

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. 2015026233	25' SANITARY SEWER EASEMENT	AS SHOWN
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)

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

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	7°51'44"	467.50'	64.15'	S 37°57'52" E - 64.10'
C2	48°27'52"	340.00'	287.59'	S 27°29'09" E - 279.10'

GRAPHIC SCALE

NTS

A. C. H. & B. SURVEY
(R. B. LYLE)
SECTION NO. 88
ABSTRACT NO. 540

LOT 60
SECTION 88
ALLISON-RICHEY GULF COAST
HOME COMPANY SUBDIVISION
(VOL. 2, PG. 98; B.C.M.R.)
4.3013 ACRES
(187,363 SQ. FT.)

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)

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

WSD SEDONA LAKES VI, L.P.
"TRACT 4"
(B.C.C.F. NO. 2013023258)

- 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 H1 EFFECTIVELY DATED JUNE 5, 1989, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDED 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 Nesvoda, 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 Surveyor's Standards and Specifications for a Category 1A, Condition II, Survey.

Brian Nesvoda
Registered Professional Land Surveyor
State of Texas No. 5776

- LEGEND
- B.O.V. - BLOW OFF VALVE
 - B.W.F. - BARBED WIRE FENCE
 - C.M. - CREPE MYRTLE
 - C.M.P. - CORRUGATED METAL PIPE
 - C.O. - CLEAN OUT
 - C.O.C. - CONCRETE
 - D.G. - DOWN GUY
 - E.B. - ELECTRIC BOX
 - E.L.C. - 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
 - F.H. - FIRE HYDRANT
 - F.L. - FLOW LINE
 - F.N.D. - FOUND
 - G. - GUTTER
 - G.I. - GRATE INLET
 - G.R. - GUARD RAIL
 - H.W. - HEADWALL
 - I.P. - IRON PIPE
 - I.R. - IRON ROD
 - I.C.V. - IRRIGATION CONTROL VALVE
 - L.S. - LIGHT STANDARD
 - M.H. - MANHOLE
 - O.P. - OVERHEAD POWER LINE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.P. - POWER POLE
 - P.R.V. - PRESSURE RELEASE VALVE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - R.D.W. - RIGHT OF WAY
 - S.A.N. - SANITARY
 - S.Q.F.T. - SQUARE FEET
 - S.T.M. - STORM
 - T.B.M. - TEMPORARY BENCHMARK
 - T.C. - TOP OF CURB
 - T.O.G. - TOP OF GRATE
 - T.O.V. - TOP OF VALVE
 - V.R.V. - VACUUM RELEASE VALVE
 - W.I.T. - WITH
 - W.C.R. - WHEEL CHAIR RAMP
 - W.M. - WATER METER
 - W.V. - WATER VALVE
 - W.V. (NFV) - NOT FIELD VERIFIED

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 NO. 89
ABSTRACT NO. 417

M. V. O'DONNELL SURVEY
SECTION NO. 87
ABSTRACT NO. 469

TOPOGRAPHIC SURVEY
C0.2

TEXAS ENGINEERING AND MAPPING CO.
12810 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2595
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2806

LAND TITLE AND TOPOGRAPHIC SURVEY
OF
A 4.3013 ACRE (187,363 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 AND IN THE M. V. O'DONNELL SURVEY, ABSTRACT NO. 469, BRAZORIA COUNTY, TEXAS

CREW:	CREW	DRAWN BY:	NAME	CALC. BY:	NAME	CK. BY:	NAME
DATE:	DATE	SCALE:	SCALE	KEY MAP:	KEYMAP	JOB NO.:	142-16