

STATE OF TEXAS
 COUNTY OF BRAZORIA
 WE, DANIEL AND MEAGAN STEELE, ACTING BY AND THROUGH DANIEL AND MEAGAN STEELE, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF STEELE VILLAS, 0.367 ACRES OUT OF THE HERRIDGE-MILLER SUBDIVISION (UNRECORDED), BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID DANIEL AND MEAGAN STEELE, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS [EXCEPT THOSE STREETS DEDICATED AS PRIVATE STREETS LABELED AS PUBLIC UTILITY EASEMENTS/PRIVATE ACCESS EASEMENTS (P.U.E./P.A.E.)], ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL 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, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED. (* INCLUDE ONLY IF PRIVATE STREETS ARE BEING PLATED) (VERIFY WITH CENTERPOINT ENERGY WHETHER THE FOLLOWING TWO PARAGRAPHS ARE REQUIRED IF THE PLAT INCLUDES AERIAL EASEMENTS.)
 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 OR 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 EACH 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 FEET (7' 0") FOR SIXTEEN FEET (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 EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.
 WITNESS MY HAND IN BRAZORIA COUNTY, TEXAS, THIS 3rd DAY OF June, 2022.

BY: *[Signature]*

BY: *[Signature]*

STATE OF TEXAS
 COUNTY OF BRAZORIA
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel & Meagan Steele 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF June, 2022.

[Signature]
 ROBIN RUTH CROUCH
 Notary Public, State of Texas
 Commission Expires 01-11-23
 Notary ID 422233-8

CITY OF PEARLAND
 CITY PLANNING MANAGER CERTIFICATE
 THIS IS TO CERTIFY THAT THE CITY PLANNING MANAGER OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS DEVELOPMENT PLAT OF STEELE VILLAS 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 11 DAY OF May, 2022.

[Signature]
 MARTIN GRIGGS, AICP, CNU-A
 DIRECTOR OF COMMUNITY DEVELOPMENT,
 CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND THIS 11 DAY OF May, 2022
[Signature]
 RAJENDRA SHRESTHA, PE, CFM
 CITY ENGINEER

FIELD NOTES FOR 0.3654 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 0.367 ACRES, LOCATED WITHIN THE H.T. & B.R.R. SURVEY, ABSTRACT NO. 237, BRAZORIA COUNTY, TEXAS; SAID 0.367 ACRE TRACT BEING ALL OF A CALLED 0.3654-ACRE TRACT OF LAND CONVEYED TO MEGAN STEELE AND DANIEL STEELE UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) 2021022131, SAID 0.367 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) CENTRAL ZONE, PER GPS OBSERVATIONS):
 BEGINNING AT A 1/2-INCH CAPPED IRON ROD FOUND ON THE EAST RIGHT-OF-WAY (R.O.W.) OF WILKE ROAD (60'-FEET WIDE, NO RECORDED FOUND) AND BEING THE SOUTHWEST CORNER OF SAID 0.3654-ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 0.846-TRACT TRACT OF LAND RECORDED IN B.C.C.F. NO. 2019050358;
 THENCE NORTH 03°04'13" WEST, ALONG SAID EAST R.O.W. LINE COMMON WITH THE WEST LINE OF SAID 0.3654-ACRE TRACT, A DISTANCE OF 124.59 FEET A 1/2-INCH IRON ROD WITH CAP FOUND FOR THE NORTHWEST CORNER OF SAID 0.3654-ACRE TRACT, THE SOUTHWEST CORNER OF A CALLED 2.1747-ACRE TRACT OF LAND RECORDED IN B.C.C.F. NO. 2009032921, AND THE HEREIN DESCRIBED TRACT;
 THENCE WITH THE COMMON LINE OF SAID 0.3654-ACRE TRACT AND SAID 2.1747-ACRE TRACT THE FOLLOWING THREE (3) COURSES:
 1. NORTH 86°59'19" EAST, A DISTANCE OF 59.37 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND;
 2. NORTH 84°35'01" EAST, A DISTANCE OF 67.75 FEET TO A 1/2-INCH IRON ROD WITH CAP FOUND;
 3. SOUTH 03°12'29" EAST, A DISTANCE OF 127.79 FEET A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 0.3654-ACRE TRACT AND THE NORTHEAST CORNER OF AFORESAID CALLED 0.846-ACRE TRACT RECORDED IN B.C.C.F. NO. 2019050358;
 THENCE SOUTH 87°09'00" WEST, ALONG THE COMMON LINE OF SAID 0.3654-ACRE TRACT AND SAID 0.846-ACRE TRACT, A DISTANCE OF 127.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.367 ACRES OF LAND, MORE OR LESS.

0.4208 ACRES
 DENNIS R. GAUTNEY
 AND KAREN N. GAUTNEY
 BLOCK 1, TRACT 3

0.46 ACRES
 MICHAEL RAY TURLEY AND
 KATHY TURLEY
 BLOCK 3, TRACT 3A-3A2

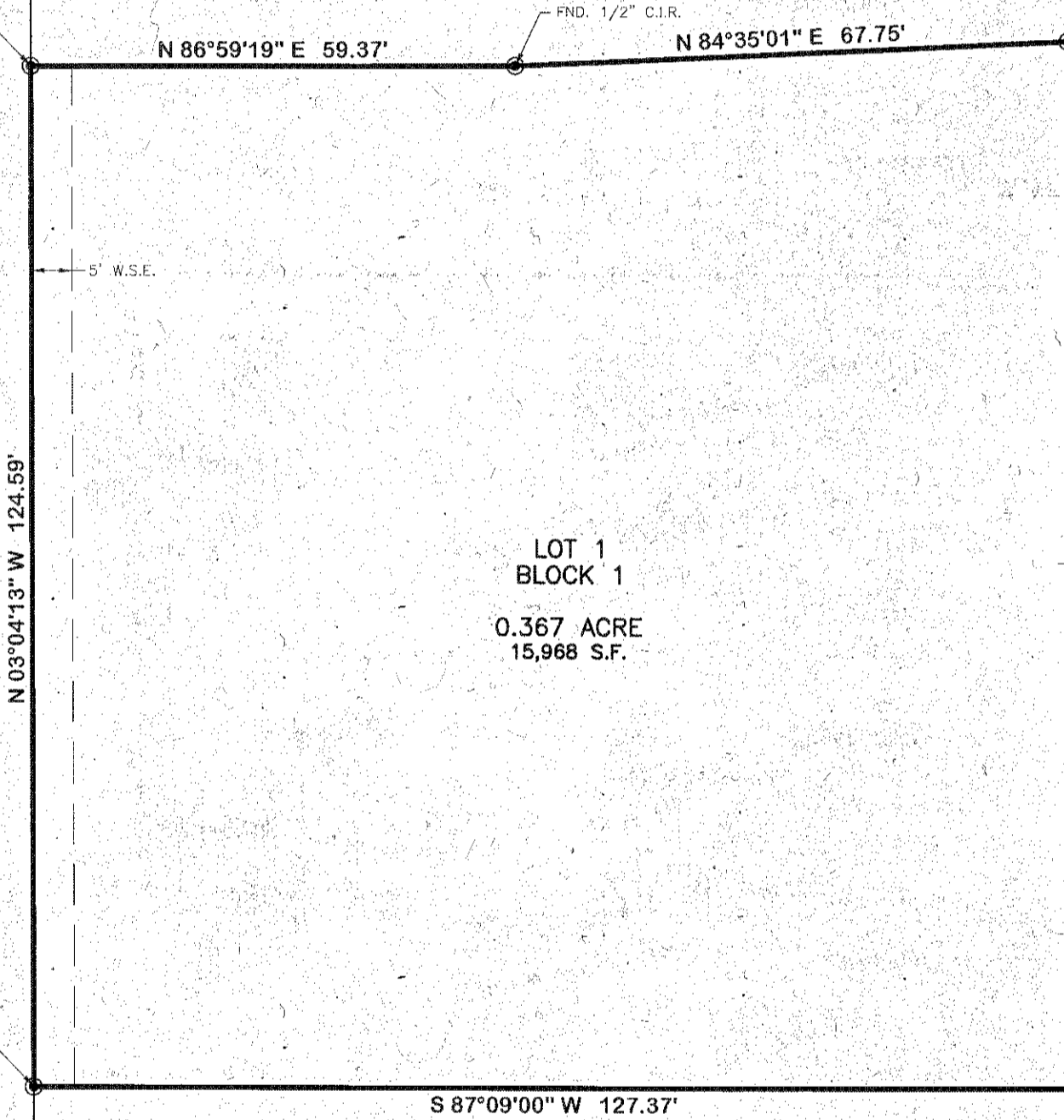
0.48 ACRES
 MICHAEL RAY TURLEY AND
 KATHY TURLEY
 BLOCK 3, TRACT 3A-3A2

0.50 ACRES
 HECTOR ORTIZ AND
 BETTY S. ESTATE
 BLOCK 3, TRACT 4
 FILE No. 2004046173, B.C.C.F.

WILKE ROAD
 (60' R.O.W. NO RECORD FOUND)
 B.C.C.F. NO. 2012022131

FOUND 1/2" C.I.R.
 N 13778.15723
 E 3142.74623

P.O.B.
 FOUND 1/2" C.I.R.
 N 13778.03283
 E 3142.75290



LOT 1
 BLOCK 1
 0.367 ACRE
 15,968 S.F.

0.846 ACRE
 BLOCK 4, TRACT 2B1
 JENI L JENKERSON
 B.C.C.F. 2019050358

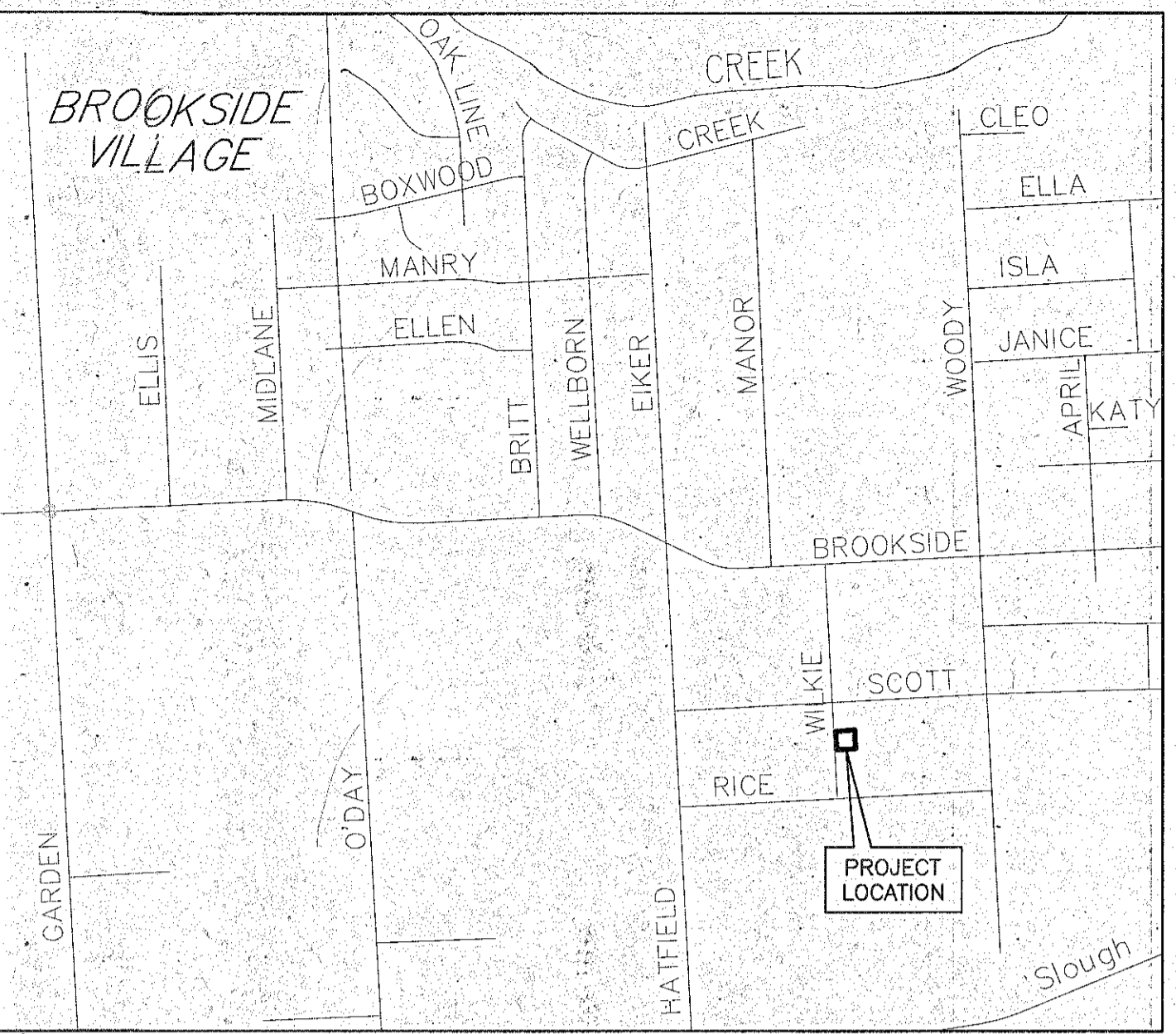
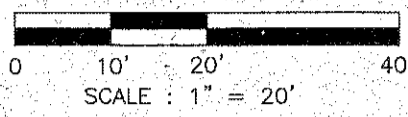
2.1747 ACRES
 BRUCE WAYNE CARMICHAEL
 & KATHRYN KREJCI
 B.C.C.F. 2009032921

FOUND 1/2" I.P.
 N 13778.03916
 E 3142.88011

HERRIDGE-MILLER
 (UNRECORDED SUBDIVISION)

- LEGEND
 B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 B.L. = BUILDING LINE
 BM = BENCHMARK
 D.A.D.E. = DRAINAGE AND DETENTION EASEMENT
 FND = FOUND
 I.R. = IRON ROD
 P.O.B. = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 U.E. = UTILITY EASEMENT
 VOL. Pg. = VOLUME, PAGE
 W.S.E. = WATER SEWER EASEMENT
- SYMBOLS
 O = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 ⊕ = FOUND MONUMENT (AS NOTED)
 ⊕ = (TBM) TEMPORARY BENCHMARK

2022049710
 Total Pages: 1
 PP



VICINITY MAP
 SCALE: 1"=1000'

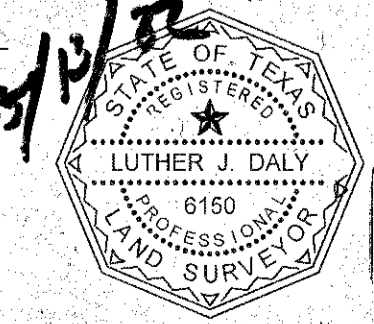
- NOTES:
 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY (OR HARRIS COUNTY OR FORT BEND COUNTY) AND THE CITY OF PEARLAND.
 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY G.F. NO. 2805070-0-0000, EFFECTIVE DATE FEBRUARY 10, 2020. ALL BEARINGS REFERENCE ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
 3. 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.
 4. 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.
 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0035K, WITH THE EFFECTIVE DATE OF 12/30/2020, THE PROPERTY IS LOCATED PARTIALLY IN ZONE "AE" AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOODPLAIN AND PARTIALLY IN "X" (SHADED) AREAS DETERMINED TO BE WITHIN THE 500 YEAR FLOODPLAIN.
 6. 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.
 7. 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.
 8. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL/RESIDENTIAL PROPERTIES (AS APPLICABLE)
 9. 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.
 10. 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.
 11. PROPERTY IS NOT IN A MUD.
 12. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTION SHALL CONFORM TO THE CITY OF PEARLAND AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 13. 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.

REVISED: APRIL 20, 2022 - ADDRESS CITY OF PEARLAND EPW AND PZ MARKUPS. (PLAT No. PLAT22-00035)

CITY OF PEARLAND
 DEVELOPMENT PLAT
STEELE VILLAS
 A 0.367 ACRE, 1-LOT, 1 BLOCK,
 SUBDIVISION
 BEING TRACT 1D OF
 THE HERRIDGE-MILLER SUBDIVISION
 (UNRECORDED)
 LOCATED IN THE H.T. & B. R.R. SURVEY, ABSTRACT No. 237
 IN BRAZORIA COUNTY, TEXAS

SURVEYOR'S CERTIFICATION: I, LUTHER J. DALY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6150, 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.

[Signature]
 LUTHER J. DALY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6150



2022049710
 Brazoria County - Joyce Hudman, County Clerk
 03/24/2022 02:13 PM
 Total Pages: 1
 Fee: 121.00
[Signature]

OWNER:
 DANIEL & MEAGAN STEELE
 dnmsteele@gmail.com

B & L
 BAKER & LAWSON, INC.
 ENGINEERS • PLANNERS • SURVEYORS
 4005 Technology Drive, Suite 1530
 Angleton, TX 77515
 OFFICE: (979) 849-6681
 TBPLS No. 10052500
 REG. NO. F-825

PROJECT NO.: 15164
 SCALE: 1" = 20'
 DRAWN BY: BT
 DRAWING NO.: 15164 PLAT.DWG
 DATE: 03/30/2022
 CHECKED BY: LJD

722-00035