

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, OC ALVIN, LTD., owners of the property subdivided in the plat of CLINE CROSSING NO. 2, do hereby make subdivision of said property according to the lines, lots, building lines, streets, alleys, parks, and easements as shown hereon and dedicate for public use as such, the streets (except those streets delineated as private 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, against any claims made by, through, or under said owner, but not otherwise.

THIS IS TO CERTIFY THAT I, PAUL A. COYNE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION SHOWN HEREON FROM AN ACTUAL SURVEY OF THE GROUND; THAT ALL EXTERIOR BOUNDARY CORNERS HAVE BEEN SET; THAT ALL BLOCK CORNERS, LOT CORNERS, PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. ALL CORNERS WILL BE MARKED BY IRON RODS 5/8 INCH IN DIAMETER AND 36 INCHES LONG, UNLESS OTHERWISE NOTED.

Paul A. Coyne
Paul A. Coyne
Texas Registration No. 6374



ROBERT C. ORR JR.
OC ALVIN, LTD.

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT C. ORR JR., known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2018

Notary Public in and for the State of Texas

My Commission expires: _____

I, T. Craig Barker, MOODY NATIONAL BANK, owner and holder of a lien (or liens) against the property described in the plat known as FINAL PLAT OF CLINE CROSSING NO. 2, said lien (or liens) being evidenced by instrument recorded in Brazoria County Clerk's File No. 2016061204, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and I (or we) hereby confirm that I am (or we are) the present owner (or owners of said lien (or liens) and have not assigned the same nor any part thereof.

By: T. Craig Barker
Executive Vice President

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared T. CRAIG BARKER, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument and acknowledgement to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2018

Notary Public in and for the State of Texas

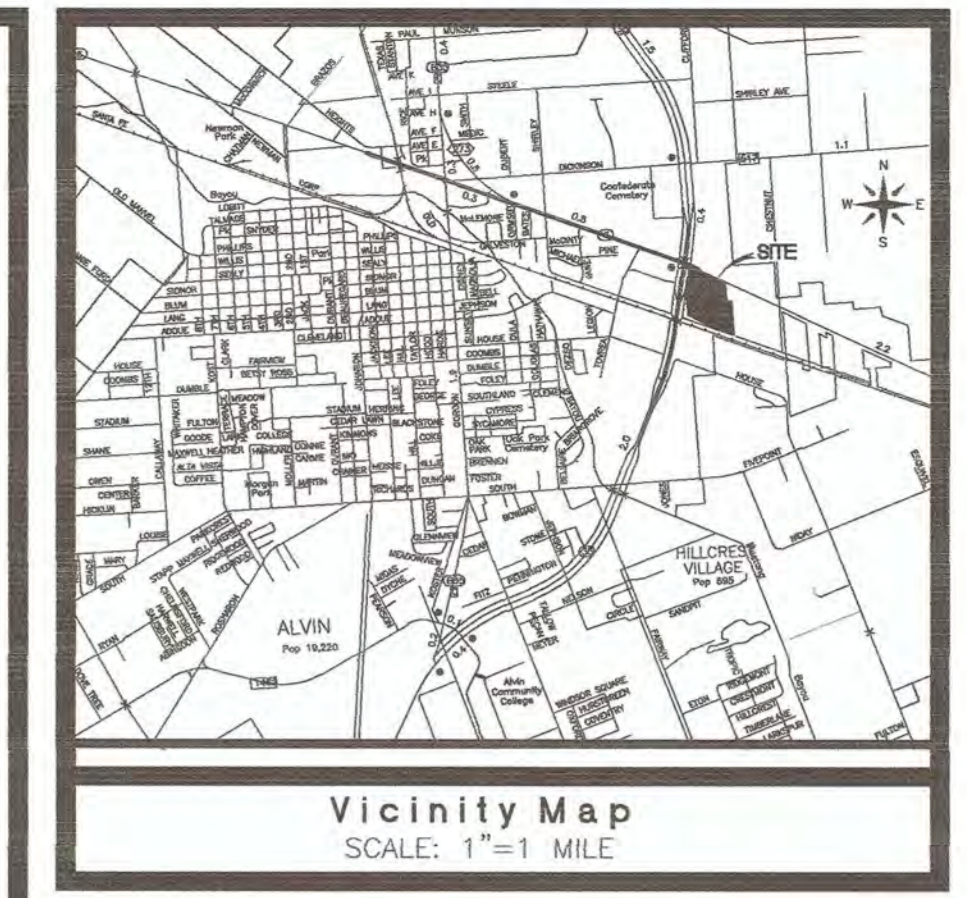
My Commission expires: _____

Table with 4 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Rows C1, C2.

Table with 3 columns: LINE, BEARING, DISTANCE. Rows L1, L2, L3, L4.

LEGEND:

- S.T.S.E. - Storm Sewer Easement
S.S.E. - Sanitary Sewer Easement
W.S.E. - Water and Sewer Easement
W.L.E. - Water Line Easement
D.E. - Drainage Easement
E.E. - Electrical Easement
U.E. - Utility Easement
A.E. - Unobstructed Aerial Easement
B.L. - Building Line
M.R.B.C.T. - Map Records, Brazoria County Texas
D.R.B.C.T. - Deed Records, Brazoria County Texas
O.R.R.P.B.C.T. - Official Records of Real Property, Brazoria County Texas



SUBDIVISION APPROVED

Mayor Paul Horn

Michelle H. Segovia
CITY ENGINEER

Dixie Roberts
Secretary

BEING A 21.5083 ACRE TRACT LOCATED IN THE I. & G. N. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 400, CITY OF ALVIN, BRAZORIA COUNTY, TEXAS, AND BEING ALL OF RESERVES A, B, C, D, E, F, G, AND H, BLOCK 1, FINAL PLAT OF CLINE CROSSING NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2018019058 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS;

Said 21.5083 Acre Tract being more particularly described by metes and bounds as follows:

COMMENCING at a Cut 'C' in concrete found in the South right-of-way line of State Highway 6, a public right-of-way based on a variable width, for the Northeast corner of Reserve 'A', Block 1, Raceway Market Alvin-Final Plat according to the map or plat thereof recorded in Brazoria County Clerk's File No. 2012054151 of the Official Records of Brazoria County, Texas;

THENCE South 24°35'21" West, along the East line of said Raceway Market Alvin-Final Plat and the West line of a 0.2904 acre tract of land dedicated to the public on said Final Plat of Cline Crossing No. 2, a distance of 35.00 feet to the POINT OF BEGINNING of the herein described tract of land;

THENCE, South 64°38'36" East, along the South right-of-way line of State Highway 6, a distance of 361.14 feet to a 1/2-inch iron rod with cap stamped 'TETRA' found at the Northwest corner of Unrestricted Reserve 'A', Block 1, Final Plat of Cline Crossing according to the map or plat thereof recorded in Brazoria County Clerk's File No. 2014032877 of the Official Records of Brazoria County, Texas being the most Northerly Northeast corner of the herein described tract;

THENCE, along the Westerly limit of the said Unrestricted Reserve 'A', Block 1, Final Plat of Cline Crossing the following courses:

South 25°28'48" West, a distance of 22.15 feet to a 5/8-inch iron rod with cap stamped 'BURY+PARTNERS';

South 84°31'12" East, a distance of 34.04 feet to a 5/8-inch iron rod with cap stamped 'BURY+PARTNERS';

South 14°02'12" West, a distance of 10.21 feet to a point for angle;

South 03°26'39" East, a distance of 292.32 feet to a 5/8-inch iron rod with cap stamped 'BURY+PARTNERS' at the Southwest corner of the said Unrestricted Reserve 'A', Block 1, Final Plat of Cline Crossing;

THENCE, North 86°33'21" East, along the common limit between the said Unrestricted Reserve 'A' and Restricted Reserve 'B', Block 1, Final Plat of Cline Crossing, a distance of 218.50 feet to a 1/2-inch iron rod with cap stamped 'TETRA' found at the Southeast corner of the said Unrestricted Reserve 'A' and the Northeast corner of Restricted Reserve 'B';

THENCE, South 03°26'39" East, along the common limit between the said Restricted Reserve 'B', Block 1, Final Plat of Cline Crossing and a Tract of land conveyed to A.G. Gibbs recorded in Volume 816, Page 355 of the Brazoria County Deed Records, Texas a distance of 166.12 feet to a 5/8-inch iron rod with cap stamped 'BURY+PARTNERS' marking the Southwest corner of the said A.G. Gibbs Tract, from which a 5/8-inch iron rod found bears South 65°08'41" East, 3.77 feet;

THENCE, North 86°28'18" East, along the South line of the said A.G. Gibbs Tract, a distance of 114.25 feet to an angle point for the Southwest corner of the said A.G. Gibbs Tract and the Southwest corner of a Tract of land conveyed to Joel Griffin Gibbs, Sr., recorded in Volume 1441, Page 642 of the Brazoria County Deed Records, Texas and the Northeast corner of a Tract of land conveyed to Weatherford U.S., LP, recorded in Brazoria County Clerk's File No. 2000014764 of the Official Records of Brazoria County, Texas from which a 5/8-inch iron rod found bears South 70°51'57" West, 1.15 feet;

THENCE, South 03°27'28" East, along the West line of the said Weatherford U.S., LP, Tract, a distance of 724.90 feet to a point in the North right-of-way line of County Road 153, a public right-of-way based on a variable width, for the Northwest corner of a 0.2128 Acre tract of land dedicated to the public on said Final Plat of Cline Crossing No. 2;

THENCE, North 70°27'20" West, along the North line of said 0.2128 acre tract, a distance of 682.27 feet to a 1/2-inch iron rod with cap found for an angle point;

THENCE, North 64°06'56" West, along the North right-of-way line of County Road 153 as widened in Judgment No. 56827A, recorded in Volume 1137, Page 255 of the Brazoria County Deed Records, Texas a distance of 316.97 feet to a 5/8-inch iron rod with cap stamped 'RPLS 5206';

THENCE, North 70°27'21" West, continuing along the North right-of-way line of County Road 153 a distance of 122.02 feet to a 5/8-inch iron rod found for the Southwest corner of the herein described tract;

THENCE, North 04°32'39" East, along the East right-of-way line of State Highway 35 a variable width public right-of-way, a distance of 109.33 feet to a 5/8-inch iron rod with cap stamped 'RPLS 5206';

THENCE, North 09°37'21" West, along the East right-of-way line of State Highway 35, a distance of 362.05 feet to a 5/8-inch iron rod with cap stamped 'BURY+PARTNERS';

THENCE, North 02°10'59" West, along the East right-of-way line of State Highway 35, a distance of 121.11 feet to a 5/8-inch iron rod;

THENCE, North 08°56'39" East, along the East right-of-way line of State Highway 35, a distance of 271.62 feet to a 1/2-inch iron rod with cap stamped 'TETRA' marking the Southwest corner of the said Reserve 'A', Block 1, Raceway Market Alvin-Final Plat and the Northeast corner of the herein described tract;

THENCE, South 65°24'39" East, along the South line of the said Reserve 'A', Block 1, Raceway Market Alvin-Final Plat, a distance of 240.25 feet to a 5/8-inch iron rod with cap stamped 'BURY+PARTNERS' marking the Southwest corner of the said Reserve 'A', Block 1, Raceway Market Alvin-Final Plat;

THENCE, North 24°35'21" East, along the East line of the said Reserve 'A', Block 1, Raceway Market Alvin-Final Plat, a distance of 217.10 feet to the POINT OF BEGINNING, and containing within these calls 21.5083 Acres of land.

CLINE CROSSING NO. 2
AMENDING PLAT

A SUBDIVISION OF A 21.5083 ACRE TRACT LOCATED IN THE I. & G. N. RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 400, CITY OF ALVIN, BRAZORIA COUNTY, TEXAS, AND BEING ALL OF RESERVES A, B, C, D, E, F, G, AND H, BLOCK 1, FINAL PLAT OF CLINE CROSSING NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2018019058 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

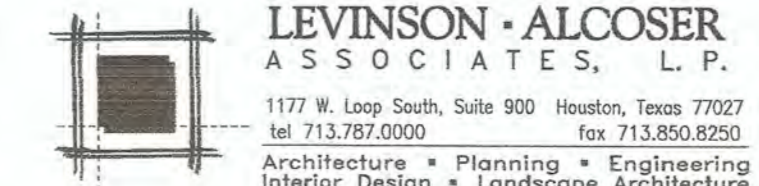
8 RESERVES, 1 BLOCK

DATE: JULY 11, 2018

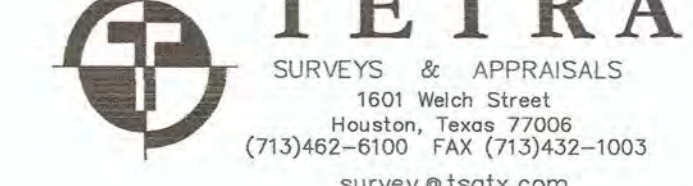
OWNER:



ENGINEER:



SURVEYOR:



- 1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF ALVIN.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 1037000593, EFFECTIVE DATE APRIL 24, 2013.
3. ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
4. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF ALVIN OR BRAZORIA COUNTY C & R #3.
5. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
6. BENCHMARK: CITY OF ALVIN OPS BENCHMARK NO. 0115 LOCATED AT SOUTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 6 AND BYPASS 35. (ELEVATION = 44.00')
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0165H, WITH THE EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY IS LOCATED IN ZONE 'X'. (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.)
8. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

- 8. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDERS(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
9. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
10. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF ALVIN AND/OR BRAZORIA DRAINAGE DISTRICT #3.
11. ALL SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR THIS TRACT.
12. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
13. ALL LOTS AND RESERVES SHOWN HEREON ARE SUBJECT TO A CROSS ACCESS EASEMENT AGREEMENT AS RECORDED IN CLERK'S FILE NO. 2012057313 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
14. REASON TO AMEND PLAT: INCREASE THE SIZE OF RESERVE G TO ACCOMMODATE A LARGER DETENTION POND.

BRENDIA M. SMITH
LOT 24
HOLMESVILLE SUBDIVISION
B.C.C.F. NO. 2011033582

BRENDIA M. SMITH
LOT 24C
HOLMESVILLE SUBDIVISION
B.C.C.F. NO. 2011033582

BRENDIA M. SMITH
LOT 23
HOLMESVILLE SUBDIVISION
B.C.C.F. NO. 2011033582

COUNTY ROAD 153
(known as OLD GALVESTON ROAD)

Q. C. and S. F. R.R. COMPANY
(100' WIDE R.O.W.)

RESERVE 'A' 13865 Acres
60,394 Sq. Feet

RESERVE 'B' 13349 Acres
58,147 Sq. Feet

RESERVE 'C' 10330 Acres
45,000 Sq. Feet

RESERVE 'D' 10784 Acres
46,977 Sq. Feet

RESERVE 'E' 23569 Acres
102,667 Sq. Feet

RESERVE 'F' 67290 Acres
293,117 Sq. Feet

RESERVE 'G' (DETENTION RESERVE)
55855 Acres
243,304 Sq. Feet

RESERVE 'H' 20000 Acres
87,121 Sq. Feet

TOTAL AREA
21,5083 Acres
936,903 Sq. Feet