

STATE OF TEXAS  
 COUNTY OF BRAZORIA  
 WE, PERRY HOLDINGS GROUP, LLC, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE OWNER DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY US THE ALTERATION ON THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN \_\_\_\_\_ COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

JAVIER PERRY

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER PERRY, 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 STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 MY COMMISSION EXPIRES ON \_\_\_\_\_

THIS IS TO CERTIFY THAT I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

*[Signature]*  
 RICHARD FUSSELL  
 REGISTERED PROFESSIONAL LAND SURVEYOR #4148



STATE OF TEXAS  
 COUNTY OF BRAZORIA  
 I, JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN DOCUMENT NUMBER \_\_\_\_\_ BRAZORIA COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, BRAZORIA COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

JOYCE HUDMAN  
 COUNTY CLERK  
 BRAZORIA COUNTY, TEXAS

BY \_\_\_\_\_ DEPUTY

SUBDIVISION APPROVED

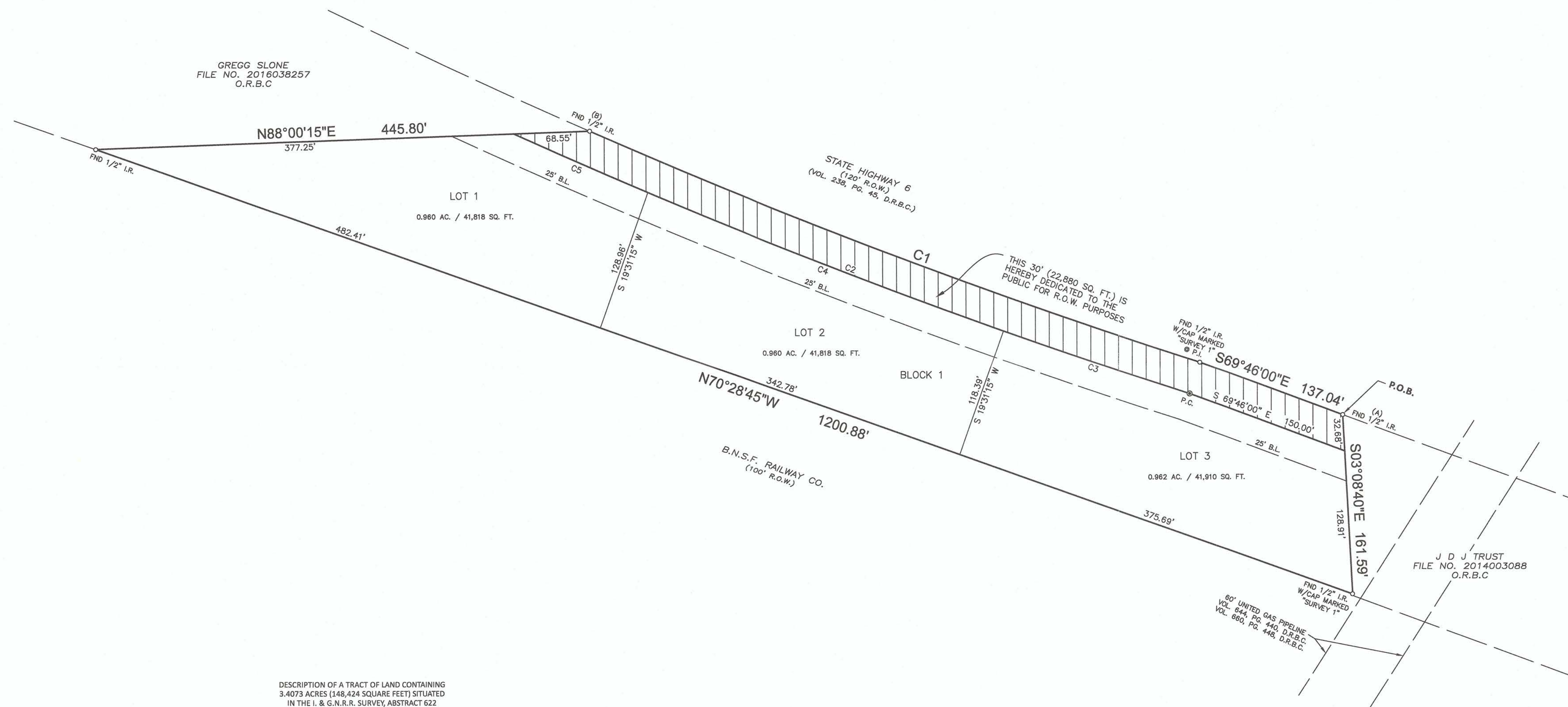
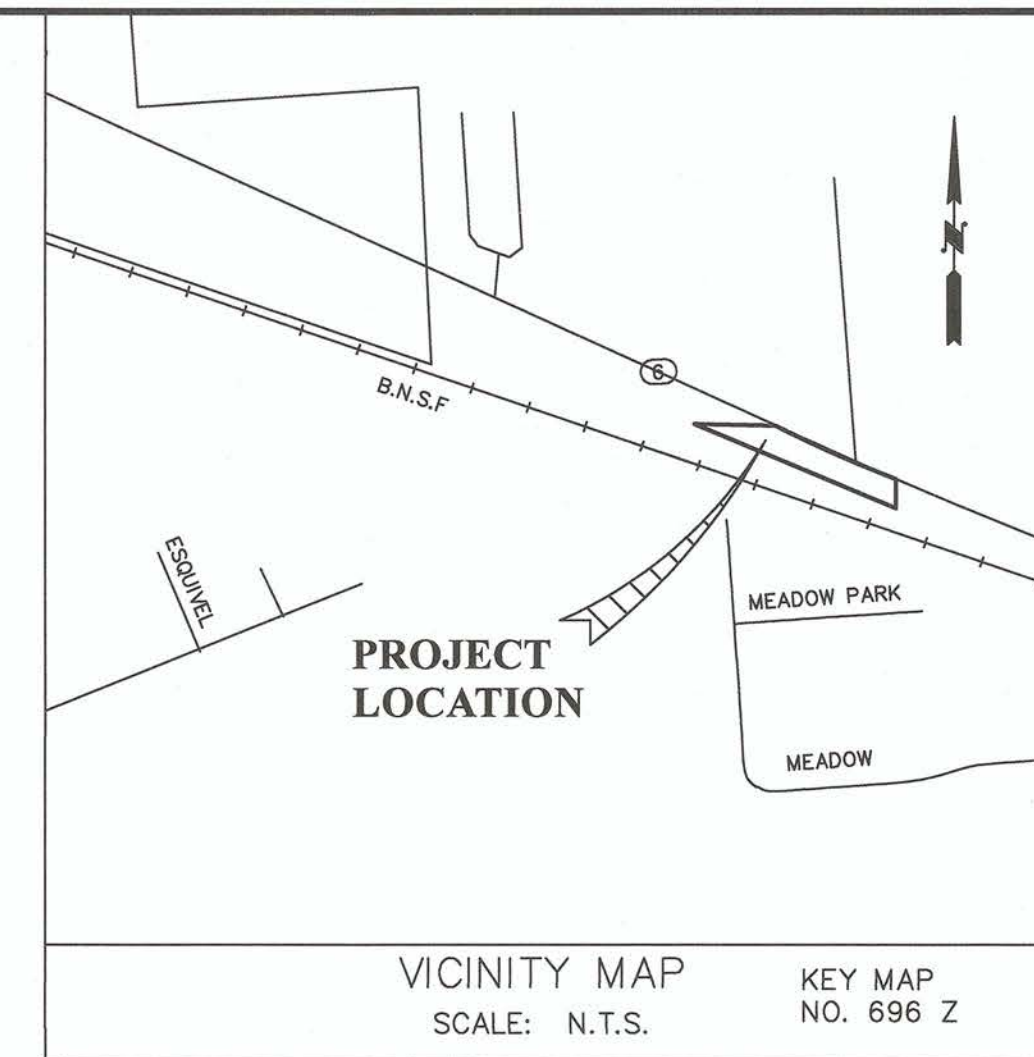
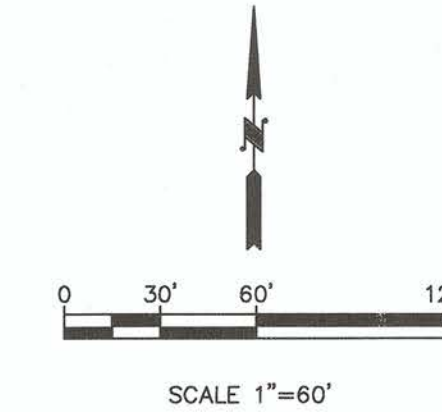
MAYOR PAUL HORN

CITY ENGINEER MICHELLE H. SEGOVIA, P.E., CFM

CITY SECRETARY DIXIE ROBERTS, TRMC

GENERAL NOTES

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
2. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF REQUIRED.
3. STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT, IF APPLICABLE.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C 0165H, WITH THE EFFECTIVE DATE OF 6/6/89, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN).
5. 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.
6. UNLOCATABLE EASEMENT GRANTED TO WESTERN PUBLIC SERVICE COMPANY AS RECORDED IN VOLUME 206, PAGE 564, D.R.B.C.
7. UNLOCATABLE PIPELINE EASEMENT GRANTED TO COASTAL TRANSMISSION CORPORATION AS RECORDED IN VOLUME 735, PG. 573, D.R.B.C.



DESCRIPTION OF A TRACT OF LAND CONTAINING  
 3.4073 ACRES (148,424 SQUARE FEET) SITUATED  
 IN THE I. & G.N.R.R. SURVEY, ABSTRACT 622  
 BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 3.4073 ACRES (148,424 SQUARE FEET), BEING PART OF LOT 7 OF SECTION 27, OF THE I. & G.N.R.R. SURVEY, ABSTRACT 622, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 116, PAGE 297 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND CONVEYED UNTO DARYOSH INVESTMENTS, LLC BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2013015926 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 3.4073-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1-INCH IRON PIPE ON THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 (120 FEET WIDE) FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED UNTO JDI TRUST, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2014003088 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND THE NORTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE SOUTH 03°08'40" EAST, A DISTANCE OF 161.59 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" ON THE NORTHEAST RIGHT-OF-WAY LINE OF BNSF RAILROAD (100 FEET WIDE) FOR THE SOUTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE NORTH 70°28'45" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID BNSF RAILROAD, A DISTANCE OF 1,200.87 TO A FOUND 5/8-INCH IRON ROD FOR THE MOST WESTERLY CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88°00'15" EAST, A DISTANCE OF 445.78 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 6 FOR THE MOST NORTHERLY CORNER OF SAID HEREIN DESCRIBED TRACT;

THENCE WITH A CURVE TO THE LEFT, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 5,809.77 FEET, AN ARC LENGTH OF 587.24 FEET, A CHORD BEARING OF SOUTH 69°14'25" EAST, A CHORD LENGTH OF 586.99 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR A POINT OF TANGENCY IN SAID SOUTHWEST RIGHT-OF-WAY LINE AND BEING IN THE NORTHEAST LINE OF SAID HEREIN DESCRIBED TRACT;

THENCE SOUTH 69°46'01" EAST, ALONG THE SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 137.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.4073 ACRES (148,424 SQUARE FEET), MORE OR LESS.

| CURVE | RADIUS   | LENGTH  | CHORD BEARING | CHORD   |
|-------|----------|---------|---------------|---------|
| C1    | 5809.77' | 587.24' | S 69°14'25" E | 586.99' |
| C2    | 5839.77' | 652.06' | N 68°56'14" W | 651.72' |
| C3    | 5839.77' | 176.66' | S 71°15'48" E | 176.66' |
| C4    | 5839.77' | 342.99' | S 68°42'51" E | 342.94' |
| C5    | 5839.77' | 131.79' | S 66°23'06" E | 131.78' |

LEGEND:

- B.L. = BUILDING LINE
- D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
- P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
- O.R.B.C. = OFFICIAL RECORDS OF BRAZORIA COUNTY
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- I.R. = IRON ROD
- I.P. = IRON PIPE
- ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"

FINAL PLAT OF  
 PERRY HOLDINGS GROUP

A SUBDIVISION OF 3.407 ACRES (148,419 SQ FT) IN THE I. & G. N. R.R. SURVEY, A-622, ALSO BEING A PARTIAL REPLAT OF LOT 7, OF SECTION 27 OF THE I. & G.N.R.R. SURVEY, A-622 AS RECORDED IN VOLUME 116, PAGE 297, DEED RECORDS OF BRAZORIA COUNTY, TEXAS

1 BLOCK 3 LOTS  
 JULY 10, 2019

OWNER:  
 PERRY HOLDINGS GROUP, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 3611 BARTONS LANE  
 SUGAR LAND, TEXAS 77479  
 713-480-3382



PROJECT NO. 5-72849-19