

STATE OF TEXAS
COUNTY OF BRAZORIA

We, Alvin Properties, LLC, a Texas limited liability company, owners of the property subdivided in the above and foregoing map of ALVIN MOMIN PROPERTIES, do hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements herein shown, and designate said subdivision as ALVIN MOMIN PROPERTIES in the H.T. & B. R.R. Co. Survey, Section 16, Abstract No. 453, Brazoria County, Texas, and dedicate to the public use as such, the streets, alleys, and easements shown herein forever, and do hereby waive any claims for damages occasioned by the establishment of grades as approved for the streets and alleys dedicated or occasioned by the affirmation of the surfaces of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever assign the title of the land so dedicated. There is also dedicated for utilities an unobstructed aerial easement three (3) feet wide from a plane (20) feet above ground upward located adjacent to all easements and alleys shown hereon that are labeled with the A.E. "Aerial Easement" designation.

IN TESTIMONY WHEREOF, the Alvin Properties, LLC, a Texas limited liability company, has caused these presents to be signed by Danish Momin, its Trustee, thereunto authorized, this _____ day of _____, 2017.

Owner: Alvin Properties, LLC
a Texas limited liability company

By: _____
Danish Momin, Trustee

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Danish Momin, Trustee of Alvin Properties, LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the
State of _____

My Commission Expires: _____

We, Horizon Funding Group, LLC, owner and holder of liens against the property described in the plat known as ALVIN MOMIN PROPERTIES, said lien being evidenced by instrument of record in Clerk's File Nos. 2011039401 and 2011039401, of the Official Public Records of Brazoria County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ of Horizon Funding Group, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the
State of _____

My Commission Expires: _____

We, Texan Bank, owner and holder of a lien against the property described in the plat known as ALVIN MOMIN PROPERTIES, said lien being evidenced by instrument of record in Clerk's File No. 2012058355, of the Official Public Records of Brazoria County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____ of Texan Bank, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out.

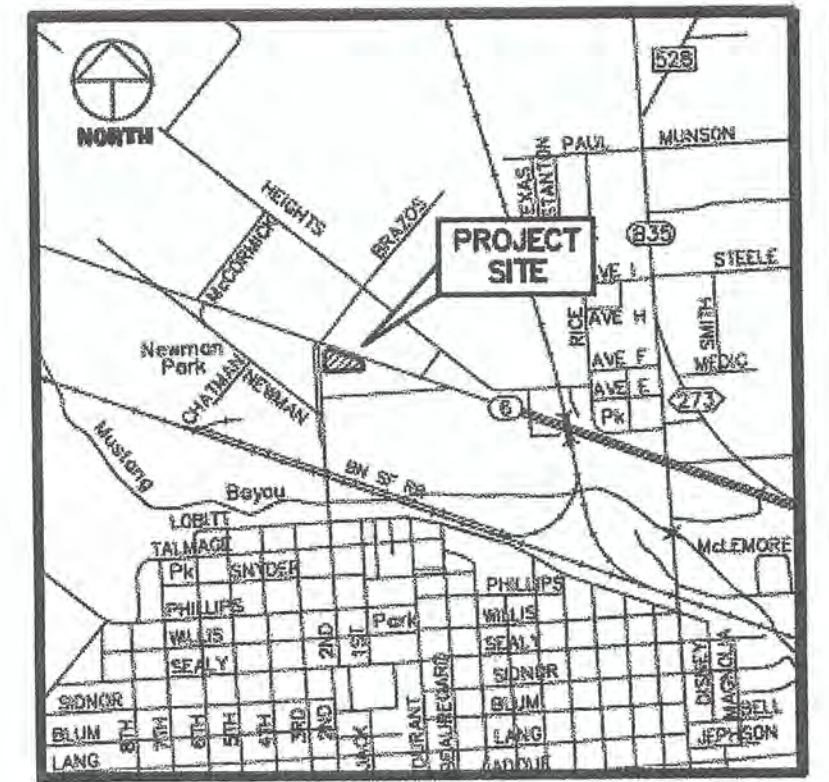
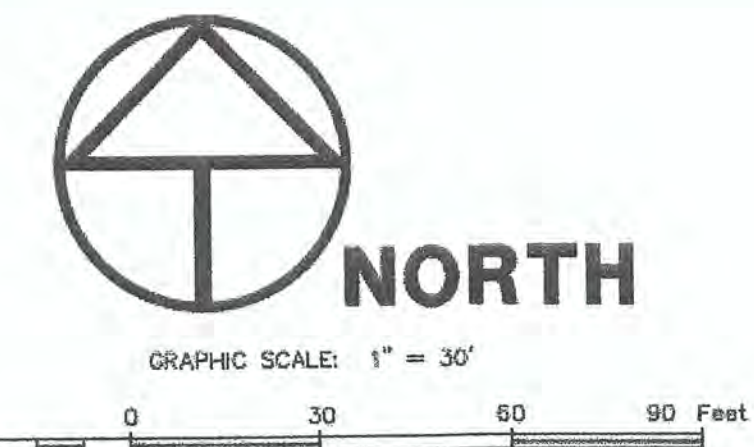
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2017.

Notary Public in and for the
State of _____

My Commission Expires: _____

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes A.E. - AERIAL EASEMENT, B.C.C.F. - BRAZORIA COUNTY CLERKS FILE, B.C.D.R. - BRAZORIA COUNTY DEED RECORDS, B.C.M.R. - BRAZORIA COUNTY MAP RECORDS, B.L. - BUILDING LINE, E.E. - ELECTRICAL EASEMENT, F.C. - FILM CODE, FND - FOUND, IP - IRON PIPE, IR - IRON ROD, NO. - NUMBER, PG. - PAGE, R.O.W. - RIGHT-OF-WAY, SQ. FT. - SQUARE FEET, S.S.E. - SANITARY SEWER EASEMENT, ST.S.E. - STORM SEWER EASEMENT, U.E. - UTILITY EASEMENT, VOL. - VOLUME, W.L.E. - WATER LINE EASEMENT.



CITY OF ALVIN, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'

DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.532 ACRES OR 66,739 SQUARE FEET OF LAND BEING ALL OF LOTS 1 AND 2, BLOCK 1, AWAYSEAS ENTERPRIZES, AS RECORDED UNDER BRAZORIA COUNTY CLERKS FILE (B.C.C.F.) NO. 2010018025, CONVEYED TO ALVIN PROPERTIES, LLC, AS RECORDED UNDER B.C.C.F. NO. 2016062364, SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 16, ABSTRACT NO. 453, CITY OF ALVIN, BRAZORIA COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8-INCH IRON ROD STAMPED "HOVIS" FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 2ND STREET (WIDTH VARIES) AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 (120 FEET WIDE), FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 2 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 70 DEG. 19 MIN. 54 SEC. EAST, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 6, PASSING AT A DISTANCE OF 75.27 FEET A SCREW FOUND FOR THE COMMON NORTHERLY CORNER OF SAID LOTS 1 AND 2 IN ALTOGETHER A TOTAL DISTANCE OF 371.44 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF RESTRICTED RESERVE "A", THE DIPPER, AS RECORDED IN VOL. 24, PG. 338, OF THE BRAZORIA COUNTY MAP RECORDS (B.C.M.R.), AND THE NORTHEAST CORNER OF SAID LOT 2 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 10 MIN. 39 SEC. EAST, WITH THE COMMON LINE OF SAID LOT 2 AND SAID RESTRICTED RESERVE "A", A DISTANCE OF 94.66 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE NORTH LINE OF BLOCK NO. 85, EASTON'S ADDITION TO THE CITY OF ALVIN, AS RECORDED IN VOL. 32, PG. 26, OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.) CONVEYED TO FERNANDO DELEN, ET UX, AS RECORDED UNDER B.C.C.F. NO. 2005003144, FOR THE SOUTHEAST CORNER OF SAID LOT 2 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 06 MIN. 10 SEC. WEST, WITH THE NORTH LINE OF SAID BLOCK NO. 85, PASSING AT A DISTANCE OF 347.17 FEET THE COMMON SOUTH CORNER OF SAID LOTS 1 AND 2, FROM WHICH A FOUND 1/2-INCH IRON PIPE BEARS SOUTH 84 DEG. 44 MIN. 31 SEC. EAST, A DISTANCE OF 1.28 FEET, IN ALL A TOTAL DISTANCE OF 391.27 FEET TO 5/8-INCH IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 2ND STREET, FOR THE SOUTHWEST CORNER OF SAID LOT 1 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID 2ND STREET, AS FOLLOWS:
NORTH 01 DEG. 43 MIN. 39 SEC. WEST, A DISTANCE OF 199.84 FEET TO A CUT "X" FOUND FOR THE MOST WESTERLY NORTHWEST CORNER SAID LOT 2 AND OF THE HEREIN DESCRIBED TRACT;

NORTH 53 DEG. 15 MIN. 06 SEC. EAST, A DISTANCE OF 47.05 FEET TO A CAPPED 5/8-INCH IRON ROD STAMPED "HOVIS" FOUND FOR CORNER;

NORTH 19 DEG. 40 MIN. 06 SEC. EAST, A DISTANCE OF 12.11 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.532 ACRES OR 66,739 SQUARE FEET OF LAND.

UNRESTRICTED RESERVE "A"
1.532 ACRES / 66,739 SQ. FT.

BLOCK NO. 85
EASTON'S ADDITION TO
THE CITY OF ALVIN
VOL. 32, PG. 26, B.C.D.R.

RESTRICTED RESERVE "A"
THE DIPPER
VOL. 24, PG. 338 B.C.M.R.

SET 5/8" CAPPED IR
"WINDROSE LAND SERVICES"
X: 3,160,562.67 (GRID)
Y: 13,723,741.23 (GRID)

FND 1/2" IR
X: 3,160,557.42 (GRID)
Y: 13,723,830.74 (GRID)

GENERAL NOTES

- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF ALVIN.
- 2. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 1559-16-1047 OF TITLE RESOURCES GUARANTEE COMPANY, EFFECTIVE DATE OF FEBRUARY 7, 2016, ISSUED DATE OF FEBRUARY 17, 2016, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
- 3. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999866959.
- 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48059C0145H REVISED/DATED JUNE 5, 1999, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X" AND ZONE "AO" (WITH AVERAGE DEPTHS OF 1 FOOT). THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
- 5. SIDEWALKS WILL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT/TRACT.

BENCHMARK PUBLISHED ELEVATION - 42.08'

CITY OF ALVIN BENCHMARK MONUMENT NO. 0405 IS A 3-1/4" BRASS DISK SET ON 5/8" IRON ROD LOCATED ON THE WEST SIDE OF SECOND STREET, NORTH SIDE OF NEWMAN STREET AND SOUTH OF THE INTERSECTION OF AVENUE E-1/2, NEAR THE SOUTHEAST CORNER OF NEWMAN PARK.
ELEV. - 42.08' (NAV08B)

TEMPORARY BENCHMARK ELEVATION - 44.53'

A 60 PENNY NAIL SET IN POWER POLE LOCATED ON THE SOUTHEASTERLY LINE OF HIGHWAY 6 AT THE NORTHERLY CORNER OF SUBJECT TRACT AS SHOWN HEREON.
ELEV. - 43.34' (NAV08B)

This is to certify that I, Ronald Patrick Kell, a licensed surveyor of the State of Texas, do hereby certify this plat correctly represents a boundary survey made under my supervision on the ground in accordance with the information provided to me and correctly represents the facts found at the time of the survey. There are no encroachments except as those shown.

Witness my hand and seal this _____ day of _____, 2017.



Ronald Patrick Kell
Registered Professional Land Surveyor
Texas Registration No. 6424

CITY OF ALVIN APPROVALS

Paul Horn, Mayor

Michelle H. Segovia, P.E., C.F.M.,
City Engineer

Divie Roberts, T.R.M.C.,
City Secretary

Notary Public in and for the
State of _____

My Commission Expires: _____