

VICINITY MAP  
(1" = 1 MILE)

- LEGEND**
- SET 5/8" IRON ROD WITH CAP STAMPED "FRONTIER 10082900"
  - FOUND 1/2" IRON PIPE
  - ⊙ BENCHMARK
  - ▽ SET 60d NAIL IN FENCE CORNER POST
  - ⊕ FENCE CORNER POST

O.R.B.C.T. OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS  
P.R.B.C.T. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

**METES AND BOUNDS DESCRIPTION**

BEING a 4.99 acre tract of land situated in the William J. Cannon Survey, Abstract No. 177, Brazoria County, Texas, being all that certain called 5.00 acre tract of land described in deed to John H. Alexander, Jr., as recorded in Document No. 96-017345, Official Records of Brazoria County, Texas (O.R.B.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail set in a fence corner post (Y = 13,738,089.73'; X = 3,146,459.26') marking the north corner of said called 5.00 acre tract, being on the southwest line of a called 2.4429 acre tract described in deed to Kenny Burns and wife, Evonne Burns, as recorded in Document No. 92027283, O.R.B.C.T., and being on the southeast line of County Road 99 (an apparent 60-foot right-of-way);

THENCE South 51°22'49" East, a distance of 855.40 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the east corner of said called 5.00 acre tract and being an interior ell corner of that certain called 25.05 acre tract of land described in deed to Kelly F. Hayes, as recorded in Document No. 95020416, O.R.B.C.T.;

THENCE South 38°33'32" West, passing at a distance of 123.68 feet a fence corner post at the southwest corner of said called 25.05 acre tract and the north corner of that certain called 0.982 acre tract described in deed to Lynell Sharon Graham and Doyle Mike Ellis, as recorded in Document No. 2011020811, O.R.B.C.T., and continuing along the common line of said called 5.00 acre and called 0.982 acre tracts a total distance of 253.77 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the south corner of said called 5.00 acre tract and the east corner of that certain called 2.50 acre tract of land described as Tract 2 in deed to Mary Ann Giesler and husband, Timothy Edward Giesler, as recorded in Document No. 2002008838, O.R.B.C.T.;

THENCE North 51°22'49" West, along the common line of said called 5.00 acre and called 2.50 acre tracts, a distance of 858.31 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the west corner of said called 5.00 acre tract and the north corner of said called 2.50 acre tract, being on the aforesaid southeast line of County Road 99;

THENCE North 39°13'01" East, along said southeast line, a distance of 253.78 feet to the POINT OF BEGINNING and containing 4.99 acres (217,443 square feet) of land.

**SURVEYOR'S CERTIFICATION:**

I, Allen W. Kerley, Registered Professional Land Surveyor No. 5427, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points, and points of curvature are properly marked as shown on the plat.

This 3rd day of October, 2018.

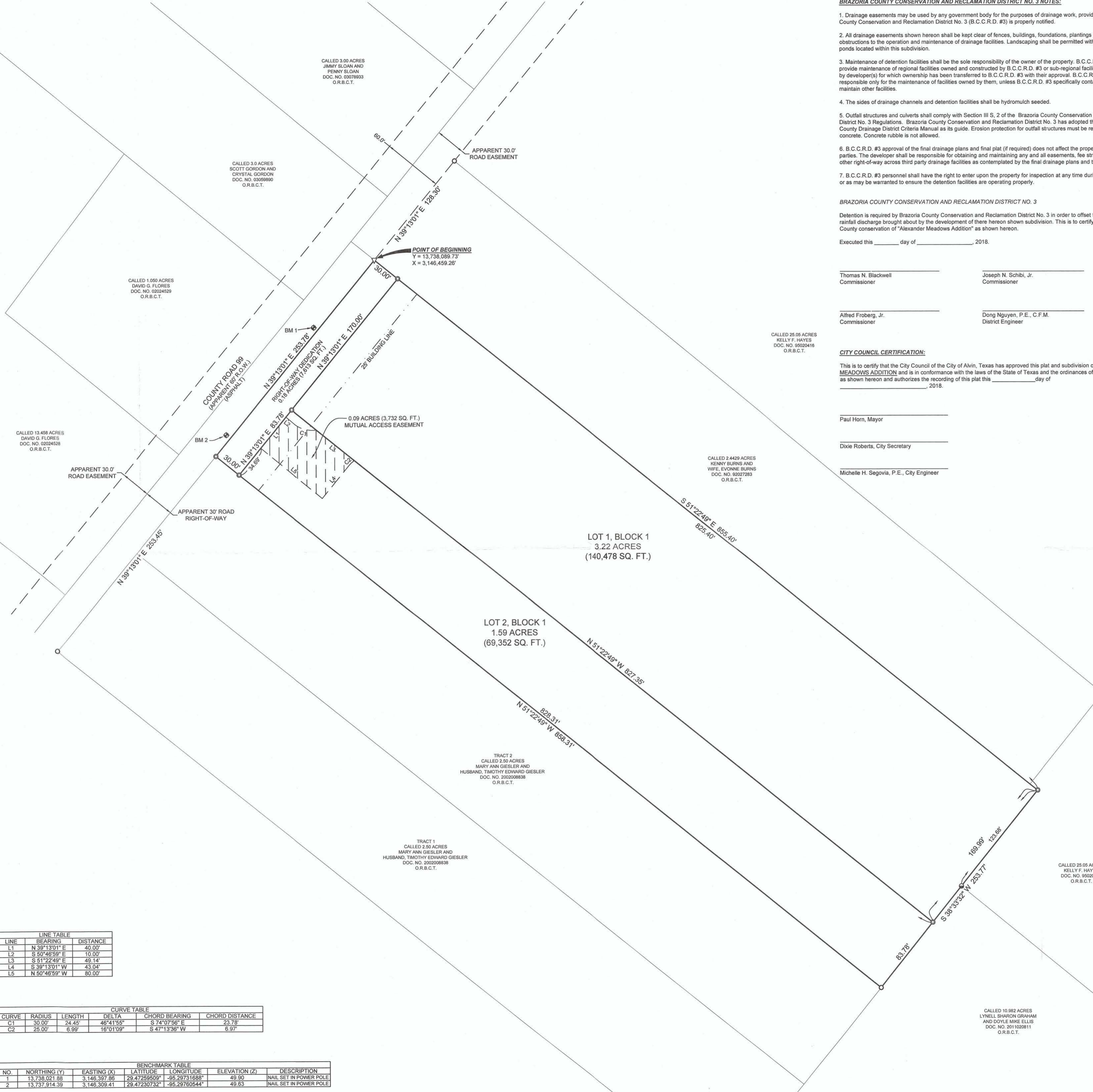


Registered Professional Land Surveyor  
Allen W. Kerley, R.P.L.S. No. 5427

LINE	BEARING	DISTANCE
L1	N 39°13'01" E	40.00'
L2	S 50°45'59" E	10.00'
L3	S 51°22'49" E	49.14'
L4	S 39°13'01" W	43.04'
L5	N 50°45'59" W	60.00'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	30.00'	24.45'	48°41'55"	S 74°07'56" E	23.78'
C2	25.00'	6.99'	19°01'09"	S 47°13'36" W	8.97'

NO.	NORTHING (Y)	EASTING (X)	LATITUDE	LONGITUDE	ELEVATION (Z)	DESCRIPTION
1	13,738,021.88	3,146,397.86	29.47265097°	-85.29731688°	49.50	NAIL SET IN POWER POLE
2	13,737,914.39	3,146,308.41	29.47230732°	-85.29760644°	49.63	NAIL SET IN POWER POLE



**BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 NOTES:**

- Drainage easements may be used by any government body for the purposes of drainage work, provided Brazoria County Conservation and Reclamation District No. 3 (B.C.C.R.D. #3) is properly notified.
- All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities. Landscaping shall be permitted within the detention ponds located within this subdivision.
- Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D. #3 shall provide maintenance of regional facilities owned and constructed by B.C.C.R.D. #3 or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D. #3 with their approval. B.C.C.R.D. #3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D. #3 specifically contacts or agrees to maintain other facilities.
- The sides of drainage channels and detention facilities shall be hydromulch seeded.
- Outfall structures and culverts shall comply with Section III S. 2 of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage District Criteria Manual as its guide. Erosion protection for outfall structures must be reinforced concrete. Concrete rubble is not allowed.
- B.C.C.R.D. #3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party drainage facilities as contemplated by the final drainage plans and the final plat.
- B.C.C.R.D. #3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities are operating properly.

**BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3**

Detention is required by Brazoria County Conservation and Reclamation District No. 3 in order to offset the increased rainfall discharge brought about by the development of this hereon shown subdivision. This is to certify that Brazoria County Conservation of "Alexander Meadows Addition" as shown hereon.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Thomas N. Blackwell, Commissioner  
Joseph N. Schibi, Jr., Commissioner

Alfred Froberg, Jr., Commissioner  
Dong Nguyen, P.E., C.F.M., District Engineer

**CITY COUNCIL CERTIFICATION:**

This is to certify that the City Council of the City of Alvin, Texas has approved this plat and subdivision of ALEXANDER MEADOWS ADDITION and is in conformance with the laws of the State of Texas and the ordinances of the City of Alvin as shown hereon and authorizes the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Paul Horn, Mayor

Dixie Roberts, City Secretary

Michelle H. Segovia, P.E., City Engineer

**OWNER'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF BRAZORIA

I, John H. Alexander, Jr., owner of the property subdivided in this plat of ALEXANDER MEADOWS ADDITION, 4.99 acres situated in the William J. Cannon Survey, Abstract No. 177, do hereby make subdivision of said property, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of 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 heirs, successors and assigns to warrant and defend the title to the land so dedicated.

This \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BY: John H. Alexander, Jr.

**NOTARY CERTIFICATION**

STATE OF TEXAS  
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared John H. Alexander, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**FINAL PLAT  
ALEXANDER MEADOWS ADDITION  
2 Lots, 1 Block**

Being a 4.99 acre tract of land situated in the William J. Cannon Survey, Abstract No. 177, Brazoria County, Texas, being all that certain called 5.00 acre tract of land described in deed to John H. Alexander, Jr., as recorded in Document No. 96-017345, Official Records of Brazoria County, Texas.

Date: October 3, 2018

Owner  
John H. Alexander, Jr.  
1824 County Road 99  
Alvin, Texas 77511

Surveyor  
Frontier Surveying Company  
FIRM No. 10082900  
710 Buffalo St., Suite 700  
Corpus Christi, TX 78401  
Ph: (361) 881-8044