

STATE OF TEXAS  
COUNTY OF BRAZORIA

I, GORDON C. NWEZE, PRODUCT OF GRAND PRODUCT CO., INC., OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS DESCRIBED THEREIN AND IN PERSON OR THROUGH A DUTY AUTHORIZED AGENT DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HERIN EXPRESSED THE OWNERS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT AT 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 SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN \_\_\_\_\_ (CITY), \_\_\_\_\_ COUNTY, TEXAS,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

GRAND PRODUCT CO., INC.  
GORDON C. NWEZE, PRESIDENT

STATE OF TEXAS  
COUNTY OF BRAZORIA:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GORDON C. NWEZE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS:

MY COMMISSION EXPIRES: \_\_\_\_\_

PAUL HORN	MAYOR
BRAD RICHARDS	AT-LARGE 1
TERRY DREDE	AT-LARGE 2
SCOTT REED	DISTRICT A
ADAM AREDELL	DISTRICT B
KETH THOMPSON	DISTRICT C
ROGER STURSA	DISTRICT D
GABE ADAHE	DISTRICT E
MICHELLE H. SEGOVA	CITY ENGINEER
DIXIE ROBERTS	CITY CLERK

APPROVED PLAT ROOM

STATE OF TEXAS  
COUNTY OF BRAZORIA:

I, \_\_\_\_\_ COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THE WRITTEN INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2015, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, BRAZORIA COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

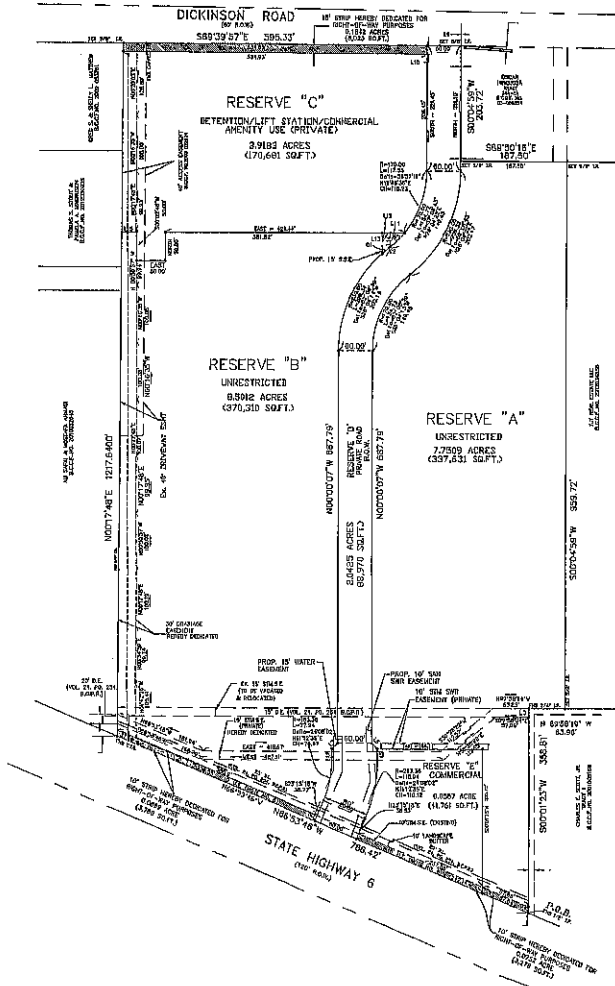
DEPUTY \_\_\_\_\_ COUNTY CLERK OF BRAZORIA COUNTY, TEXAS.

I HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATE 02/10/15



REGISTERED PROFESSIONAL LAND SURVEYOR  
IN THE STATE OF TEXAS



**CURVE TABLE**

CH	BEARING	PI	PC	PT	DELTA	BEARING	CHORD
C1	S88°39'27"E	398.33	398.33	398.33	0	S88°39'27"E	398.33
C2	S88°39'27"E	398.33	398.33	398.33	0	S88°39'27"E	398.33
C3	S88°39'27"E	398.33	398.33	398.33	0	S88°39'27"E	398.33

**LINE TABLE**

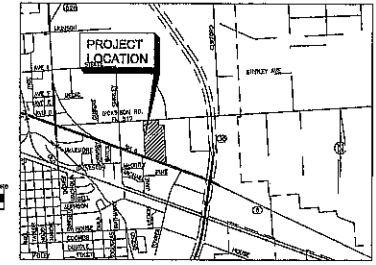
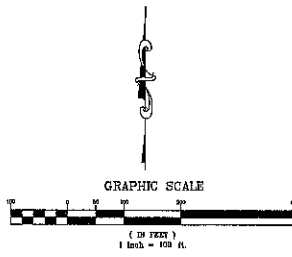
LINE	LENGTH	BEARING
L1	31.79	N00°00'00"W
L2	16.87	N00°00'00"W
L3	36.00	S00°00'00"W
L4	20.74	S00°00'00"W
L5	15.19	N00°00'00"W
L6	14.14	N00°00'00"W
L7	14.14	S00°00'00"W
L8	16.90	S00°00'00"W
L9	6.40	S00°00'00"W
L10	19.90	S00°00'00"W
L11	8.86	EAST
L12	15.00	EAST
L13	26.71	NORTH
L14	24.84	SOUTH
L15	26.97	EAST

**FLOOD PLAIN NOTE**  
THIS PROPERTY LIES IN ZONE "X" (OTHER AREAS), DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM COMMUNITY MAP NUMBER 48032C/0165H, LATEST AVAILABLE PUBLISHED REVISION DATED JUNE 05, 1995.

**ILLUSTRATIONS**  
REMARKS: REVISION NO. 004-REFERENCE DRAWING 1/4" X 1/4" SCALE 20K SET ON 4" X 8" ALUMINUM BOARD. NORTH SIDE OF FA 517 BETWEEN STATE HIGHWAY 35 WEST-PASS AND CANTON STREET. ELEVATION: 55.99 FEET ABOVE SEA LEVEL.

REMARKS: ELEVATION 42.76, POINT BELL ON FLEMING/ALBERT VILLE AT 7 1/2" FINISH FINISHED BASED ON ANOTHER POINT, ELEVATION 48.01, CUT DUG ON CONCRETE PERMANENT AT 200 HIGHWAY 6.

- NOTES:**
- 1) BASIS FOR BEARINGS ASSUMED AS PLATED
  - 2) DISTANCES SHOWN ARE ORIGINAL DISTANCES
  - 3) ALL ABSTRACTS HERE BY TITLE COMPANY
  - 4) SURVEY BASED BY BEST OF EVIDENCE FOUND
  - 5) HUSTON NATURAL GAS COOPERATION EASEMENT, PER VOL. 364, PG. 242, 243, 245 TO HUSTON RIDGE SUBDIVISION
  - 6) IF DE GRANTED TO THE CITY OF ALVIN PER B.C.C.P. NO. 04-056623 AND VOL. 294, PGS. 054, 055, 056, 057 TO HUSTON RIDGE SUBDIVISION
  - 7) WESTERN PUBLIC SERVICE COMPANY EASEMENT PER VOL. 206, PGS. 096, 098, 099 TO THE ABOVE ACRE TRACT AND HUSTON ACRE TRACT
  - 8) EASEMENT AGREEMENT PER B.C.C.P. NO. 00-022624 AS TO 4.9996 ACRE TRACT AND 0.8906 ACRE TRACT
  - 9) 40' ACCESS EASEMENT PER B.C.C.P. NO. 00-022624 AS TO 4.9996 ACRE TRACT AND 0.8906 ACRE TRACT
  - 10) THE RESPONSIBILITY FOR THE MAINTENANCE OF THE DEDICATION FUND AND THE STORM WATER FACILITIES WILL BE THAT OF THE PROPERTY OWNERS ASSOCIATION AND NOT THE CITY OF ALVIN OR BRAZORIA COUNTY CONSERVATION AND RECREATION DEPARTMENT
  - 11) SIDEWALKS ARE REQUIRED AT THE TOP OF BUILDING PERMIT FOR EACH TRACT.
  - 12) THE PROPOSED DEDICATION FUND WILL COMPLY WITH CURRENT CITY OF ALVIN BOARDING CRITERIA. POSSIBLE FUTURE LOW IMPACT DEVELOPMENT GUIDED DESIGN CRITERIA MAY BE CONSIDERED.
  - 13) THE PRIVATE HIGHWAY IS TO BE MAINTAINED BY THE PROPERTY OWNER AND NOT THE CITY OF ALVIN.



**LEGEND**

- R.O.W. - RIGHT OF WAY
- LR - IRON ROD
- LP - IRON PIPE
- CL - CAPPED IRON ROD
- UE - UTILITY EASEMENT
- BL - BUILDING LINE
- EX - EXISTING EXHAUST
- DE - DRAINAGE EASEMENT
- B.C.C.P. - BRAZORIA COUNTY CLERK'S FILE NUMBER
- VOL. - VOLUME
- PG. - PAGE

The description of 23.5136 acres (1,024,140 square feet) of land, consisting of the subdivided Plat of Pecan Ridge Subdivision, being Lots 1 and 2, located in Volume 24, Page 234 of the Brazoria County Plat Records (B.C.C.P.), of a 0.519 acre tract, secondly in Brazoria County Clerk's File Number (B.C.C.P. No.) 02-001654, of a 4.9996 acre tract, recorded in Volume 1103, Page 222 of the B.C.C.P., and in B.C.C.P. No. 02-022624, of all or part of Tract 23 and 24 of a subdivision of the 1/4 & 3/4 Sec. 20, T. 28 N., R. 10 E., S. 22 E., Almond 222, in the City of Alvin, Texas, and together being more particularly described by notes and illustrations herein.

BEING OF A 1/2 inch less area based on the North-South right-of-way line of State Highway No. 6 (720 feet wide), being the Southeast corner of Lot 2 of the subdivided Almond 222 Plat of Pecan Ridge Subdivision, the Southeast corner of a tract of land conveyed to Charles E. Sturt, Jr., recorded in B.C.C.P. No. 01-000309 and the Southeast corner of the same described tract.

TRUCK: Along the aforementioned North-South Right-of-Way line of State Highway No. 6, North 20 inches 20 inches 48 inches wide, for a distance of 293.2 feet to a capped iron rod found at the Southeast corner of a tract of land conveyed to 01-000309, recorded in B.C.C.P. No. 01-000309, marking the Southeast corner hereof.

TRUCK: South 02 inches 17 inches 48 inches wide, along the East line of said 48 inch wide Almond 222 tract, commencing along the East line of said Volume 2, Page 222 of the B.C.C.P., recorded under B.C.C.P. No. 02-001654, for a distance of 121.24 feet to a 3/8 inch iron rod set at the South North-South line of Volume 2, Page 222 of the B.C.C.P., marking the Southeast corner of said tract and shall hereinafter be referred to as the corner of a 42 foot wide tract conveyed to B.C.C.P. No. 02-000324, and the East described tract.

TRUCK: Along the aforementioned North-South Right-of-Way line of State Highway No. 6, North 20 inches 20 inches 48 inches wide, for a distance of 293.2 feet to a 3/8 inch iron rod, marking the North-South corner of the same described tract.

TRUCK: South 02 inches 20 inches 48 inches wide, along the South line of said 48 inch wide tract, for a distance of 157.56 feet to a 3/8 inch iron rod set at the corner hereof.

TRUCK: South 02 inches 20 inches 48 inches wide, along the West line of said 48 inch wide tract, for a distance of 293.2 feet to a 3/8 inch iron rod, marking the West-South corner of the same described tract.

TRUCK: South 02 inches 20 inches 48 inches wide, along the West line of said 48 inch wide tract, for a distance of 293.2 feet to a 3/8 inch iron rod, marking the West-South corner of the same described tract.

TRUCK: South 02 inches 20 inches 48 inches wide, along the West line of said 48 inch wide tract, for a distance of 293.2 feet to a 3/8 inch iron rod, marking the West-South corner of the same described tract.

RESERVE	PURPOSE	ACRES	SO. FT.
A	UNRESTRICTED	7.7500	337,631
B	UNRESTRICTED	0.8012	374,310
C	DETENTION POND/LIFT STATION/ COMMERCIAL AMENITY USE	3.9183	170,681
D	ACCESS, STORM DRAINAGE, SANITARY SEWER, AND UTILITIES	2.0425	88,970
RIGHT OF WAY DEDICATION FOR ROW PURPOSES		0.3463	15,087
E	COMMERCIAL	0.8507	41,761

**HERITAGE SOUTH**  
23.5136 ACRES  
CONSISTING OF PECAN RIDGE SUBDIVISION, WHICH ARE LOTS 1 AND 2, OF A 4.1919 ACRES TRACT, OF A 4.9996 ACRE TRACT, AND OF A 10.9600 ACRE TRACT  
CITY OF ALVIN, BRAZORIA COUNTY, TEXAS.  
1 BLOCK 5 RESERVES

GRAND PRODUCT CO., INC.  
12003 ANSLEY PLACE  
HOUSTON, TX 77059

**Everest Design Group, LLC**  
Planning, Engineering, Construction Management  
8742 LINDENWOOD DRIVE  
HOUSTON, TEXAS 77054  
713-861-8200 FAX 713-861-8201

**ARROW SURVEYING**  
P.O. BOX 1110  
PEARLAND, TEXAS 77668  
Phone: (281) 412-2284 Fax: (281) 412-2314  
JOB#14-08-020-1 (2015)