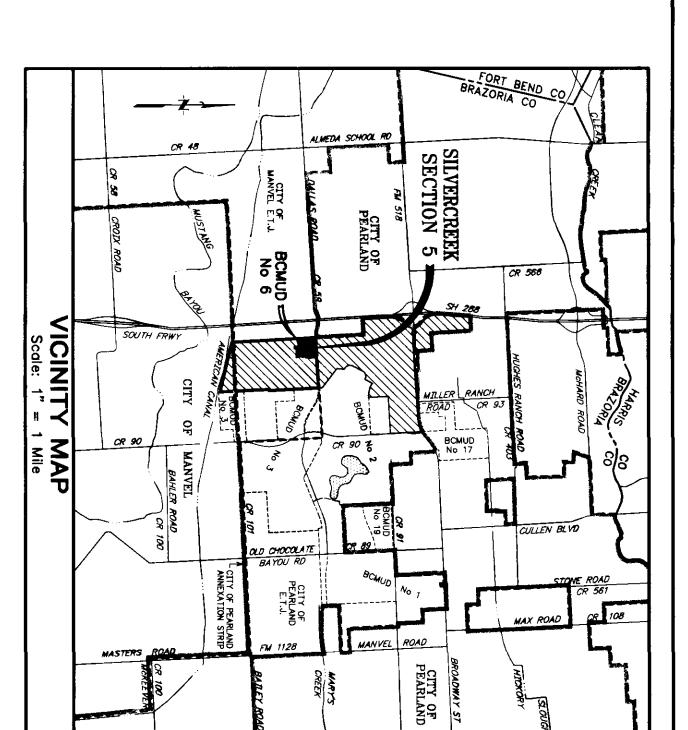
THENCE, South 8675'24" West, 123.80 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying"); THENCE, South 12°52'29" East, 111.69 feet continuing along the west right—of—way of Silvercreek Drive to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying"); said

86°49'24" West, 267.42 feet to a set 3/4—inch iron rod (with cap stamped "Cotton

THENCE, North Surveying");

THENCE, South 87°57'51" West, 77.74 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") in the east right—of—way of Cloverleaf Court (60—foot wide) with the arc of a non—tangent curve to the right, from which the radius point bears South 88°37'14" West, 1830.00





THENCE, in a southerly direction, along the east right—of—way of Cloverleaf Court with the arc of said curve to the right, having a radius of 1830.00 feet, a central angle of 03'00'25", an arc length 96.04 feet and a chord bearing South 00'07'26" West, 96.03 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 85°18'46" West, 60.09 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") in the west right—of—way of said Cloverleaf Court beginning a non—tangent curve to the right, from which the radius point bears North 88°28'35" West, 25.00 feet;

THENCE, in a southwesterly direction, along the arc of said curve to the right, having a radius of 25.00, a central angle of 89°57′13″, an arc length of 39.25 feet and a chord bearing South 46°30′02″ West, 35.34 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") in the north right—of—way of proposed Misty Grove Drive (60—foot wide) beginning a reverse curve to

THENCE, in a southwesterly direction along the north right—of—way of said proposed Misty Grove Drive with the arc of said curve to the left, having a radius of 1730.00 feet, a central angle of 03°07′01", an arc length of 94.12 feet and a chord bearing South 89°55′08" West, 94.10 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying");

THENCE, North 03°12'37" West, 211.74 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 03°12'37" East, 11.35 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") beginning a curve to the right; THENCE, South 86°47'23" West, 180.00 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") in the west right—of—way of aforementioned proposed Canyon Bluff Drive;

THENCE, in 25.00 feet, 41.47'23" W in a southwesterly direction, along the arc of said curve to the right, having a radius of et, a central angle of 90°00°00", an arc length of 39.27 feet and a chord bearing North West, 35.36 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying");

THENCE, South 86°47'23" West, 90.00 feet to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") beginning a curve to the right;

THENCE, North 0312'37" West, 897.72 feet along the east right—of—way of said proposed County Road 94 to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") being the southeast cutback corner of proposed Southfork Drive (County Road 59); THENCE, in a northwesterly direction, along the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 90'00'00", an arc length of 39.27 feet and chord bearing North 48'12'37" West, 35.36 feet to a set 3/4-inch iron rod (with cap stamped "Cotton Surveying") in the east right-of-way of proposed County Road 94 (70-foot wide);

THENCE, North 03*34'52" West, 50.00 feet to the POINT OF BEGINNING, CONTAINING 24.19 acres THENCE, North 41°36′16" East, 21.28 feet along said cutback to a set 3/4—inch iron rod (with cap stamped "Cotton Surveying") in the south right-of-way of said proposed Southfork Drive;

FINAL PLAT OF

REE

SUBDIVISION OF 24.1921 OUT OF THE **ACRES** 9 LAND

A.C.H.&B. R.R. Co. SURVEY, SECTION No. 87, ABSTRACT No. 415

73 LOTS 2 RESERVES (1.9031 ACRES) BRAZORIA COUNTY, **TEXAS** N **BLOCKS**

JULY 11, 2001

CENTENNIAL HOMES, Inc.
16285 PARK TEN PLACE DR.
SUITE 300
HOUSTON, TEXAS 77084
(281) 675-3207
ROB BAMFORD, DEVELOPMENT MANAGER

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FILED FOR

RECORD

6335 GULFTON DR., SUITE 103 HOUSTON, TEXAS 77081 (713) 981-0275 CARLOS P. COTTON, R.P.L.S. No. 1902 COMPANY COMPANY

JONES & CARTER, INC.

Consulting Engineers

6335 GULFTON DR., SUITE 200
HOUSTON, TEXAS 77081
(713) 777-5337
BOBBY G. JONES, P.E. No. 48459 200

SHEET 2 OF 2