

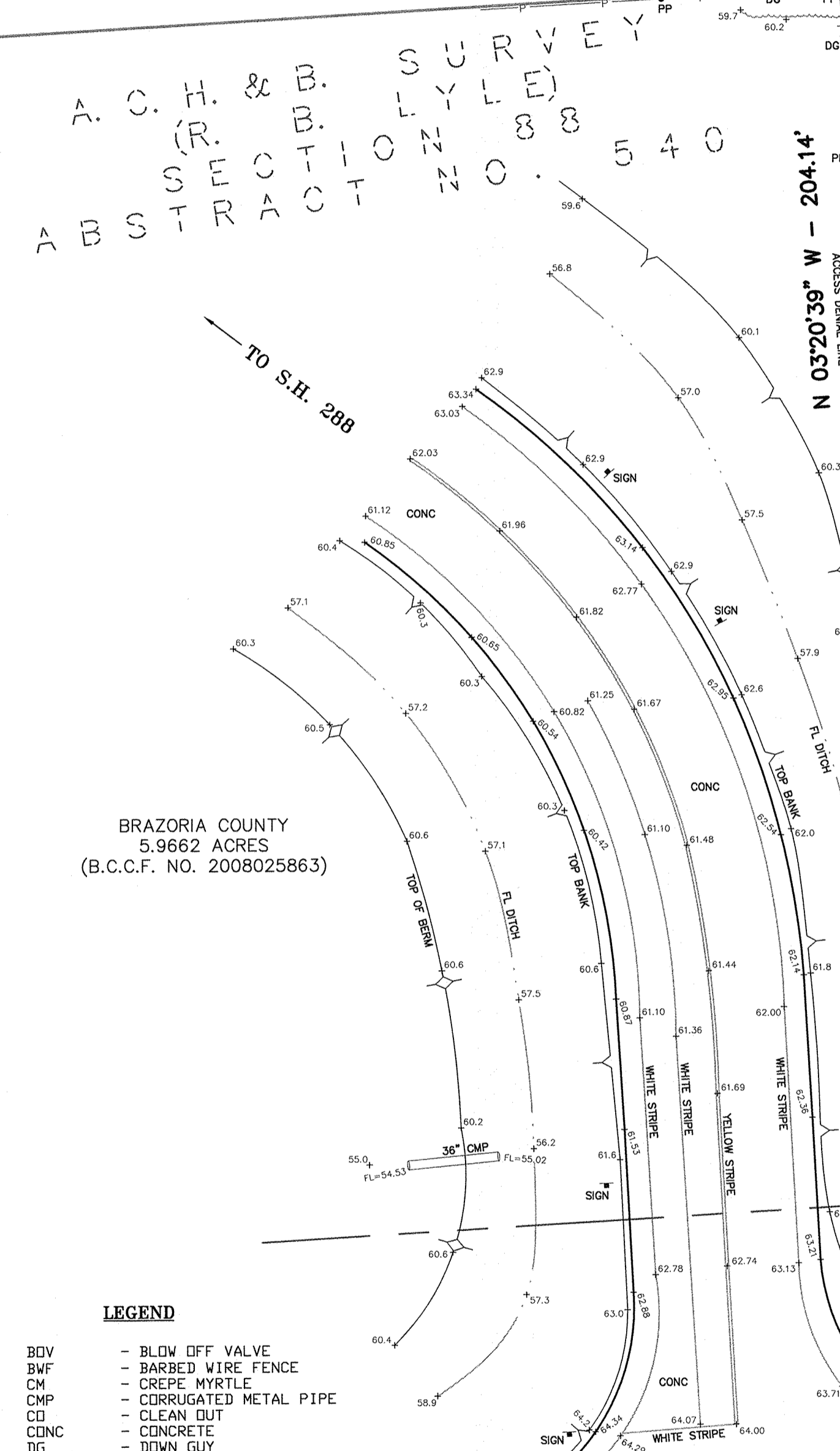
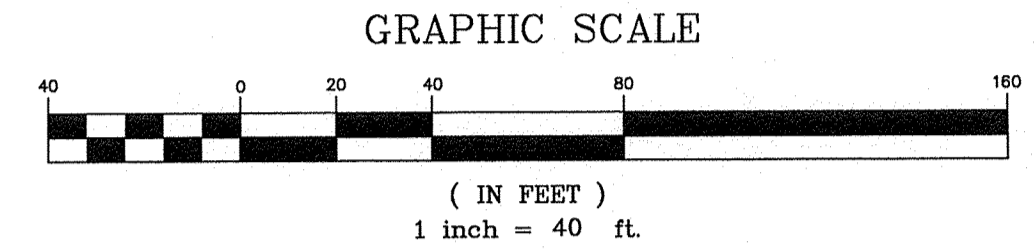
TEXAS STATE TITLE, LLC			
G.F. NO.: 1603922012		EFFECTIVE: JUNE 12, 2016	
		ISSUED: JUNE 24, 2016	
SCHEDULE 'B' ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
10 G	B.C.C.F. NO. 2014031269	CENTERPOINT EASEMENT	NOT PLOTTABLE (BLANKET EASEMENT)
10 H	B.C.C.F. NO. 2008003419	EASEMENT AND MEMORANDUM OF AGREEMENT	NOT PLOTTABLE (AFFECTS TRACT)
10 J	B.C.C.F. NO. 2015028233	25' SANITARY SEWER EASEMENT	AS SHOWN (DOES NOT AFFECT)
10 L	B.C.C.F. NO. 2008013494	AFFIDAVIT TO THE PUBLIC REGARDING ON-SITE SEWAGE FACILITIES REQUIRING MAINTENANCE	NOT PLOTTABLE (AFFECTS TRACT)
10 N	VOL. 2, PG. 91; B.C.M.R.	ROADWAY EASEMENTS	AS SHOWN
10 O	VOL. 2, PG. 98; B.C.M.R.	ROADWAY EASEMENT AND ROAD & DRAINAGE EASEMENT	AS SHOWN
10 P	B.C.C.F. NO. 2009046013 B.C.C.F. NO. 2009046014	STRATEGIC PARTNERSHIP AGREEMENT	NOT PLOTTABLE (AFFECTS TRACT)
10 Q	B.C.C.F. NO. 2013017722	AMENDED AND RESTATED DEVELOPMENT AGREEMENT	NOT PLOTTABLE (AFFECTS TRACT)
10 R	B.C.C.F. NO. 2013023260	ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS AND OBLIGATIONS	NOT PLOTTABLE (AFFECTS TRACT)
10 S	B.C.C.F. NO. 2010011143	AGREEMENT FOR WATER SERVICE	NOT PLOTTABLE (AFFECTS TRACT)

SPONSEL INTERESTS, LTD.
(B.C.C.F. NO. 1995010457)

(HARRIS & B. SURVEY
ABSTRACT NO. 415
SECTION 87)

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 03°15'13" W	96.01'	
L2	N 02°59'18" W	45.79'	
L3	S 52°03'04" E	111.18'	
L4	S 51°43'05" E	25.17'	
L5	S 41°15'54" W	43.04'	
L6	N 03°18'05" W	65.64'	

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	75°14'44"	467.50'	64.15'	S 37°57'52" E - 64.10'
C2	15°04'45"	340.00'	89.48'	S 44°10'42" E - 89.22'



1.6598 ACRES
(72,301 SQ. FT.)

LOT 60
SECTION 88
ALLISON-RICHEY GULF COAST
HOME COMPANY SUBDIVISION
(VOL. 2, PG. 98; B.C.M.R.)

LOT 4
SECTION 87
ALLISON-RICHEY GULF COAST
HOME COMPANY SUBDIVISION
(VOL. 2, PG. 91; B.C.M.R.)

LOT 1
CVS-MANVEL SUBDIVISION
(DOCUMENT NO. 2015012743; B.C.M.R.)

CVS PHARMACY, INC.
(B.C.C.F. NO. 2016006757)

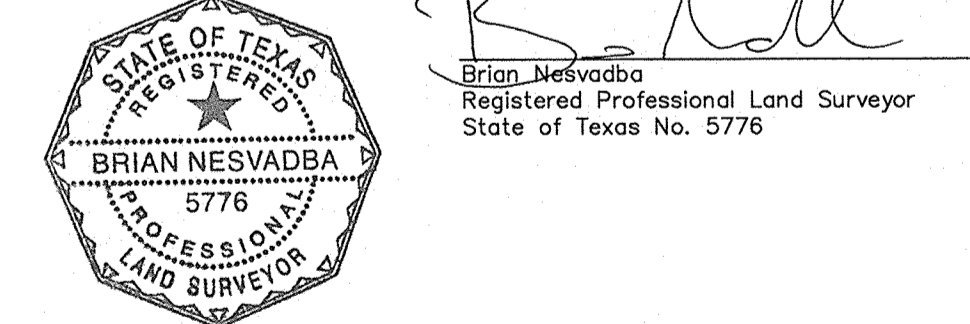
BENCHMARK: MONUMENT NAME 10 GPS MONU 1995 IS A BRASS CAP SET IN CONCRETE STAMPED 'CITY OF PEARLAND 10 GPS MONU, 1995' LOCATED ON THE SOUTH BOUND HIGHWAY 288 APPROXIMATELY 2,400 FEET SOUTH OF F.M. 518 AND 21 FEET WEST FROM THE WEST EDGE OF ASPHALT. ELEVATION=59.29' (NGVD 1929, 1987 ADJUSTMENT)

TBM A: BOX CUT ON H2-INLET LOCATED ON THE NORTH SIDE OF COUNTY ROAD 101 SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY, AS SHOWN. ELEVATION = 64.44'

TBM B: BOX CUT ON RCP LOCATED ON THE EAST SIDE OF COUNTY ROAD 94 NEAR THE EAST PORTION OF THE PROPERTY, AS SHOWN. ELEVATION = 61.48'

- NOTES:
- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
 - 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
 - 4.) THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE 'COMMITMENT FOR TITLE INSURANCE' ISSUED BY TEXAS STATE TITLE, LLC ON JUNE 24, 2016, EFFECTIVELY DATED JUNE 12, 2016, G.F. NO. 1603922012, AND IS RELIED UPON FOR PURPOSES THEREOF.
 - 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0020 H EFFECTIVELY DATED JUNE 5, 1989, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
 - 6.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
 - 7.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON DECEMBER 7, 2016. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
 - 8.) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE SHOWN PER RECORD DRAWINGS AND ABOVE GROUND EVIDENCE. SIZES, DEPTHS, AND LOCATIONS MAY VARY. FOR THE LOCATION OF ANY ADDITIONAL UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.

I, Brian Nesvada, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition II, Survey.



- LEGEND
- BOV - BLOW OFF VALVE
 - BWF - BARBED WIRE FENCE
 - CM - CREPE MYRTLE
 - CMP - CORRUGATED METAL PIPE
 - CD - CLEAN OUT
 - CUNC - CONCRETE
 - DC - DOWN GUY
 - EB - ELECTRIC BOX
 - ELEC - ELECTRIC
 - 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
 - FH - FIRE HYDRANT
 - FL - FLOW LINE
 - FND - FOUND
 - G - GUTTER
 - GI - GRATE INLET
 - GR - GUARD RAIL
 - HW - HEADWALL
 - IP - IRON PIPE
 - IR - IRON ROD
 - ICV - IRRIGATION CONTROL VALVE
 - LS - LIGHT STANDARD
 - MH - MANHOLE
 - OP - OVERHEAD POWER LINE
 - P.B. - POINT OF BEGINNING
 - P.D.C. - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - PRV - PRESSURE RELEASE VALVE
 - RCP - REINFORCED CONCRETE PIPE
 - R.D.W. - RIGHT OF WAY
 - SAN - SANITARY
 - SD, FT. - SQUARE FEET
 - STM - STORM
 - TBM - TEMPORARY BENCHMARK
 - TC - TOP OF CURB
 - TGG - TOP OF GRATE
 - TDV - TOP OF VALVE
 - VRV - VACUUM RELEASE VALVE
 - W - WITH
 - WCR - WHEEL CHAIR RAMP
 - WM - WATER METER
 - WTR - WATER
 - WV - WATER VALVE
 - (NFV) - NOT FIELD VERIFIED

COUNTY ROAD NO. 101
(BAILEY ROAD)
(WIDTH VARIES)
(B.C.C.F. NO. 2008001144)
(B.C.C.F. NO. 2009052815)

(HARRIS & B. SURVEY
ABSTRACT NO. 417
SECTION 89)

(M. V. DONNELL SURVEY
ABSTRACT NO. 469
SECTION 87)

02-06-18 REVISED TO UPDATE BOUNDARY LINES FOR SUBJECT TRACT

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2555 FAX: 281.491.2555
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2906

LAND TITLE AND TOPOGRAPHIC SURVEY
OF
A 1.6598 ACRE (72,301 SQ. FT.) TRACT OF LAND
BEING IN THE A.C.H.&B. SURVEY (R. B. LYLE),
SECTION 88, ABSTRACT NO. 540, IN THE
A.C.H.&B. SURVEY (HARRIS & BROOKE), SECTION 87,
ABSTRACT NO. 415,
BRAZORIA COUNTY, TEXAS

CREW: RL	DRAWN BY: RCA	CALC. BY: BSN	CK-BY: BSN
DATE: 04-27-17	SCALE: 1"=40'	KEY MAP: 653 A	JOB NO.: 356-217

DRAWING INFO: Z:\proj\356-217\dwg\356-217_166_Acre_R1.dwg JAN 18, 2018 10:31 AM