

STATE OF TEXAS
COUNTY OF BRAZORIA

I, Tracy Bridge, as Executive Vice President and President - Electric Division, on behalf of CenterPoint Energy Houston Electric, LLC, a Texas limited liability company, owners hereinafter referred to as Owners of the 34.7314 Acre tract described in the above and foregoing map of FINAL PLAT OF ROSHARON SERVICE CENTER located in the Andrew Robinson Survey, Abstract 125, Brazoria County, Texas, do hereby dedicate to public use, as such, the streets, alleys, parks, and easements shown hereon forever; and do hereby waive any claims for damages occasioned by the surface of any portion of streets or alleys, to conform to such grades; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, CenterPoint Energy Houston Electric, LLC, a Texas limited liability company, has caused these presents to be signed by Tracy Bridge, Executive Vice President and President - Electric Division, on behalf of CenterPoint Energy Houston Electric, LLC, a Texas limited liability

company, this _____ of _____, 2018.

By: CenterPoint Energy Houston Electric, LLC
A Texas Limited Liability Company

By: _____
Tracy Bridge
Executive Vice President and
President - Electric Division

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tracy Bridge, as Executive Vice President and President - Electric Division, on Behalf of CenterPoint Energy Houston Electric, 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 and in the capacity therein and herein stated, and as the act and deed of said Texas limited liability company.

Given under my hand and seal of office, this _____ of _____, 2018.

Notary Public in and for the State of Texas

Print Name _____
My Commission Expires _____

I, George L. Totten, RPLS, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground on February 9, 2018, and that except as shown, all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet.



George L. Totten 3/13/2018
George L. Totten
Registered Professional Land Surveyor
State of Texas Number 4605

CITY OF ALVIN SUBDIVISION APPROVED

MAYOR PAUL HORN

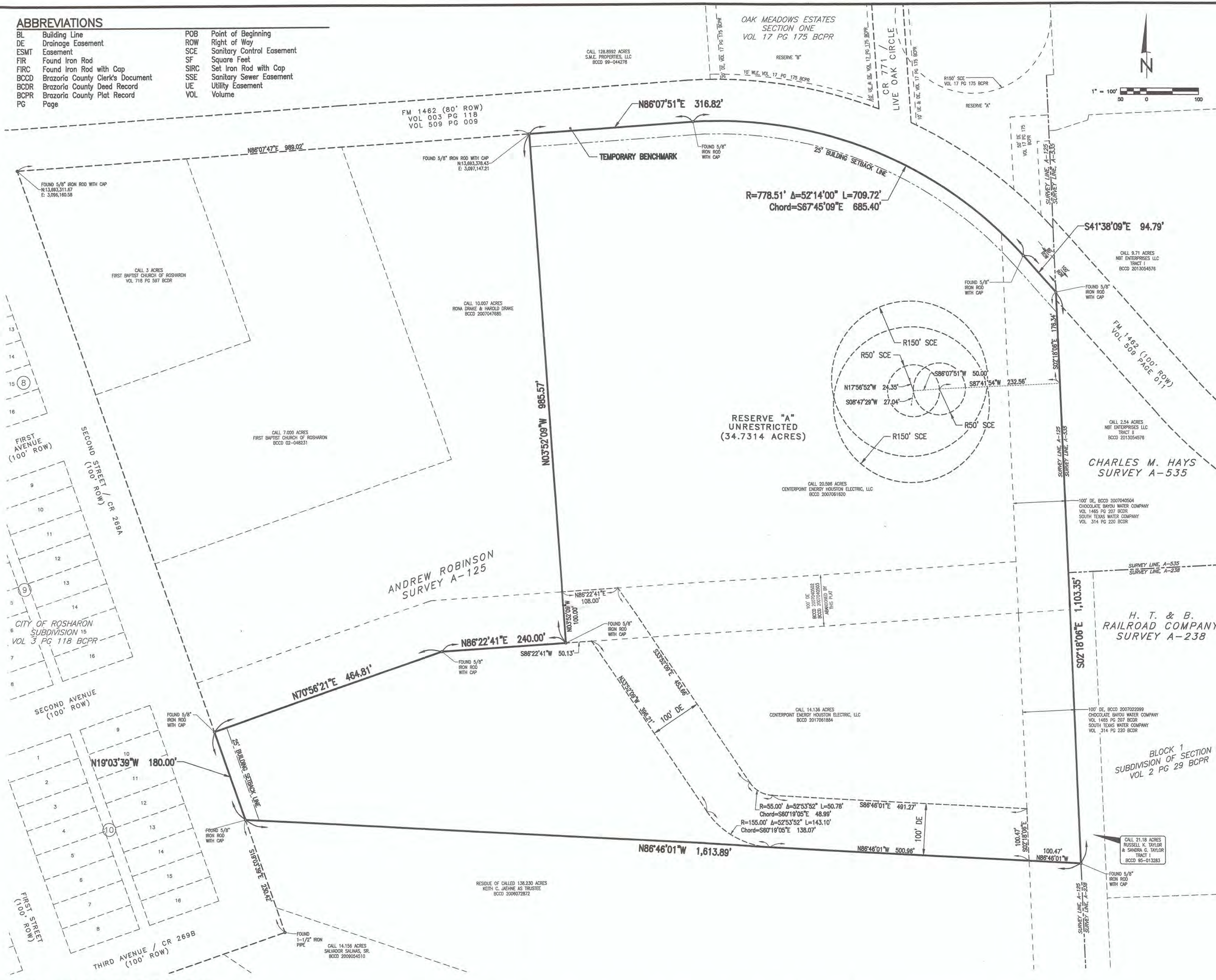
Approved for the City of Alvin this _____ of _____, 2018

Dixie Roberts
City Secretary

Michelle Segovia
City Engineer

ABBREVIATIONS

BL	Building Line	POB	Point of Beginning
DE	Drainage Easement	ROW	Right of Way
ESMT	Easement	SCE	Sanitary Control Easement
FIRC	Found Iron Rod	SF	Square Feet
FIRC	Found Iron Rod with Cap	SIRC	Set Iron Rod with Cap
BCCD	Brazoria County Clerk's Document	SSE	Sanitary Sewer Easement
BCDR	Brazoria County Deed Record	UE	Utility Easement
BCPR	Brazoria County Plat Record	VOL	Volume
PG	Page		



- PLAT NOTES**
- The surveyor has relied upon Title Examiners Report issued by CenterPoint Energy having Job Number 83312692 and an Abstract Date of 10-19-17 with regard to any recorded easements, rights-of-way or setbacks affecting the subject property.
 - The Bearings and Coordinates referenced in this survey are based on the Texas Coordinate System, South Central Zone, NAD 83.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map Number 480390275H effective June 5, 1989 the subject property lies wholly within Zone "X" (unshaded).
 - Elevation reference: CGS Angleton 1931 [AW1178] - found brass disk in concrete on north side of County Road 230 at 0.8 mile northeast of State Highway 288 in Angleton. Elevation= 25.79' (NAVD83).
 - Temporary Benchmark 'Set T1' on top of southeast corner of concrete inlet box; Located in center of driveway to site on south side of FM 1462 at 1120 feet East of Second Street. X= 3,097,226.6', Y= 13,693,388.9' (NAD83 grid), Elevation= 50.77'
 - Sidewalks shall be constructed as part of the issuance of a building permit for each tract.
 - No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.

METES AND BOUNDS DESCRIPTION

Description of a 34.7314 acre tract of land located in the Andrew Robinson Survey, Abstract 125, Brazoria County, Texas, being all of the called 20.596 acre tract described in General Warranty Deed to CenterPoint Energy Houston Electric, LLC, a Texas limited liability company, recorded under Brazoria County Clerk's Document Number 2007061620 and all of the called 14.136 acre tract described in Special Warranty Deed to CenterPoint Energy Houston Electric, LLC, a Texas limited liability company, recorded under Brazoria County Clerk's Document Number 2017061884 and more particularly described by metes and bounds as follows:

Note: The bearings and coordinates referenced in this description are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83, and were determined with GPS Observations utilizing the Leica SmartNet System.

BEGINNING at a 5/8 inch iron rod with cap found for the northwest corner of said called 20.596 acre tract and the northeast corner of a called 10.007 acre tract described Special Warranty Deed with Vendor's Lien Retained for Third Party to Rana Drake and Harold Drake, recorded under Brazoria County Clerk's Document Number 2007047685, and also in the south right-of-way of FM 1462 having a width of 80.00 feet, having grid coordinates North 13,693,378.43, East 3,097,147.21;

THENCE North 86 degrees 07 minutes 51 seconds East with the south right-of-way of FM 1462 and the north line of said 20.596 acre tract, a distance of 316.82 feet to a 5/8 inch iron rod with cap found for the point of beginning of a curve to the right;

THENCE in a southeasterly direction with the south right-of-way of FM 1462, the north line of said 20.596 acre tract, and the curve to the right having a radius of 778.51 feet, a central angle of 52 degrees 14 minutes 00 seconds, a chord bearing of South 67 degrees 45 minutes 09 seconds East, a chord distance of 685.40 feet, an arc distance of 709.72 feet to a found 5/8 inch iron rod with cap;

THENCE South 41 degrees 38 minutes 09 seconds East with the south right-of-way of FM 1462 and the north line of said 20.586 acre tract, a distance of 94.79 feet to a 5/8 inch iron rod with cap found for the northeast corner of said 20.596 acre tract and a transition of FM 1462 right-of-way to a width of 100.00 feet;

THENCE South 02 degrees 18 minutes 06 seconds East with the east line of said 20.586 acre tract, the east line of said 14.136 acre tract, the west line of the called 2.54 acre Tract II described in Warranty Deed to NBT Enterprises, LLC, a Texas limited liability company, recorded under Brazoria County Clerk's Document Number 2013054576 and the west line of the called 21.18 acre tract I described in Warranty Deed to Russell K. Taylor and wife, Sandra G. Taylor, recorded under Brazoria County Clerk's Document Number 1995013283 a distance of 1,103.35 feet to a 5/8 inch iron rod with cap found for the southeast corner of said 14.136 acre tract and the northeast corner of the remainder of the called 138.230 acre tract described in General Warranty Deed to Ronald Edwin Tigner, Individually and as sole trustee recorded under Brazoria County Clerk's File Number 2006072872;

THENCE North 86 degrees 46 minutes 01 seconds West with the south line of said 14.136 acre tract and the north line of said remainder of 138.230 acre tract a distance of 1,613.89 feet to a 5/8 inch iron rod with cap found for the southwest corner of said 14.136 acre tract, the northwest corner of said remainder of 138.230 acre tract, and in the east right-of-way of Second Street having a width of 100.00 feet;

THENCE North 19 degrees 03 minutes 39 seconds West with the east right-of-way of Second Street and the west line of said 14.136 acre tract, a distance of 180.00 feet to a 5/8 inch iron rod with cap found for the northwest corner of said 14.136 acre tract and the southwest corner of said called 10.007 acre tract;

THENCE North 70 degrees 56 minutes 21 seconds East with the north line of said 14.136 acre tract and the south line of said 10.007 acre tract, a distance of 464.81 feet to a 5/8 inch iron rod with cap found for corner;

THENCE North 86 degrees 22 minutes 41 seconds East with the north line of said 14.136 acre tract and the south line of said 10.007 acre tract, a distance of 240.00 feet to a 5/8 inch iron rod with cap found for corner;

THENCE North 03 degrees 52 minutes 09 seconds West with the west line of said 20.596 acre tract and the east line of said 10.007 acre tract, a distance of 985.57 feet to the POINT OF BEGINNING and containing 34.7314 acres of land.

FINAL PLAT OF ROSHARON SERVICE CENTER

A subdivision of 34.7314 acres of land in the Andrew Robinson Survey, Abstract 125, Brazoria County, Texas.

March 13, 2018
1 Block 1 Reserve

OWNER/SUBDIVIDER:
CenterPoint Energy Houston Electric, LLC
1111 Louisiana
Houston, TX 77002

ENGINEER:
PGAL
3131 Briarpark, Suite 200
Houston, TX 77042

SURVEYOR:
Arborleaf Engineering & Surveying, Inc.
990 Village Square Drive, Suite P
Tomball, TX 77375
281-655-0634
TBPLS: 10054300