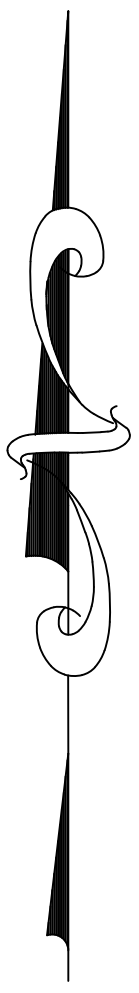
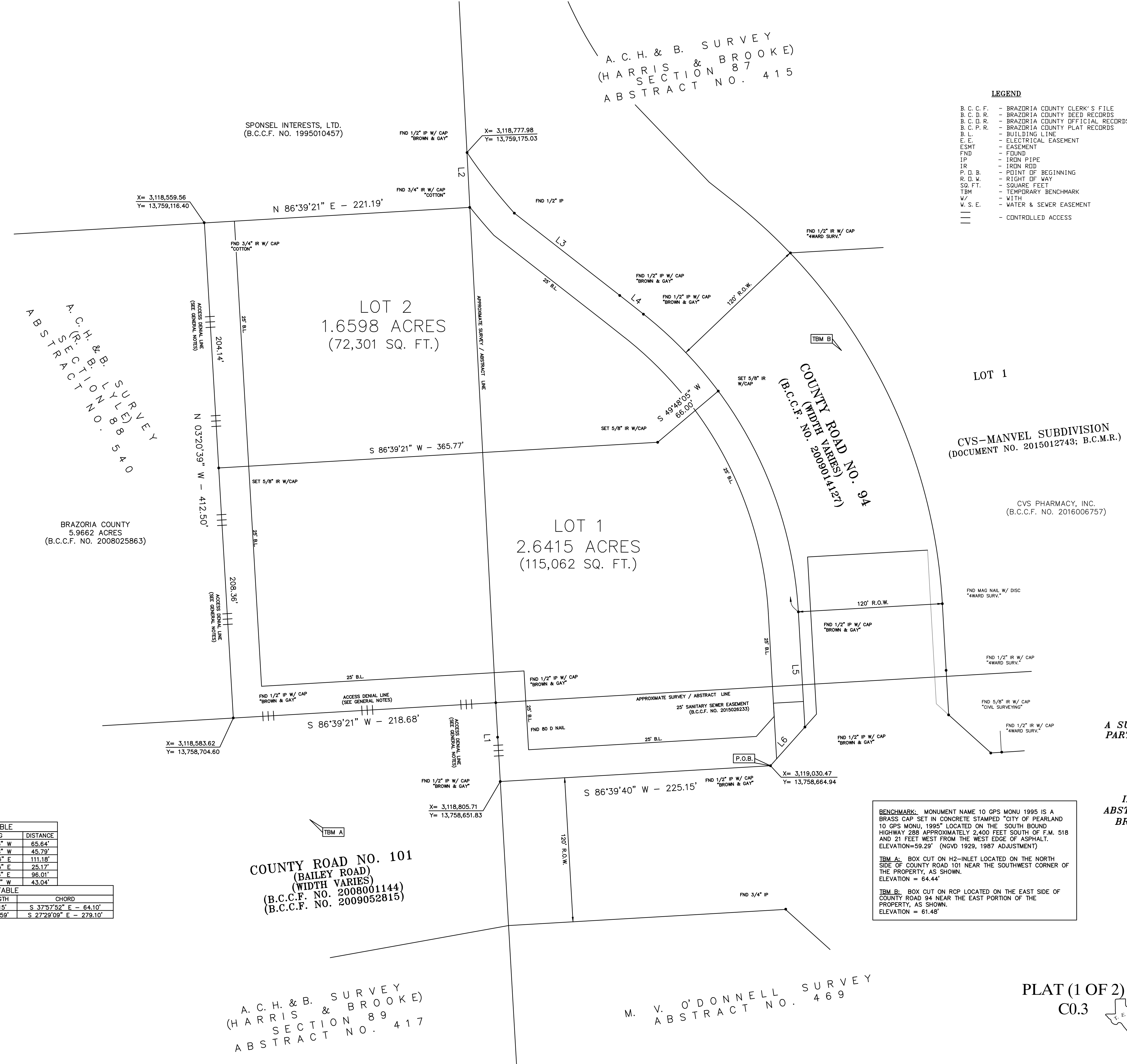


- LEGEND**
- B. C. C. F. - BRAZORIA COUNTY CLERK'S FILE
  - B. C. D. R. - BRAZORIA COUNTY DEED RECORDS
  - B. C. O. R. - BRAZORIA COUNTY OFFICIAL RECORDS
  - B. C. P. R. - BRAZORIA COUNTY PLAT RECORDS
  - B. L. - BUILDING LINE
  - E. E. - ELECTRICAL EASEMENT
  - ESMT - EASEMENT
  - FND - FOUND
  - IP - IRON PIPE
  - IR - IRON ROD
  - P. D. B. - POINT OF BEGINNING
  - R. D. W. - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - TBM - TEMPORARY BENCHMARK
  - W/ - WITH
  - W. S. E. - WATER & SEWER EASEMENT
  - - CONTROLLED ACCESS



GRAPHIC SCALE

NTS



A. C. H. & B. SURVEY  
(HARRIS & BROOKE)  
SECTION 88  
ABSTRACT NO. 540

A. C. H. & B. SURVEY  
(HARRIS & BROOKE)  
SECTION 87  
ABSTRACT NO. 415

BRAZORIA COUNTY  
5.9662 ACRES  
(B.C.C.F. NO. 2008025863)

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

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

FINAL PLAT OF  
**SEDONA**  
**COMMERCIAL CORNER**

A SUBDIVISION OF A 4.3013 ACRE TRACT OF LAND BEING A PARTIAL REPLAT OF LOT 60, SECTION 88, ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION (VOL. 2, PG. 98; B.C.M.R.) AND LOT 4, SECTION 87, ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION (VOL. 2, PG. 91; B.C.M.R.) IN THE A.C.H.&B. SURVEY (R. B. LYLE), SECTION 88, ABSTRACT NO. 540, IN THE A.C.H.&B. SURVEY (HARRIS AND BROOKE), SECTION 87, ABSTRACT NO. 415, AND IN THE M. V. O'DONNELL SURVEY, ABSTRACT NO. 469, BRAZORIA COUNTY TEXAS.

1 BLOCK 2 LOTS

~ OWNER ~  
A-L-L 141 SEDONA LAKES, L.P.  
a Texas limited partnership  
8827 W Sam Houston Parkway  
Houston, Texas 77040  
PHONE: 281-477-4300

~ ENGINEER/SURVEYOR ~  
PLAT (1 OF 2) TEXAS ENGINEERING AND MAPPING COMPANY  
C0.3 12718 Century Drive  
Stafford, Texas 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906  
JOB NO. 358-211  
OCTOBER 1, 2018

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°18'05" W	65.64'
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 03°15'13" E	96.01'
L6	S 41°41'54" W	43.04'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	75°1'44"	487.50'	64.15'	S 37°57'52" E - 64.10'
C2	48°27'52"	340.00'	287.59'	S 27°29'09" E - 279.10'

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

A. C. H. & B. SURVEY  
(HARRIS & BROOKE)  
SECTION 89  
ABSTRACT NO. 417

M. V. O'DONNELL SURVEY  
ABSTRACT NO. 469

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 NEAR 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'