

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, RONALD JACKSON LINDSAY AND KAREN GRACE LINDSAY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE MAP HEREON OF THE "MINOR PLAT OF LINDSAY ESTATE," CONTAINING 5,000 ACRES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT AND RIGHT-OF-WAY, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED 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 OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT, WITHIN THE LIMITS OF THIS PLAT, THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U, E, AND A, E) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 UNOBTSTRUCTED 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 FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENT, FROM A PLANE SIXTEEN (16' 0") ABOVE THE 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 EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

WITNESS MY HAND IN BRAZORIA COUNTY, TEXAS

THIS 28 DAY OF DECEMBER, 2023.

BY: *Ronald Lindsay*
RONALD JACKSON LINDSAY, OWNER

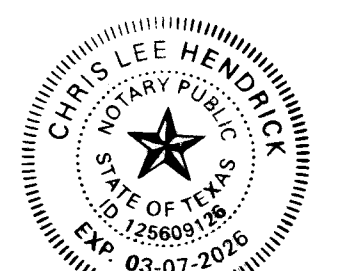
BY: *Karen Grace Lindsay*
KAREN GRACE LINDSAY, OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONALD JACKSON LINDSAY 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 CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28 DAY OF DECEMBER, 2023.

NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS.
MY COMMISSION EXPIRES: 03/07/2026



STATE OF TEXAS
COUNTY OF BRAZORIA

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28 DAY OF DECEMBER, 2023.

NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS.
MY COMMISSION EXPIRES: 03/07/2026



CERTIFICATION OF PLANNING MANAGER

THIS IS TO CERTIFY THAT THE CITY PLANNING MANAGER OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS "MINOR PLAT OF LINDSAY ESTATE" 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 14 DAY OF JANUARY, 2024.

MARTIN GRIGGS, P.E., CNU-A
ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS 14 DAY OF JANUARY, 2024.

RAJENDRA SURESH, PE, CFM
CITY ENGINEER

STATE OF TEXAS
COUNTY OF BRAZORIA

METES AND BOUNDS DESCRIPTION OF A 5,000-acre tract in the H.T. & B.R.R. Co. Survey, Section 25, Abstract No. 245 in Brazoria County, Texas. Said 5,000-acre tract is part of Lot 49 of the Allison Richey Gulf Coast Home Company Subdivision as recorded in Volume 2, Page 10 in the Brazoria County Deed Records and is those same tracts of land described deeded to Ronald Jackson Lindsay and wife, Karen Grace Lindsay as recorded in Clerk's File No. 13-754-310-90 and 97-003313 in the Brazoria County Clerk's Office. Said 5,000-acre tract is more particularly described by metes and bounds as follows:

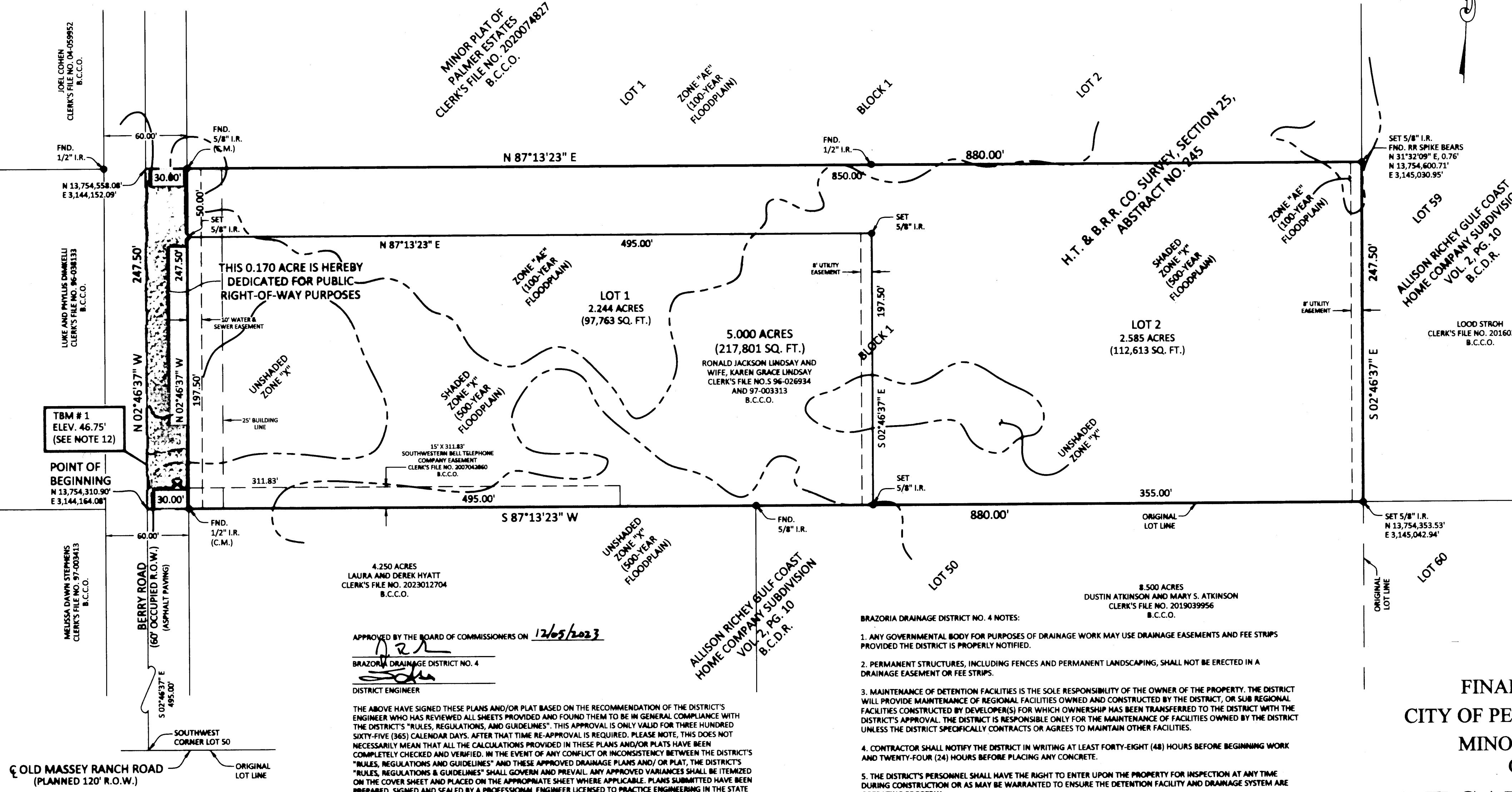
BEGINNING at a point in Berry Road (60-foot wide occupied right-of-way), said point is the common westerly corner of Lot 49 and Lot 50 of said Allison Richey Gulf Coast Home Company Subdivision. Said point is the northwest corner of a 4,250-acre tract of land described in a deed to Laura and Derek Hyatt as recorded in Clerk's File No. 2023012704 in the Brazoria County Clerk's Office. From which the southwest corner of said Lot 50 bears South 02°46'37" East, a distance of 495.00'. Said point has a Texas State Plane grid coordinate of North 13,754,310.90'; East 3,144,164.08'.

THENCE, North 02°46'37" West, along the centerline of said Berry Road, same being the west line of said Lot 49 for a distance of 247.50 feet to the northwest corner of the herein described tract;

THENCE, North 87°13'23" East, along the north line of the herein described tract at a distance of 30.00 feet pass a 5/8-inch iron rod found for the southwest corner of Lot 1, Block 1 of the Minor Plat of Palmer Estates as recorded in Clerk's File No. 2020074827 in the Brazoria County Clerk's Office and continue for a total distance of 880.00 feet to a 5/8-inch iron rod set for the southwest corner of Lot 2, Block 1 of said Minor Plat of Palmer Estates. Said point is in the west line of a tract of land described in a deed to Lood Stroh as recorded in Clerk's File No. 2016032715 in the Brazoria County Clerk's Office and east line of said Lot 49. Said point is in the west line of Lot 59 of the aforementioned Allison Richey Gulf Coast Home Company Subdivision, from which a found railroad spike bears North 31°32'09" East, a distance of 0.76 feet;

THENCE, South 02°46'37" East, along the common lot line between said Lots 49 and 59, same being the west line of said Lood Stroh tract for a distance of 247.50 feet to a 5/8-inch iron rod set for the southeast corner of the herein described tract. Said point is in the common lot corner of said Lots 49, 50, 59 and 60 and is in the north line of an 8,500-acre tract described in a deed to Dustin Atkinson and Mary S. Atkinson as recorded in Clerk's File No. 2019039956 in the Brazoria County Clerk's Office;

THENCE, South 87°13'23" West, along the common lot line between said Lots 49 and 50, same being the north line of said 8,500-acre tract at a distance of 850.00 feet pass a 1/2-inch iron rod found in the occupied east line of the aforementioned Berry Road and continue for a total distance of 880.00 feet to the POINT OF BEGINNING containing a computed area of 5,000-acres (217,801 square feet).



POINT OF BEGINNING
N 13,754,310.90'
E 3,144,164.08'

OLD MASSEY RANCH ROAD
(PLANNED 120' R.O.W.)

NOTES:

- 1. BEARINGS AND THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE. SCALE FACTOR: 0.99987.
- 2. ACCORDING TO FEMA FIRM MAP NUMBER 48039C0043K, DATED DECEMBER 30, 2020, THE SUBJECT TRACT LIES IN ZONE "AE", SHADDED ZONE "X" AND UNSHADDED ZONE "Y" AREAS. THIS DESIGNATION IS BASED ON SCALING FROM THE F.I.M.M. ALL FLOODPLAIN INFORMATION NOTED HEREON REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THIS PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 3. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- 4. THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PREPARED BY SOUTHLAND TITLE, FILE NO. TP2399467, DATED SEPTEMBER 22, 2023.
- 5. 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 COUNTY.
- 6. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY 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.
- 7. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET BRAZORIA COUNTY REQUIREMENTS AT THE TIME OF DEVELOPMENT.
- 8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- 9. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 10. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS 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.
- 11. PROJECT BENCHMARK IS CITY OF PEARLAND BENCHMARK NO. 100 HAVING AN ELEVATION OF 37.86' NAVD83 (2001 ADJUSTMENT).
- 12. PROJECT TBM # 1 IS THE TOP OF A SANITARY SEWER MANHOLE (NORTH SIDE) LOCATED APPROXIMATELY 15 FEET WEST OF THE WEST EDGE OF PAVING OF NORTH GRAND BOULEVARD AND APPROXIMATELY 25 FEET NORTHEAST OF THE NORTHEAST CORNER OF THE SUBJECT TRACT. ELEVATION = 47.19' NAVD83 (2001 ADJUSTMENT).
- 13. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- 14. THE SUBJECT TRACT DOES NOT LIE WITHIN A MUNICIPAL UTILITY DISTRICT (MUD).

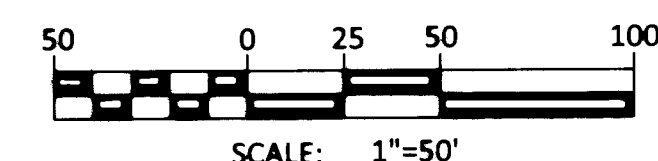
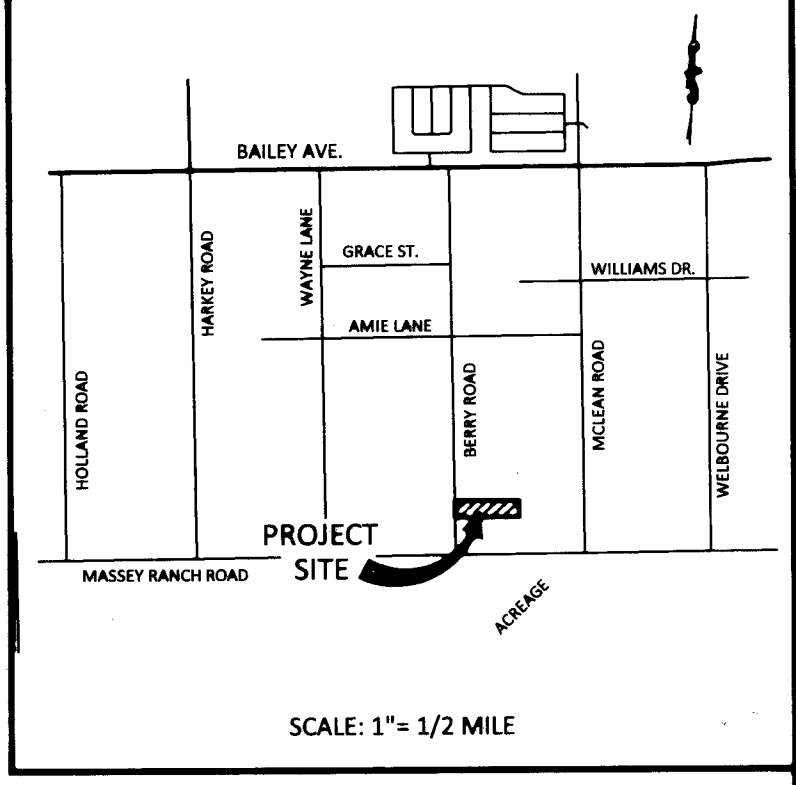
4.250 ACRES
LAURA AND DEREK HYATT
CLERK'S FILE NO. 2023012704
B.C.C.O.

APPROVED BY THE BOARD OF COMMISSIONERS ON 12/05/2023
BRAZORIA DRAINAGE DISTRICT NO. 4
DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS AND GUIDELINES" AND THESE APPROVED DRAINAGE PLANS AND/OR PLAT, THE DISTRICT'S "RULES, REGULATIONS & GUIDELINES" SHALL GOVERN AND PREVAIL. ANY APPROVED VARIANCES SHALL BE ITEMIZED ON THE COVER SHEET AND PLACED ON THE APPROPRIATE SHEET WHERE APPLICABLE. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.
NOTE: THIS SIGNATURE BLOCK IS FOR FINAL DRAINAGE PLAN AND FINAL PLATS ONLY. THE SIGNATURE BLOCK SHALL INCLUDE THE NOTES SHOWN ABOVE. FOR FINAL DRAINAGE PLANS, PLEASE PUT THE SIGNATURE BLOCK ON THE COVER SHEET ONLY.

BDD4 REF. ID #: 23-000291

2024001235
Brazoria County - Joyce Hudman, County Clerk
01/09/2024 01:38 PM
Total Pages: 1
Fee: 128.00
Joyce Hudman



PROPOSED FINISHED FLOOR ELEVATIONS

LOT	ELEVATION
1	47.26'
2	46.26'

THE PROPOSED FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS THAT EXIST AT THE TIME OF DEVELOPMENT.

LEGEND
B.C.C.O. BRAZORIA COUNTY CLERK'S OFFICE
B.C.D.R. BRAZORIA COUNTY DEED RECORDS
(C.M) CONTROL INSTRUMENT
FND FOUND
R.O.W. RIGHT-OF-WAY
I.P. IRON PIPE
I.R. IRON ROD
● SET 5/8" IRON ROD UNLESS OTHERWISE NOTED

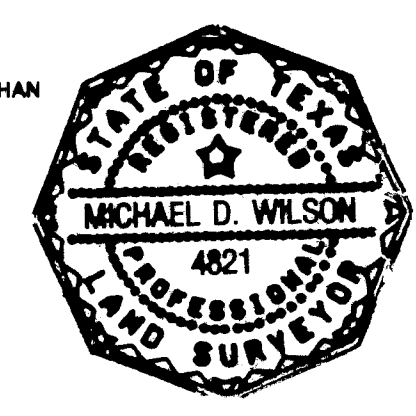
FINAL PLAT
CITY OF PEARLAND ETJ
MINOR PLAT
OF
LINDSAY ESTATE

A SUBDIVISION OF 5,000 ACRES LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 25, ABSTRACT NO. 245 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK 2 LOTS
DECEMBER 13, 2023
17427 BERRY ROAD

OWNER:
RONALD JACKSON LINDSAY
AND KAREN GRACE LINDSAY
17427 BERRY ROAD
PEARLAND, TEXAS 77584
PHONE: (281) 732-3191

PREPARED BY:



THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY, PEARLAND, TEXAS
(281) 485-3991 FAX (281) 485-3998
CONTACT: CHRIS L. HENDRICK WSG JOB NO. 23-129