

STATE OF TEXAS
COUNTY OF BRAZORIA

I, MOST REVEREND DANIEL CARDINAL DINARDO, ARCHBISHOP OF GALVESTON-HOUSTON, HIS SUCCESSORS IN OFFICE OR ASSIGNS, FOR THE USE AND BENEFIT OF ST. JOHN THE BAPTIST CATHOLIC CHURCH, OWNER OF THE PROPERTY SUBDIVIDED IN THE MAP HEREOF OF THE MINOR PLAT OF "ST. JOHN THE BAPTIST CATHOLIC CHURCH", CONTAINING 14.952 ACRES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SHOWN, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT AND RIGHT-OF-WAY, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

WITNESS MY HAND IN _____ COUNTY, TEXAS
THIS _____ DAY OF _____, 2018.

BY: _____
Most Reverend Daniel Cardinal DiNardo
ARCHBISHOP OF GALVESTON-HOUSTON

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTINA E. DEAJON, AGENT AND ATTORNEY IN FACT FOR MOST REVEREND DANIEL CARDINAL DINARDO, ARCHBISHOP OF GALVESTON-HOUSTON, 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 CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.
MY COMMISSION EXPIRES: _____

STATE OF TEXAS §
COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION

of a 14.952-acre tract in the H.T. & B.R.R. Company Survey, Section 13, Abstract No. 225, City of Alvin, Brazoria County, Texas. Said 14.952-acre tract is all of the 9.27-acre St. John the Baptist Catholic Church Replat of the Five Point Addition as recorded in Volume 20, Page 101 of the Brazoria County Plat Records, all of a 3.66-acre tract described in a deed to the Most Reverend Joseph A. Foreza as recorded in Clerk's File No. 94-036341 in the Brazoria County Clerk's Office, all of a 1.5602-acre tract described in a deed to the Most Reverend Daniel Cardinal Dinardo as recorded in Clerk's File No. 2001032001 in the Brazoria County Clerk's Office and all of a 0.4563-acre tract described in a deed to the Most Reverend Daniel Cardinal Dinardo as recorded in Clerk's File No. 2013012755 in the Brazoria County Clerk's Office. Said tract is more particularly described by metes and bounds as follows:

BEGINNING at a 60-d nail with survey cap set at the point of intersection of the east line of Mustang Road (based on a width of 60-feet) with the south line of South Street (based on a width of 60-feet), said point is the northeast corner of the said 9.27-acre tract;

THENCE, North 87°03'14" East, along the south line of said South Street, at 747.81 feet (called 747.46 feet) pass a 1/2-inch iron rod found at the northeast corner of said 9.27-acre tract, same being the northeast corner of the aforementioned 1.5602-acre tract, and continuing for a total distance of 971.93 feet to a 1/2-inch iron rod found at the point of intersection of the south line of said South Street and the west line of Bowman Drive (based on a width of 60-feet), said point is the northeast corner of said 1.5602-acre tract and the northeast corner of the herein described tract;

THENCE, South 21°10'55" East, along the west line of said Bowman Drive for a distance of 285.59 feet to a 1/2-inch iron rod found for the most easterly southeast corner of the herein described tract, same being the southeast corner of said 1.5602-acre tract and the northeast corner of Lot 1 of Bowman's Subdivision, Section 2, as recorded in Volume 19, Pages 149 and 150 of the Brazoria County Plat Records;

THENCE, South 68°55'26" West, along the south line of said 1.5602-acre tract for a distance of 211.25 feet to a 3/4-inch iron rod found for an angle point of the herein described tract, said point is the southwest corner of said 1.5602-acre tract, same being the northwest corner of said Lot 1 and is in the east line of the aforementioned 9.27-acre St. John the Baptist Catholic Church Replat tract;

THENCE, South 21°10'14" East, along the east line of said 9.27-acre tract, same being the west line of said Bowman's Subdivision, Section 2, at 101.09 feet pass the southeast corner of said 9.27-acre tract, same being the northeast corner of the aforementioned 3.66-acre tract, and continue for a total distance of 350.83 feet to a 1/2-inch iron rod found for the most southerly southeast corner of the herein described tract, same being the southeast corner of said 3.66-acre tract;

THENCE, South 70°05'00" West, along the south line of said 3.66-acre tract, same being the north line of a 3.764-acre tract described in a deed to James E. Burchfield, et ux, as recorded in Clerk's File No. 89-740919 in the Brazoria County Clerk's Office, for a distance of 719.54 feet to a 5/8-inch iron rod set for the southwest corner of the herein described 14.952-acre tract, same being the southwest corner of said 3.66-acre tract and is in the aforementioned east line of Mustang Road;

THENCE, North 20°42'49" West, along the east line of said Mustang Road, at 250.16 feet pass a 3/4-inch iron rod found for the northwest corner of the aforementioned 0.4563-acre tract, same being the southwest corner of the aforementioned 9.27-acre St. John the Baptist Catholic Church Replat tract, and continue for a total distance of 824.31 feet to the POINT OF BEGINNING, containing a computed area of 14.952-acre (651,328 square feet).

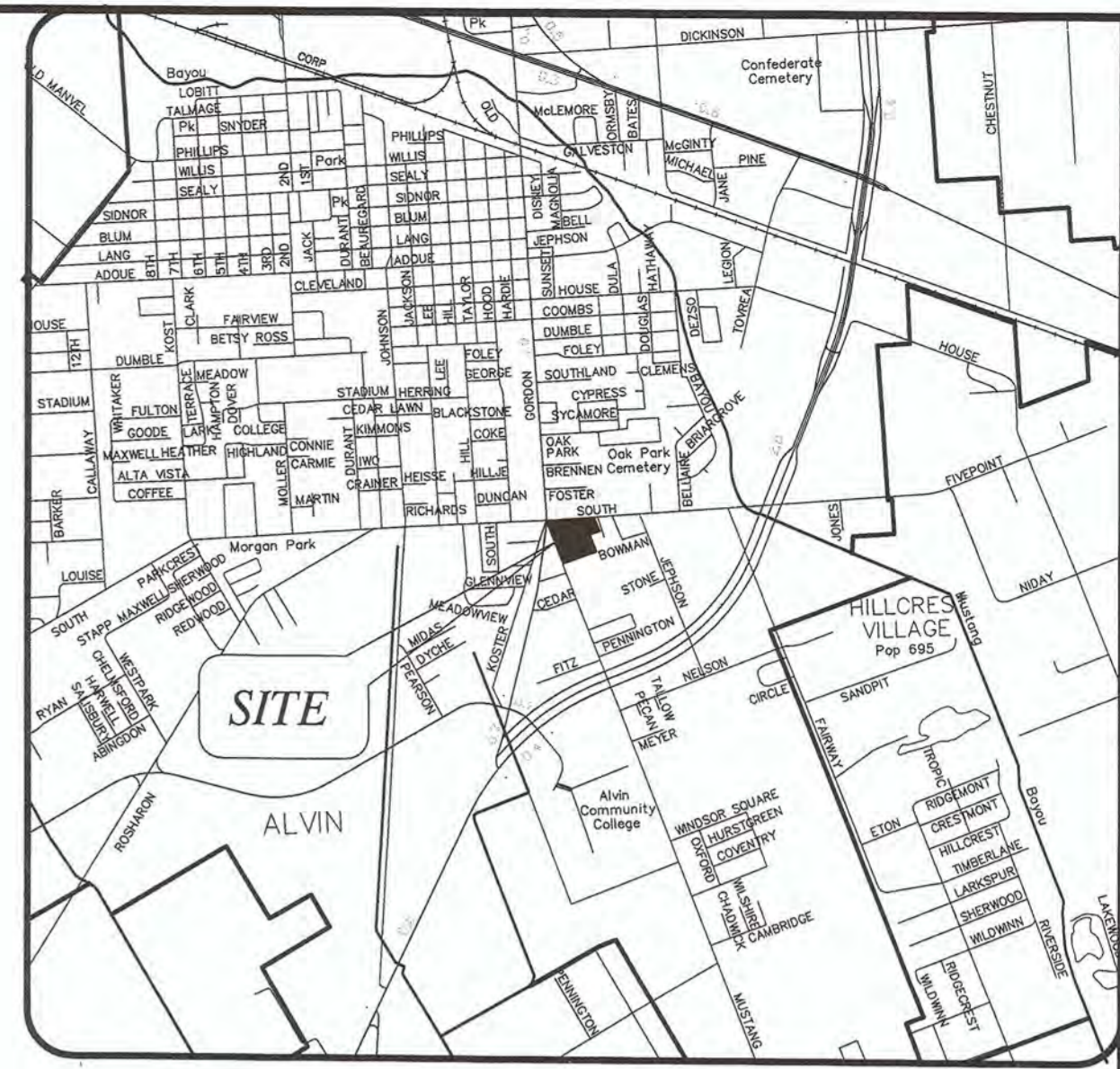
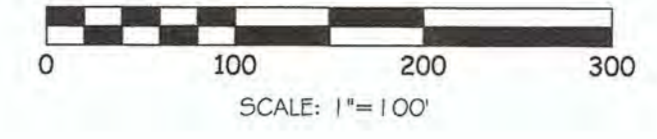
NOTES:

- 1. BEARINGS AND SURFACE COORDINATE SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. SCALE FACTOR: 0.99987.
- 2. THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PROVIDED BY STEWART TITLE COMPANY, FILE NUMBER F 1810191CPL, DATED MARCH 23, 2018, RECEIVED BY THE SURVEYOR ON MARCH 23, 2018.
- 3. THE SUBJECT PROPERTY LIES PARTIALLY WITHIN SHADED ZONE "X" AND ZONE "Y", AS SCALED ON FEMA FIRM NO. 46039C00165 H, MAP DATED JUNE 5, 1989. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOODING HAZARDS WHICH MAY EXIST. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA MAPS ARE UPDATED.
- 4. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT.
- 5. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- 6. PER A DOCUMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2018008966, THE DOCUMENT DESCRIBED IN DEED TO HUMBLE PIPE LINE COMPANY (NOW EXXONMOBIL PIPELINE COMPANY, A.K.A. EMPCO.), UNDER VOLUME 154, PAGE 417 OF THE BRAZORIA COUNTY DEED RECORDS, HAS BEEN RELEASED.
- 7. REGARDING THE PIPELINE EASEMENT FOUND IN VOLUME 151, PAGE 617 OF THE BRAZORIA COUNTY DEED RECORDS, THIS DOCUMENT STATES "TO HAVE AND TO HOLD THE SAID EASEMENTS UNTO SAID HUMBLE PIPE LINE COMPANY ITS SUCCESSORS AND ASSIGNS, SO LONG AS ANY OF SUCH STRUCTURES ARE MAINTAINED". HUMBLE PIPE LINE COMPANY'S SUCCESSORS AND ASSIGNS, RELEASED THEIR RIGHTS TO THIS PIPELINE IN A RELEASE RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2018008966. THEREFORE, THIS EASEMENT SHALL NOT ENCUMBER THIS PROPERTY.
- 8. THE 15' DRAINAGE EASEMENT LISTED UNDER ITEM 2 OF THE CITY PLANNING LETTER REFERENCED HEREON, DOES NOT PERTAIN TO THE PROPERTY BEING PLATTED.

APPROVED BY CITY COUNCIL OF THE CITY OF ALVIN
ON THIS _____ DAY OF _____, 2018.
PAUL HORN MAYOR
MICHELLE SEGOVIA CITY ENGINEER
DIXIE ROBERTS CITY SECRETARY

PRIVATE FIRE WATERLINE EASEMENT LINE TABLE

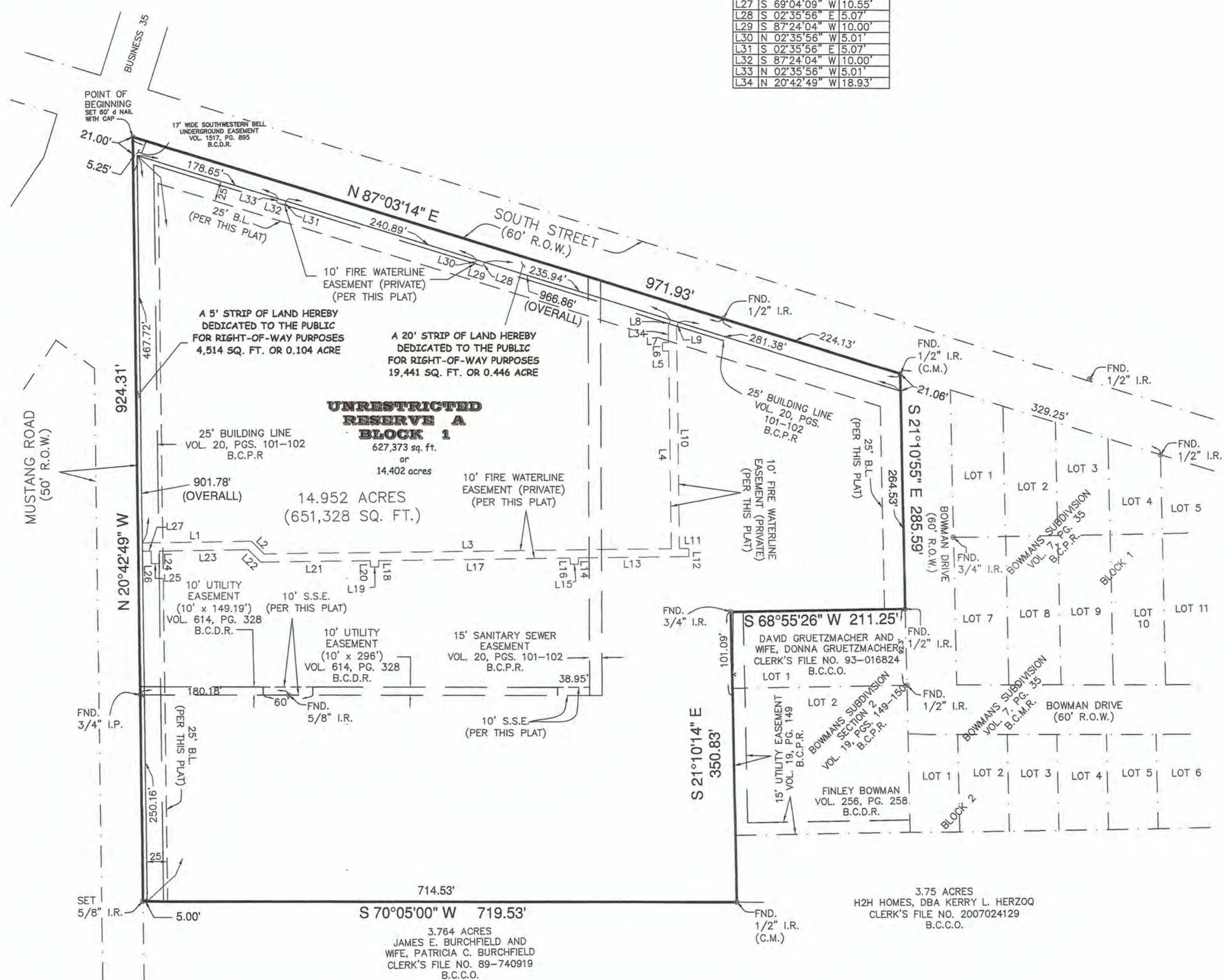
LINE	BEARING	DISTANCE
L1	N 69°04'09" E	132.23
L2	S 65°42'49" E	213.30
L3	N 69°17'11" E	492.87
L4	N 20°42'49" W	239.30
L5	S 69°04'09" W	17.24
L6	N 20°55'51" W	10.00
L7	N 69°04'09" E	17.28
L8	N 02°58'48" W	16.77
L9	S 02°58'48" E	17.29
L10	S 20°42'49" E	266.67
L11	N 69°17'11" E	111.30
L12	S 20°42'49" E	10.00
L13	S 69°17'11" W	14.18
L14	S 20°55'51" E	17.55
L15	S 69°04'09" W	10.00
L16	N 20°55'51" W	17.59
L17	S 69°17'11" W	231.88
L18	S 20°55'51" E	17.55
L19	S 69°04'09" W	10.00
L20	N 20°55'51" W	17.59
L21	S 69°17'11" W	132.25
L22	N 65°42'49" W	21.88
L23	S 69°04'09" W	107.55
L24	S 20°55'51" E	15.32
L25	S 69°04'09" W	10.00
L26	N 20°55'51" W	15.32
L27	S 69°04'09" W	10.55
L28	S 02°58'56" E	5.07
L29	S 87°24'04" W	10.00
L30	S 02°58'56" W	5.07
L31	S 02°58'56" E	5.07
L32	S 87°24'04" W	10.00
L33	S 02°58'56" W	5.07
L34	N 20°42'49" W	18.93



VICINITY MAP
SCALE: 1"=2640'

LEGEND

- B.C.C.O. BRAZORIA COUNTY CLERK'S OFFICE
- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
- (C.M.) CONTROL MONUMENT
- FND FOUND
- R.O.W. RIGHT-OF-WAY
- I.P. IRON PIPE
- I.R. IRON ROD
- VOL VOLUME
- PG. PAGE
- S.S.E. SANITARY SEWER EASEMENT



FINAL PLAT
OF
ST. JOHN THE BAPTIST CATHOLIC CHURCH
14.952 ACRES IN THE H.T. & B.R.R. CO.
SURVEY, SECTION 13, ABSTRACT NO. 225,
IN THE CITY OF ALVIN,
BRAZORIA COUNTY,
TEXAS

1 BLOCK
1 RESERVE
MAY 9, 2018

OWNER:
MOST REVEREND DANIEL CARDINAL DINARDO, ARCHBISHOP OF GALVESTON-HOUSTON, HIS SUCCESSORS IN OFFICE OR ASSIGNS, FOR THE USE AND BENEFIT OF ST. JOHN THE BAPTIST CATHOLIC CHURCH
110 EAST SOUTH STREET,
ALVIN, TEXAS 77511
PHONE: (281) 331-3751



PLAT PREPARED BY:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmsurveying.com

CERTIFICATE OF SURVEYOR
I, MICHAEL D. WILSON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN TWO (2) FEET, UNLESS OTHERWISE NOTED.

Michael D. Wilson
MICHAEL D. WILSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4821



SURVEYOR:
THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 FAX (281) 485-3998
T.B.P.L.S. FIRM # 10014900