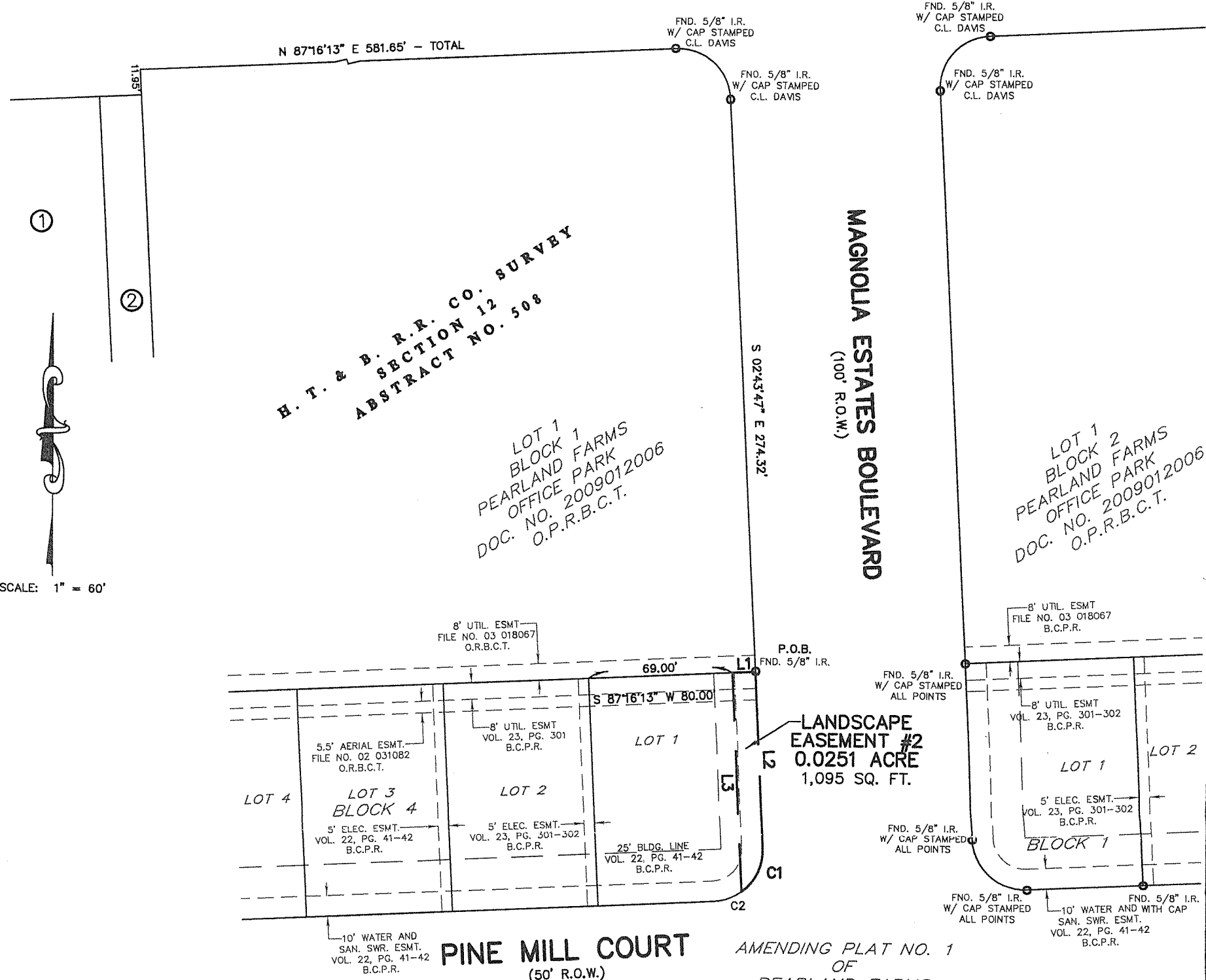


MAGNOLIA STREET
(R.O.W. VARIES)



SCALE: 1" = 60'

H. T. & B. R. R. CO. SURVEY
SECTION 12
ABSTRACT NO. 508

LOT 1
BLOCK 1
PEARLAND FARMS
OFFICE PARK
DOC. NO. 2009012006
O.P.R.B.C.T.

LOT 1
BLOCK 2
PEARLAND FARMS
OFFICE PARK
DOC. NO. 2009012006
O.P.R.B.C.T.

MAGNOLIA ESTATES BOULEVARD
(100' R.O.W.)

8' UTIL. ESMT
FILE NO. 03 018067
O.R.B.C.T.

P.O.B.
FND. 5/8" I.R.

LANDSCAPE EASEMENT #2
0.0251 ACRE
1,095 SQ. FT.

8' UTIL. ESMT
FILE NO. 03 018067
B.C.P.R.

FND. 5/8" I.R.
W/ CAP STAMPED
ALL POINTS

8' UTIL. ESMT
VOL. 23, PG. 301-302
B.C.P.R.

5.5' AERIAL ESMT.
FILE NO. 02 031082
O.R.B.C.T.

8' UTIL. ESMT
VOL. 23, PG. 301
B.C.P.R.

5' ELEC. ESMT.
VOL. 22, PG. 41-42
B.C.P.R.

5' ELEC. ESMT.
VOL. 23, PG. 301-302
B.C.P.R.

25' BLDG. LINE
VOL. 22, PG. 41-42
B.C.P.R.

FND. 5/8" I.R.
W/ CAP STAMPED
ALL POINTS

5' ELEC. ESMT.
VOL. 23, PG. 301-302
B.C.P.R.

10' WATER AND
SAN. SWR. ESMT.
VOL. 22, PG. 41-42
B.C.P.R.

PINE MILL COURT
(50' R.O.W.)

AMENDING PLAT NO. 1
OF
PEARLAND FARMS
SECTION ONE
VOL. 23, PG. 301-302
B.C.P.R.

FND. 5/8" I.R.
W/ CAP STAMPED
ALL POINTS

10' WATER AND WITH CAP
SAN. SWR. ESMT.
VOL. 22, PG. 41-42
B.C.P.R.

①
CHASE LODGE CORPORATION
TO
CITY OF PEARLAND
FILE NO. 03 079629
O.R.B.C.T.

②
CHASE LODGE CORPORATION
TO
CITY OF PEARLAND
FILE NO. 03 079629
O.R.B.C.T.

GENERAL BUSINESS
RESERVE 'C'
COBBLESTONE
VOL. 19, PG. 323-324
B.C.P.R.

GENERAL BUSINESS
RESERVE 'D'
COBBLESTONE
VOL. 19, PG. 323-324
B.C.P.R.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°16'13"E	11.00
L2	S02°43'47"E	85.00
L3	N02°43'47"W	105.71

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	55°56'39"	25.00	24.41	13.28	S25°14'33"W	23.45
C2	34°03'21"	25.00	14.86	7.66	S70°14'33"W	14.64

NOTES:

- THE BEARINGS ON THIS SURVEY ARE BASED ON THE PLAT OF PEARLAND FARMS OFFICE PARK, AS RECORDED IN DOCUMENT NUMBER 2009012006, OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS.
- NO IMPROVEMENTS ARE SHOWN HEREON.
- THE SURVEYOR HAS NOT ABSTRACTED THE SITE AND NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE, ALL ENCUMBRANCES ON THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.
- THE SUBJECT PROPERTY IS LOCATED ON MAP 615 W OF THE KEY MAP FOR BRAZORIA AND GALVESTON COUNTIES, TEXAS.
- ADJOINER INFORMATION MAY NOT REPRESENT CURRENT OWNERS.

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NO. 480077, DATED SEPTEMBER 22, 1999, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" SHADED, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD AS SHOWN ON MAP AND PANEL NO. 48039C0045J. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND REFLECTS THE ACTUAL CONDITIONS FOUND AT THE TIME OF THE SURVEY.

Clifton Seward 12/16/11

CLIFTON SEWARD, R.P.L.S. #4337



SURVEY
OF
LANDSCAPE EASEMENT #2
0.0251 ACRE

OUT OF
LOT 1
BLOCK 1
AMENDING PLAT NO. 1
OF
PEARLAND FARMS, SECTION ONE
VOLUME 23, PAGE 301-302
B.C.P.R.
IN THE
H.T. & B. R. R. CO. SURVEY
SECTION 12
ABSTRACT NO. 508
BRAZORIA COUNTY, TEXAS
DECEMBER 16, 2011

CIVIL - SURV
LAND SURVEYING, L.C.

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