STATE OF TEXAS COUNTY OF BRAZORIA WE, MH SIERRA VISTA HOLDINGS, LLC, ACTING BY AND THROUGH MALABAR HILL CAPITAL, LLC, ITS GENERAL PARTNER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF MH SIERRA VISTA, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS AS 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 ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED. IN TESTIMONY WHEREOF, MH SIERRA VISTA HOLDINGS, LLC, ACTING BY AND THROUGH MALABAR HILL CAPITAL, LLC, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PARVEZ MERCHANT AND MOUNANG DESAI, THEREUNTO AUTHORIZED THIS THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2021 MH SIERRA VISTA HOLDINGS, LLC BY: MALABAR HILL CAPITAL, LLC, ITS GENERAL PARTNER PARVEZ MERCHANT DISTRICT\_NOTES STATE OF TEXAS COUNTY OF BRAZORIA 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12 INCHES ABOVE FINISHED GRADE. BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT AND MOUNANG DESAI OF MALABAR HILL CAPITAL, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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 SET FORTH 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. AND HEREIN SET FORTH. 3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. WITNESS MY HAND AND SEAL OF OFFICE THIS THE 29th DAY OF \_ July 4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT. WILL BE \_\_\_ 20<u>24</u> PRIVATE AND MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, amande Rakin 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 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF. The second se 9-23-24 5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE AMANDA RABIUS DISTRICT #5. ENotary Public, State of Taxas MY COMMISSION EXPIRES: 5 5 Douten Expires 09-23-7024 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 See 10 132692343 PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER and the second to be 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 90% 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 REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY. 8. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL. THIS IS TO CERTIFY THAT I, LUCAS G. DAVIS, A REGISTERED PROFESSIONAL LA SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6599, HAVE PLATTED TH 9. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT #5 FOR ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND 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 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 OPPOSITE BANK. CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. 10. 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 LÓCK. 11. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08). Side A CO.F. LUCAS G. DAVIS 12. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY). LUCAS G. DAVIS Registered Texas Registration No. 6599 6599 F 13. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION. 1 FESSION 14. 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. 15. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY BRETT T. HANRAWA DRAINAGE DISTRICT #5 'DEDICATED' DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. I, CHEIT I. THE registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT. requirements of Brazoria County, Texas, to the best of my knowledge. t Hane Name: BRETT. T. HANRAHAN Texas Registration No. 112908 HANRAH, BRETI SSIONA 11100 THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY PPROVED B APPROVED BY THE CITY ENGINEER THE CITY OF IOWA COLONY. BRAZORIA COUNTY. TEXAS. ON areem

BRENDA DILLON

GENERAL NOTES

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY AND THE CITY OF IOWA COLONY. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENT REQUIREMENTS OF THE CITY OF IOWA COLONY, TEXAS, AND IS SUBJECT TO THE ORDINANCES OF SAID CITY.
- 2. ALL BEARINGS WERE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83). 3. ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID
- COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR - 0.999862130.
- 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0115K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE ENTIRELY WITHIN UNSHADED ZONE "X", AN AREA DETERMINED TO LIE OUTSIDE OF THE 100-YEAR FLOOD PLAIN. THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
- 5. THE BUILDING LINES (B.L.) FOR THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CODE OF ORDINANCES, CITY OF IOWA COLONY, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED.
- 6. THE MINIMUM FINISH FLOOR SLAB ELEVATION IS 58.00 FEET.
- 7. THIS PLAT IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES AT IOWA COLONY AND SIERRA VISTA, AS APPROVED ON FEBRUARY 2016 AND AS AMENDED.
- 8. 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.
- 9. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT. 10. 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 APP PROCESS, 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 PRÖJECTS.
- 11. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 12. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- 13. OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
- 14. THIS PLAT LIES WITHIN THE JURISDICTIONAL BOUNDARIES OF BCMUD 32.

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF MERIDIANA PARKWAY (A.K.A C.R. 56) (120' R.O.W.) AND THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE (R.O.W. VARIES) AS RECORDED UNDER B.C.C.F. NO. 2019057667, MARKING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, ALONG THE WEST R.O.W. LINE OF SAID CRYSTAL VIEW DRIVE, THE FOLLOWING COURSES AND DISTANCES;

IRON ROD STAMPED "BASELINE" FOUND TO A POINT OF TANGENCY; WITH SAID CURVET TO THE LEFT, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 08 DEG. 56 MIN. 03 SEC., AN ARC LENGTH OF 130.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11 DEG. 12 MIN. 42 SEC. EAST, - 130.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

AND DISTANCES;

RON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 14 DEG. 20 MIN. 34 SEC., AN ARC LENGTH OF 125.16 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80 DEG. 03 MIN. 31 SEC. WEST ? 124.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 87 DEG. 13 MIN. 48 SEC. WEST, A DISTANCE OF 25.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; SOUTH 02 DEG. 46 MIN. 12 SEC. EAST, A DISTANCE OF 57.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 87 DEG. 13 MIN. 48 SEC. WEST, A DISTANCE OF 593.76 FEET TO A CAPPED 5/8 INCH IRON ROD STRAMPED "BASELINE" FOUND ON THE CENTERLINE OF COUNTY ROAD 48 (40? WIDE) AS RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG.) 113 AND VOL. 3, PG. 66, OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIPTION THAT. HEREIN DESCRIBED TRACT:

THENCE, NORTH 02 DEG. 44 MIN. 32 SEC. WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 48, A DISTANCE OF 423.05 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE SOUTHWEST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, MERIDIANA PARKWAY PHASE V STREET DEDICATION AND RESERVE AS RECORDED UNDER PLAT NO. 2020051576, BRAZORIA COUNTY PLAT RECORDS, MARKING A NORTHWEST CORNER OF THE HEREIN DESCRIPTION FRACT. HEREIN DESCRIBED TRACT; THENCE ALONG THE EAST LINE OF SAID RESTRICTED RESERVE "A". THE FOLLOWING COURSES

AND DISTANCES; NORTH 87 DEG. 15 MIN. 28 SEC. EAST, A DISTANCE OF 20.02 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT; WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80 DEG. 08 MIN. 04 SEC., AN ARC LENGTH OF 34.97 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 19 MIN. 30 SEC. EAST - 32.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A REVERSE CURVE TO THE

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 80 DEG. 07 MIN. 07 SEC., AN ARC LENGTH OF 69.92 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 19 MIN. 58 SEC. EAST - 64.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY; NORTH 02 DEG. 43 MIN. 36 SEC. WEST, A DISTANCE OF 78.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE SOUTH R.O.W. LINE OF SAID MERIDIANA PARKWAY MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, NORTH 87 DEG. 16 MIN. 24 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID MERIDIANA PARKWAY, A DISTANCE OF 681.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.192 ACRES OR 443,957 SQUARE FEET OF LAND.

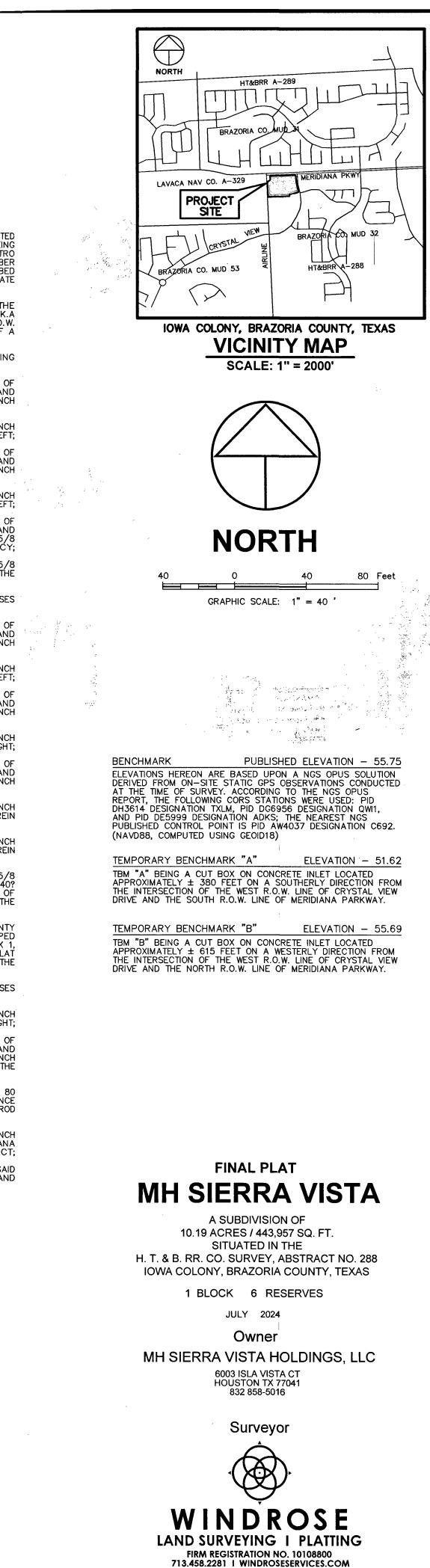
THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, MEMBER BRIAN JOHNSON X MEMBER TERRY المجنى MEMBER WARREN DAVIS JE HOSE Ea IEMBE

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 ON THIS

LEE WALDEN, P.E. PRESIDENT BRANDON MIDDLETON SECRETARY/TREASURER

BCDD #5 Reference No.: B240014 Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

Conformed Copy 2024041256



DESCRIPTION

## A TRACT OR PARCEL CONTAINING 10.192 ACRES OR 443,957 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THE RESIDUE OF A CALLED 46.321 ACRES DESCRIBED IN DEED TO ASTRO SIERRA VISTA L.P. AS RECORDED IN BRAZORIA COUNTY CLERK?S FILE (B.C.C.F.) NUMBER (NO.) 2021084558, WITH SAID 10.192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE (NAD 83):

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 54.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47 DEG. 43 MIN. 36 SEC. EAST - 49.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY; SOUTH 02 DEG. 43 MIN. 36 SEC. EAST, A DISTANCE OF 41.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT; WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 04 DEG. 01 MIN. 05 SEC., AN ARC LENGTH OF 35.76 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEG. 44 MIN. 08 SEC. EAST - 35.76 FEET TO A CAPPED 5/8 INCH

SOUTH 06 DEG. 44 MIN. 40 SEC. EAST, A DISTANCE OF 82.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

SOUTH 15 DEG. 40 MIN. 43 SEC. EAST, A DISTANCE OF 128.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE

THENCE, OVER AND ACROSS THE RESIDUE OF SAID 46.321 ACRES, THE FOLLOWING COURSES

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 29 DEG. 19 MIN. 17 SEC. WEST – 35.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 74 DEG. 19 MIN. 17 SEC. WEST, A DISTANCE OF 18.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT; WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01 DEG. 26 MIN. 02 SEC., AN ARC LENGTH OF 12.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 73 DEG. 36 MIN. 15 SEC. WEST - 12.51 FEET TO A CAPPED 5/8 INCH

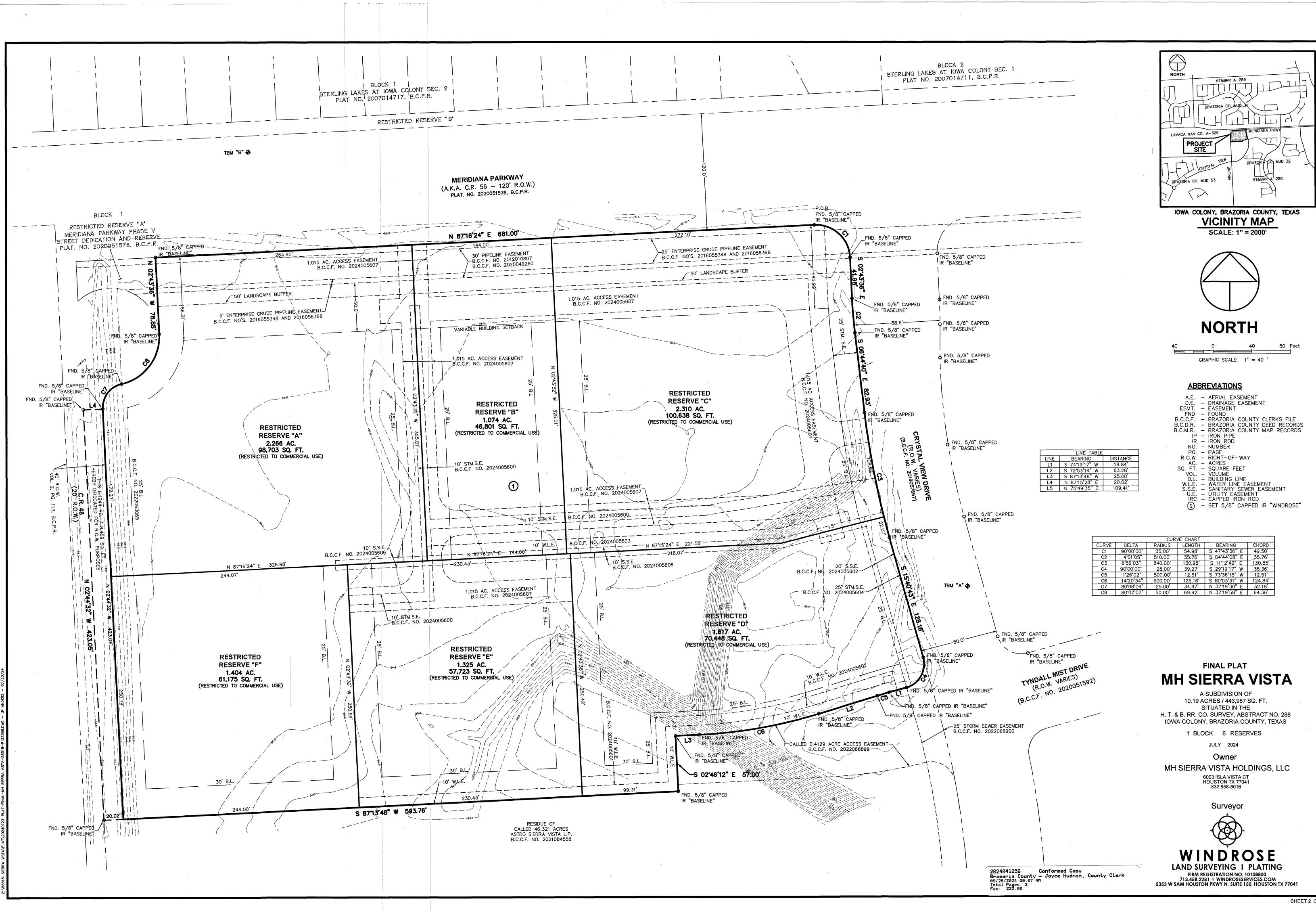
SOUTH 72 DEG. 53 MIN. 14 SEC. WEST, A DISTANCE OF 63.28 FEET TO CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A THE BEGINNING OF A CURVE TO THE RIGHT;



B.C.C.F. – BRAZORIA COUNTY CLERKS FILE B.C.D.R. – BRAZORIA COUNTY DEED RECORDS B.C.M.R. – BRAZORIA COUNTY MAP RECORDS IP – IRON PIPE IR – IRON ROD NO. - NUMBER PG. - PAGE K.U.W. - RIGHT-OF-WAY AC. - ACRES SQ. FT. - SQUARE FEET VOL. - VOLUME B.L. - BUILDING LINE V.L.E. - WATER LINE EASEMENT S.E. - SANITARY SEWER EASEMENT E. - UTILITY EASEMENT - CAPPED IRON ROD - SET 5/8" CAPPED ID "

SHEET 1 OF 2

5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041



SHEET 2 OF 2