

Monday, November 27, 2023

Scott Sheridan
FMS Surveying, Inc.
PO Box 1549
Alvin, TX 77512

Re: Primrose Estates Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 2675
Adico, LLC Project No. 16007-2-313

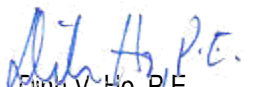
Dear Mr. Sheridan;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Primrose Estates Final Plat package received on or about November 27, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based on our review, we have no objection to the final plat as resubmitted on November 27, 2023. Please provide two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later Thursday, November 30, 2023, for consideration at the Tuesday, December 5, 2023, Planning and Zoning Meeting.

Should you have any questions, please do not hesitate to contact our office.

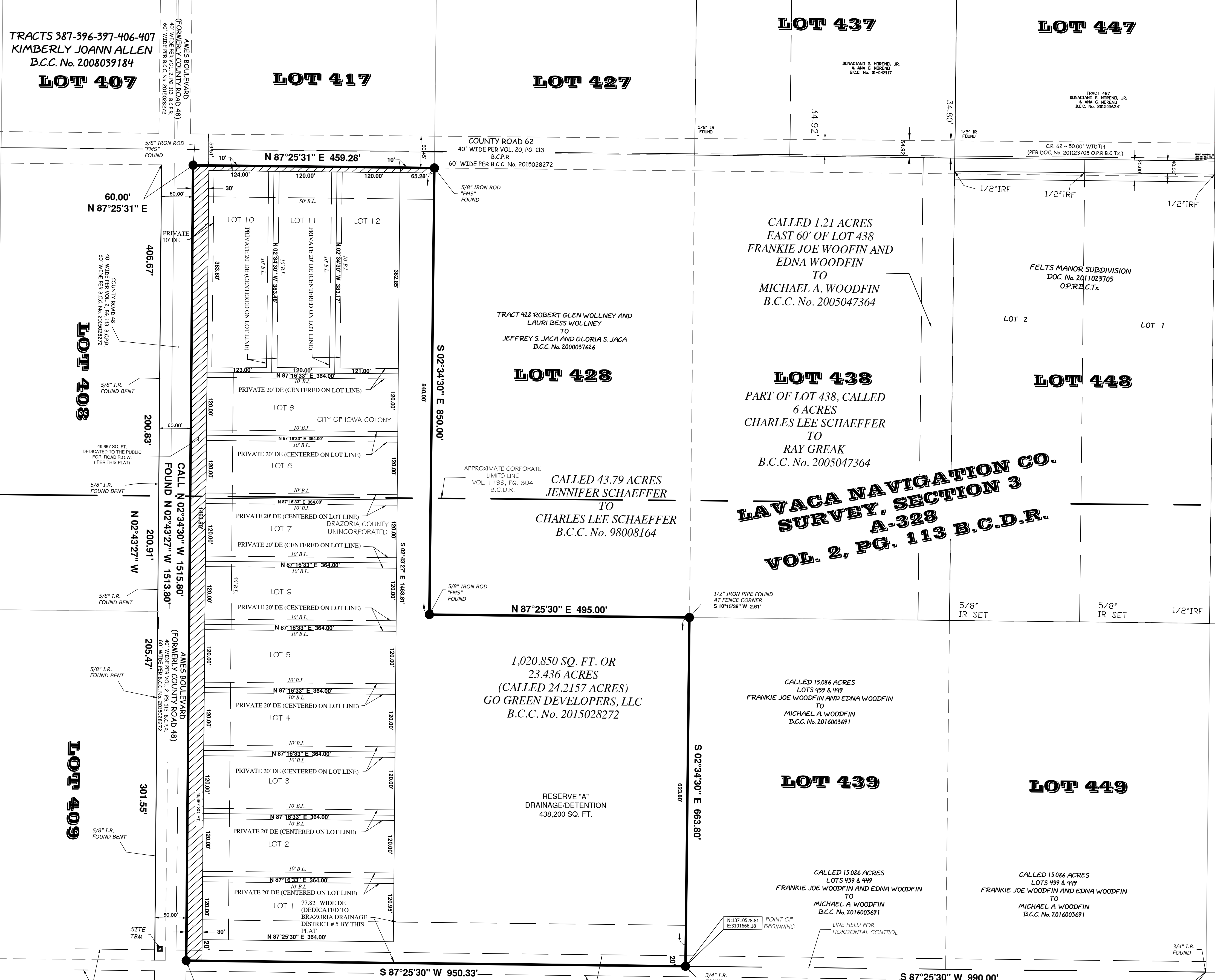
Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-313

NOTES:

- ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 2.1071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999865638.
- THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, BUILDING LINES AND/OR ORDINANCES NOT CONTAINED UNDER THE CURRENT DEED OF RECORD.
- THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER OF 2791022-06355, DATED ON JUNE 06, 2023, RECEIVED BY THE SURVEYOR ON JUNE 06, 2023.
- THE SUBJECT PROPERTY LIES WITHIN ZONE "AE", AS SCALED ON FIRM No. 48039C0115K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NGS REFERENCE MARK AW1082 WITH A PUBLISHED ELEVATION OF 15.10, NAVD 88.
- ALL 10' AND 20' PRIVATE DRAINAGE EASEMENTS ARE TO BE USED BY LOTS WITHIN THIS SUBDIVISION. ALL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SWALES LOCATED ON THEIR PROPERTY. BRAZORIA DRAINAGE DISTRICT #5 OR THE CITY OF IOWA COLONY WILL NOT BE RESPONSIBLE FOR MAINTAINING THE SWALES WITHIN THE PRIVATE DRAINAGE EASEMENTS.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- LEASE AGREEMENT DEEDED TO SOUTH TEXAS WATER COMPANY WAS EFFECTIVE FROM JANUARY 01, 1935 UNTIL DECEMBER 31, 1937 ACCORDING TO VOLUME 264, PAGE 53, BRAZORIA COUNTY DEED RECORDS.
- EASEMENT AS RECORDED UNDER VOLUME 1465, PAGE 207 DOES NOT AFFECT THE SUBJECT PROPERTY.
- ALL HOMES SHALL HAVE A PIER AND BEAM FOUNDATION WITH THE CRAWL SPACE HAVING FLOOD VENTS PER THE EFFECTIVE FEMA ELEVATION CERTIFICATE.
- THE MAINTENANCE OF THE DETENTION POND IS THE RESPONSIBILITY OF THE H.O.A. AND/OR PROPERTY OWNERS.



FINISHED FLOOR SUMMARY	
LOT	MINIMUM FINISHED FLOOR ELEVATION (FT)
1	53.00
2	53.00
3	53.00
4	53.00
5	53.00
6	53.00
7	53.00
8	53.00
9	53.00
10	53.00
11	53.00
12	53.00

LOTS 38 THROUGH 62
VALERIE W. FITE
TO
RALPH H. FITE, JR. &
CLAUDIA F. WEITINGER
B.C.C. No. 2015021115

ABBREVIATIONS

AKA, ALSO KNOWN AS;
B.C.C., BRAZORIA COUNTY CLERK;
B.C.C.F., BRAZORIA COUNTY CLERK FILE;
B.C.D.R., BRAZORIA COUNTY DEED RECORDS;
B.C.M.R., BRAZORIA COUNTY MAP RECORDS;
B.C.P.R., BRAZORIA COUNTY PLAT RECORDS;
B.L., BUILDING LINE;
D.E., DRAINAGE EASEMENT;
EASMT., EASEMENT;
I.P., IRON PIPE;
I.R., IRON ROD;
MIN., MINIMUM;
No., NUMBER;
O.P.R.B.C.T., OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS;
PAGE, PAGE;
P.O.B., POINT OF BEGINNING;
R.O.W., RIGHT OF WAY;
SQ. FT., SQUARE FEET;
VOL., VOLUME.

RESERVE "A"
DRAINAGE/DETENTION
438,200 SQ. FT.

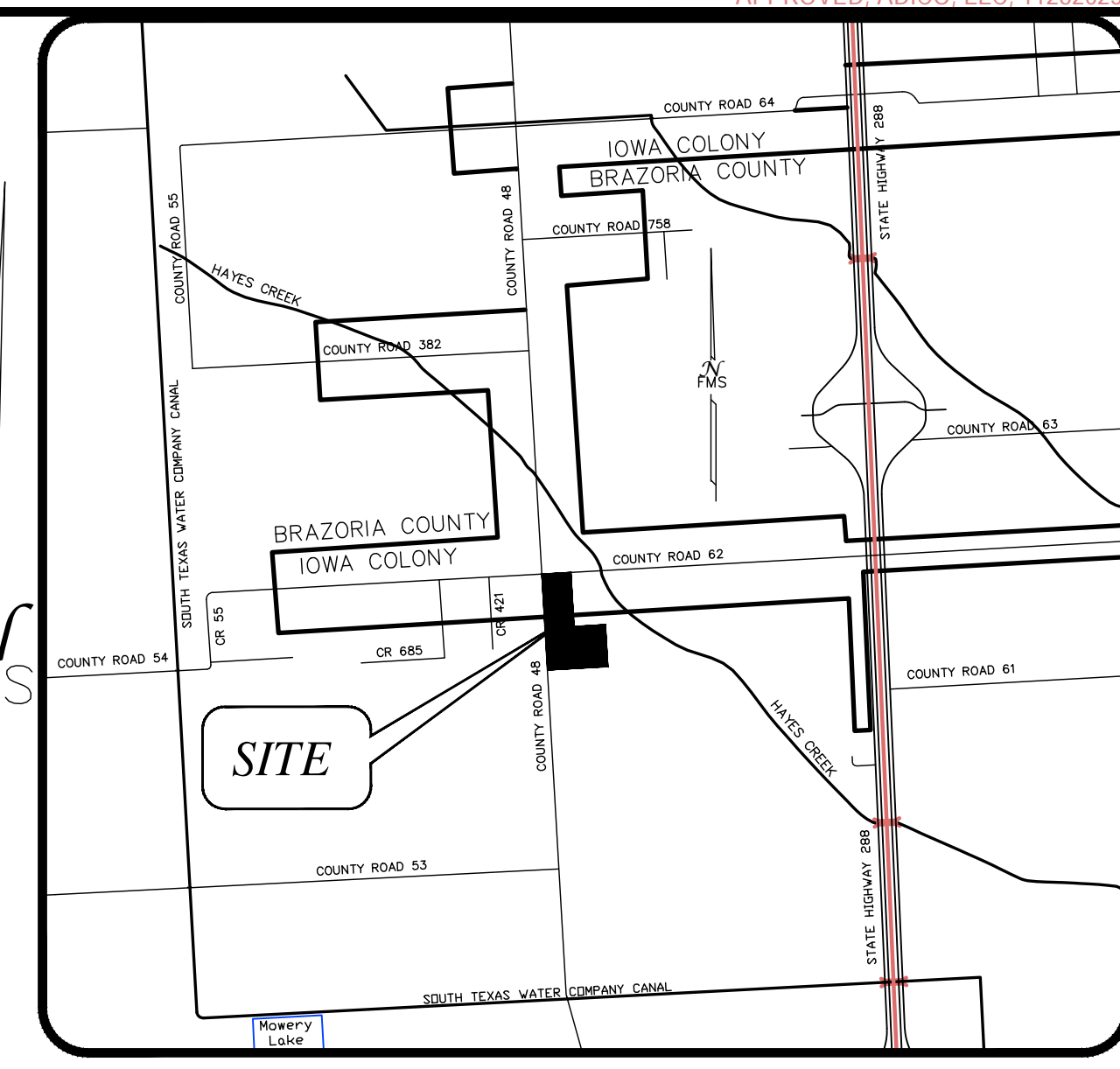
1,020,850 SQ. FT. OR
23.436 ACRES
(CALLED 24.2157 ACRES)
GO GREEN DEVELOPERS, LLC
B.C.C. No. 2015028272

D. TALLY LEAGUE
A-130
VOL. 2, PG. 126
B.C.D.R.

SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: rchase@fmsurveying.com
TBPELS FIRM # 10040400
FMS JOB No. 53689
DRAFTING: REC
www.fmsurveying.com

OWNER:
GO GREEN DEVELOPERS, LLC,
2410 BAY MANOR STREET,
PEARLAND, TEXAS 77584

LOTS 38 THROUGH 62
VALERIE W. FITE
TO
RALPH H. FITE, JR. &
CLAUDIA F. WEITINGER
B.C.C. No. 2015021115



VICINITY MAP
SCALE: 1" = 2640'

METES AND BOUNDS DESCRIPTION
OF

A 23.436 acre (1,020,850 square feet) tract of land, out of and being part of Lots 418 and 419 and all of Lot 429 of the Lavaca County Navigation Company Survey, Section Three (3), Abstract 328, a map or plat thereof recorded under Volume (vol.) 194, Page (pg.) 192 of the Brazoria County Deed Records (B.C.D.R.) and being that certain tract of land described in deed to Go Green Developers, LLC under Brazoria County Clerk's File Number (B.C.C.F. No.) 2015028272, with said 1,020,850 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod found on the North line of the David Tally League, Abstract 130, as recorded under vol. 2, pg. 126 B.C.D.R., the North line of that certain tract of land described in deed to Ralph H. Fite, Jr. and Claudia F. Weitinger in B.C.C.F. No. 2015027115, at the common South corner of Lots 449 and 459, also being the Southeast corner of that certain tract of land described in deed to Michael A. Woodfin under B.C.C.F. No. 2016003691 and having Texas Plane Coordinates of N:13710573.28, E:102655.05;

THENCE: S 87°25'30" W, along and with the North line of the David Tally League, the North line of the Fite, Jr and Weitinger tract and the South line of the Lavaca County Navigation Company Survey and the South line of the Woodfin tract, a distance of 990.00 feet to a 3/4 inch iron rod found in said common survey line, at the Southwest corner of the Woodfin tract and at the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE: S 87°25'30" W, continuing along and with said survey line and along with the North line of the Fite, Jr and Weitinger tract and the South line of this tract, a distance of 950.33 feet to a 5/8 inch iron rod with cap set stamped "FMS" in the occupied East right-of-way line of County Road 48, called to be 60 feet wide per B.C.C.F. No. 2015028272, at the Southwest corner of this tract;

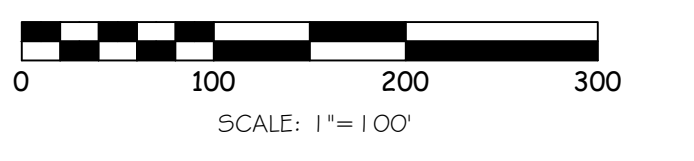
THENCE: N 02°34'30" W, along and with the occupied East line of County Road 48 and the West line of this tract, a distance of 1513.80 feet (called 1515.80 feet) to a 5/8 inch iron rod with cap set stamped "FMS" at the Southeast intersection of said County Road 48 and County Road 62, called to be 60 feet wide per B.C.C.F. No. 2015028272, at the Northwest corner of the herein described tract;

THENCE: N 87°25'31" E, along and with the South line of County Road 62 and the North line of this tract, a distance of 459.28 feet to a 5/8 inch iron rod with cap set stamped "FMS" at the Southeast corner of Lot 418, the Southwest corner of Lot 428, the Northwest corner of Lot 419, at an angle point for the herein described tract;

THENCE: S 02°34'30" E, along and with the West line of Lot 428, the East line of Lot 418 and an interior line of this tract, a distance of 850.00 feet to a point for corner at the Southeast corner of Lot 418, the Southwest corner of Lot 438, the Northwest corner of Lot 439, the Northeast corner of Lot 429, at an angle point for the herein described tract;

THENCE: N 87°25'30" E, along and with the South line of Lot 428, the North line of Lot 429 and an interior line of this tract, a distance of 495.00 feet to a point for corner at the Southeast corner of Lot 428, the Southwest corner of Lot 438, the Northwest corner of Lot 439, the Northeast corner of Lot 429 and for an angle point of this tract, from which a 1/2 inch iron pipe found bears S 10°15'38" W, a distance of 2.61 feet;

THENCE: S 02°34'30" E, along and with the West line of Lot 439, the East line of Lot 429 and an East line of this tract, a distance of 663.80 feet to the POINT OF BEGINNING and containing a calculated area of 23.436 acres of land.



FINAL PLAT
OF
**PRIMROSE
ESTATES**

BEING 23.436 ACRES (1,020,850 SQ. FT.) OF LAND,
OUT OF AND BEING PART OF LOTS 418 AND 419 AND
ALL OF LOT 429 OF LAVACA COUNTY NAVIGATION
COMPANY SURVEY, SECTION THREE (3), ABSTRACT
328, A MAP OR PLAT THEREOF RECORDED UNDER
VOLUME 194, PAGE 192 OF THE BRAZORIA COUNTY
MAP RECORDS OF BRAZORIA COUNTY, TEXAS.
1 BLOCK, 12 LOTS, 1 RESERVE
1,020,850 SQ. FT
23.436 ACRES
NOVEMBER 27, 2023

PLAT NOTES:

- 1. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS EITHER ARE OR WILL BE SET WITH A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON ROD OR THREE QUARTERS (3/4) INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE SURFACE OF THE GROUND.
- 2. PERMANENT REFERENCE MONUMENTS ("PRM") SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND AT INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES.
- 3. ALL MONUMENTS SHALL BE SET TO THE STANDARD OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
- 4. INTERIOR LOT CORNER MONUMENTS SHALL BE A MINIMUM OF FIVE EIGHTHS (5/8) INCH IRON ROD AT LEAST THIRTY SIX (36) INCHES IN LENGTH.
- 5. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
- 6. ALL LOTS WILL REQUIRE WATER WELL AND SEPTIC SYSTEMS. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.

- 7. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- 8. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 9. ALL SIDELOT BUILDING LINES OF INTERIOR LOTS TO BE 10 FEET, UNLESS OTHERWISE NOTED.

- 10. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

- 11. SITE DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS RESERVE/LOT MUST BE SUBMITTED TO THE CITY OF IOWA COLONY FOR REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- 12. DETENTION WILL BE REVIEWED /PROVIDED FOR EACH INDIVIDUAL RESIDENTIAL LOT AT TIME OF PERMITTING.

- 13. MAXIMUM LOT COVERAGE: NOT MORE THAN FIFTY PERCENT (50%) OF THE LOT AREA, INCLUDING THE MAIN BUILDING, ACCESSORY BUILDINGS, AND OTHER IMPERVIOUS SURFACES, BUT NOT INCLUDING SWIMMING POOLS.

- 14. SIDEWALKS MUST BE CONSTRUCTED AS A PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF SIDEWALKS ARE REQUIRED.

- 15. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL PLAT APPROVAL BY THE CITY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO (2) YEAR PERIOD OR THE ONE (1) YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.

This is to certify that the Planning & Zoning Commission of the City of Iowa Colony, Texas, has approved this plat and subdivision of THE FINAL PLAT OF PRIMROSE ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Iowa Colony as shown hereon and authorized the recording of this plat this _____ day of _____, 2023.

David Hurst, Chairman
Planning Commission
Terry Hayes
Planning Commission Member

Les Hosey
Planning Commission Member
Brenda Dillion
Planning Commission Member

Brian Johnson
Planning Commission Member
Robert Wall
Planning Commission Member

Warren Davis Jr.
Planning Commission Member

This is to certify that the City Council of the City of Iowa Colony, Texas, has approved this plat and subdivision of THE FINAL PLAT OF PRIMROSE ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Iowa Colony as shown hereon and authorized the recording of this plat this _____ day of _____, 2023.

Wil Kennedy
Mayor
Marquette Greene-Scott
Council Member

McLean Barnett
Council Member
Kareem Boyce
Council Member

Arnetta Hicks-Murray
Council Member
Timothy Varlack
Council Member

Dinh Ho, P.E.
City Engineer
Sydney Hargroder
Council Member

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

<i>Lee Walden, P.E</i> <i>President</i>	<i>Date</i>	<i>Kerry Osburn</i> <i>Vice President</i>	<i>Date</i>
<i>Brandon Middleton</i> <i>Secretary/Treasurer</i>	<i>Date</i>	<i>Nazar Sabti</i> <i>District Engineer</i>	<i>Date</i>

BDD #5 - Ref ID # B220034

DRAINAGE DISTRICT #5 NOTES

- 1. Slab elevations 53.00' shall be a minimum of 2 feet above finished grade.
- 2. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- 3. All property shall drain into the drainage easement only through an approved drainage structure.
- 4. All drainage easements and detention pond reserves shown on this plat, with the exception of RESERVE #1, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District # 5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- 5. The property identified in the foregoing plat lies with Brazoria County Drainage District #5.
- 6. This rural commercial site employs a natural drainage system, which is intended to provide drainage for the site that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur on the site to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- 7. Land use within the commercial site is limited to an average imperviousness of no more than 40 percent. The drainage and/or detention system has been designed with the assumption that this average percent, imperviousness will not be exceeded. If this percentage is to be exceeded, a resplat and/or redesign of the system may be necessary.
- 8. There are no pipeline easements or pipelines within the boundaries of this plat.
- 9. All storm water drainage pipes, culverts, tiles or other (including driveway culverts) will be minimum 24" I.D. or equal.
- 10. Dedicated drainage easement (s) granted to Brazoria County Drainage District # 5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- 11. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District # 5 (see District Resolution No 2007-06 & No 2007-07) . Access will be gated and locked with Brazoria County Drainage District # 5's lock.
- 12. Prohibited use of "metal" pipe in storm water/sewer applications (see District Resolution No 2007-08) .
- 13. Prohibited use of "rip-rap" in storm water/sewer applications (District policy) .
- 14. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- 15. All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District # 5 by the property owner will be initiated and recorded, at property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final project approval granted by Brazoria County Drainage District # 5 Board of Commissioners.
- 16. It will be the property owner's responsibility to verify if any Brazoria County Drainage District # 5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- 17. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub - Section 1.5, Plat and Plan approval, access, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District # 5 Resolution 2011-1, allowable time (s) and procedures for starting-up approved projects

LOT TABLE		
LOT	SQ. FT.	ACRES
1	43,853	1.01
2	43,680	1.00
3	43,680	1.00
4	43,680	1.00
5	43,680	1.00
6	43,680	1.00
7	43,680	1.00
8	43,680	1.00
9	43,680	1.00
10	47,380	1.09
11	45,999	1.06
12	46,153	1.06

This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #6171, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that permanent control points will be set at the time of plat recordation, that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF _____

We, GO GREEN DEVELOPERS, LLC., owners of the property subdivided, in this plat of THE FINAL PLAT OF PRIMROSE ESTATES, do hereby make subdivision of said property for and on behalf of said THE FINAL PLAT OF PRIMROSE ESTATES, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, 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.

In testimony, hereto, _____, has caused these presents to be signed by _____ thereunto authorized, and its common seal hereunto affixed, this _____ day of _____, 2023.

MEMBER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAME AR SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

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

SIGNATURE: _____
NOTARY PUBLIC IN AND FOR STATE OF TEXAS

METES AND BOUNDS DESCRIPTION OF

A 23.436 acre (1,020,850 square foot) tract of land, out of and being part of Lots 418 and 419 and all of Lot 429 of the Lavaca County Navigation Company Survey, Section Three (3), Abstract 328, a map or plat thereof recorded under Volume (vol.) 194, Page (pg.) 192 of the Brazoria County Map Records (B.M.D.R.) and being that certain tract of land described in deed to Go Green Developers, LLC under Brazoria County Clerk's File Number (B.C.C.F. No.) 2015028272, with said 1,020,850 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod found on the North line of the David Tally League, Abstract 130, as recorded under vol. 2, pg. 126 B.C.D.R., the North line of that certain tract of land described in deed to Ralph H. Fite, JR. and Claudia F. Weitinger in B.C.C.F. No. 2015027115, at the common South corner of Lots 449 and 459, also being the Southeast corner of that certain tract of land described in deed to Michael A. Woodfin under B.C.C.F No. 2016003691 and having Texas Plane Coordinates of N:13710573.28, E:3102655.05;

THENCE: S 87°25'30" W, along and with the North line of the David Tally League, the North line of the Fite, JR and Weitinger tract and the South line of the Lavaca County Navigation Company Survey and the South line of the Woodfin tract, a distance of 990.00 feet to a 3/4 inch iron rod found in said common survey line, at the Southwest corner of the Woodfin tract and at the Southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: S 87°25'30" W, continuing along and with said survey line and along and with the North line of the Fite, JR and Weitinger tract and the South line of this tract, a distance of 950.33 feet to a 5/8 inch iron rod with cap set stamped "FMS" in the occupied East right-of-way line of County Road 48, called to be 60 feet wide per B.C.C.F No. 2015028272, at the Southwest corner of this tract;

THENCE: N 02°43'27" W (called N 02°34'30" W) along and with the occupied East line of County Road 48 and the West line of this tract, a distance of 1513.80 feet (called 1515.80 feet) to a 5/8 inch iron rod with cap set stamped "FMS" at the Southeast intersection of said County Road 48 and County road 62, called to be 60 feet wide per B.C.C.F. No. 2015028272, at the Northwest corner of the herein described tract;

THENCE: N 87°25'31" E, along and with the South line of County Road 62 and the North line of this tract, a distance of 459.28 feet to a 5/8 inch iron rod with cap set stamped "FMS" on the South right-of-way line of County Road 62, on the West line of Lot 428, described in deed to Jeffrey S. Jaca and Gloria S. Jaca, at the most Northeast corner of this tract;

THENCE: S 02°34'30" E, along and with the West line of Lot 428, the East line of Lot 418 and an interior line of this tract, a distance of 850.00 feet to a 5/8 inch iron rod with cap set stamped "FMS" at the Southeast corner of Lot 418, the Southwest corner of Lot 428, the Northwest corner of Lot 429, the Northeast corner of Lot 419, at an angle point for the herein described tract;

THENCE: N 87°25'30" E, along and with the South line of Lot 428, the North line of Lot 429 and an interior line of this tract, a distance of 495.00 feet to a point for corner at the Southeast corner of Lot 428, the Southwest corner of Lot 438, the Northwest corner of Lot 439, the Northeast corner of Lot 429 and for an angle point of this tract, from which a 1/2 inch iron pipe found bears S 10°15'38" W, a distance of 2.61 feet;

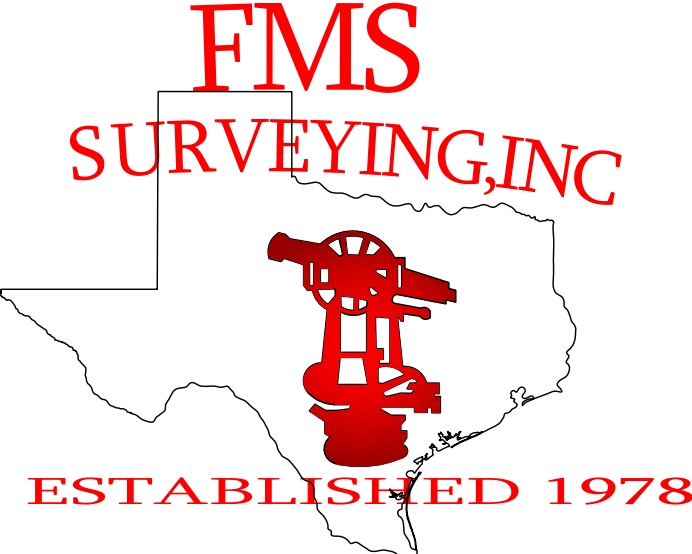
THENCE: S 02°34'30" E, along and with the West line of Lot 439, the East line of Lot 429 and an East line of this tract, a distance of 663.80 feet to the **POINT OF BEGINNING** and containing a calculated area of 23.436 acres of land.

FINAL PLAT OF PRIMROSE ESTATES

BEING 23.436 ACRES (1,020,850 SQ. FT.) TRACT OF LAND, OUT OF AND BEING PART OF LOTS 418 AND 419 AND ALL OF LOT 429 OF THE LAVACA COUNTY NAVIGATION COMPANY SURVEY, SECTION THREE (3), ABSTRACT 328, A MAP OR PLAT THEREOF RECORDED UNDER VOLUME 194, PAGE 192 OF THE BRAZORIA COUNTY MAP RECORDS, BRAZORIA COUNTY, TEXAS.

1 BLOCK, 12 LOTS, 1 RESERVE
1,020,850 SQ. FT
23.436 ACRES

NOVEMBER 27, 2023



SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
EMAIL: rchase@fmsurveying.com
TBPELS FIRM # 1 0040400
FMS JOB No. 53689
DRAFTING: REC
www.fmsurveying.com

OWNER:
GO GREEN DEVELOPERS, LLC.,
2410 BAY MANOR STREET,
PEARLAND, TEXAS 77584