

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 16.2056 Acre tract described in the above and foregoing map of FINAL PLAT OF OASIS SERVICE CENTER located in the H.T. & B.R.R. CO. Survey, Abstract 230, 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
George L. Totten
Registered Professional Land Surveyor
State of Texas Number 4605

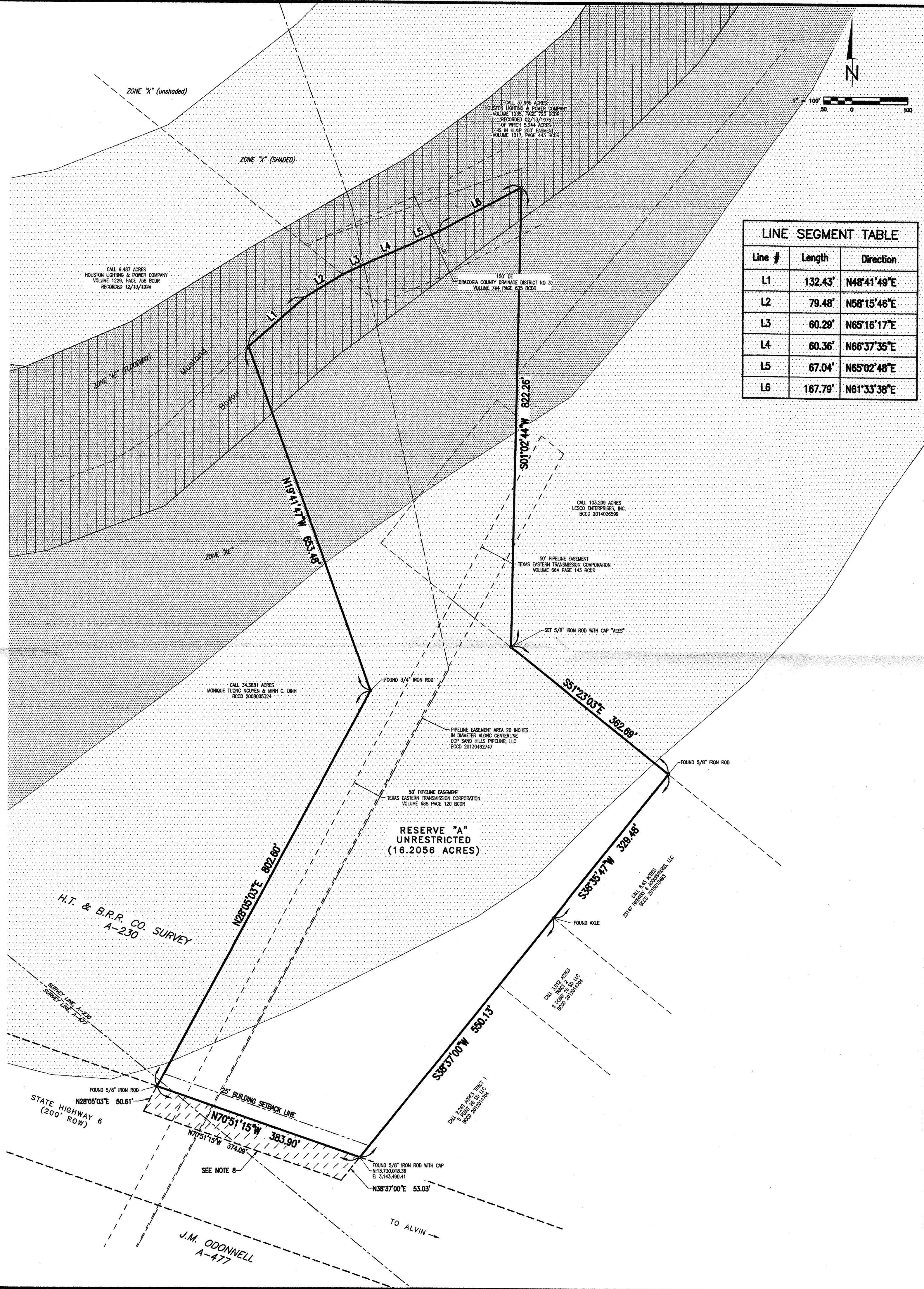
CITY OF ALVIN SUBDIVISION APPROVED

MAYOR PAUL HORN

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

Dixie Roberts
City Secretary

Michelle Segovia
City Engineer



Line #	Length	Direction
L1	132.43'	N48°41'49\"E
L2	79.48'	N58°15'46\"E
L3	60.29'	N65°16'17\"E
L4	60.36'	N66°37'35\"E
L5	67.04'	N65°02'48\"E
L6	167.79'	N61°33'38\"E

ABBREVIATIONS

BL	Building Line	POB	Point of Beginning
DE	Drainage Easement	ROW	Right of Way
ESMT	Easement	SCE	Sanitary Control Easement
FIR	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		

METES AND BOUNDS DESCRIPTION

Description of a 16.2056 acres tract located in the H.T. & B.R.R. Co Survey, Abstract 230 and out of the called 15.830 acre tract described in Deed to Houston Lighting & Power Company, recorded under Volume 1235, Page 723 of Brazoria County Deed Records and the called 1.289 acre tract described in Deed to Houston Lighting & Power Company, recorded under Volume 1230, Page 78 of Brazoria County Deed Records and more particularly described 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 in the southeast line of said 15.830 acre tract, the southwest corner of the called 2.249 acre tract described Warranty Deed with Vendor's Lien to 5 Point 26 SD LLC recorded under Brazoria County Clerk's File Number 2012014704, and in the northeast right-of-way of State Highway 6 (200.00 feet wide), having grid coordinates of North 13,730,018.36, East 3,143,490.41

THENCE North 70 degrees 51 minutes 15 seconds West with the northeast right-of-way of State Highway 6, a distance of 383.90 feet to a 5/8 inch iron rod found in the northwest line of said 15.830 acre tract and the southeast corner of the called 34.3881 acre tract described in General Warranty Deed to Monique Tuong Nguyen and Minh C. Dinh recorded under Brazoria County Clerk's File Number 2008005324;

THENCE North 28 degrees 05 minutes 03 seconds East with the west line of said 15.830 acre tract and the southeast line of said 34.3881 acre tract, a distance of 802.60 feet to a 5/8 inch iron rod found for corner;

THENCE North 19 degrees 41 minutes 47 seconds West with the northeast line of said 34.3881 acre tract and the southwest line of said 15.830 acre tract, a distance of 653.48 feet to a point in the center of Mustang Bayou;

THENCE with the center of Mustang Bayou the following:

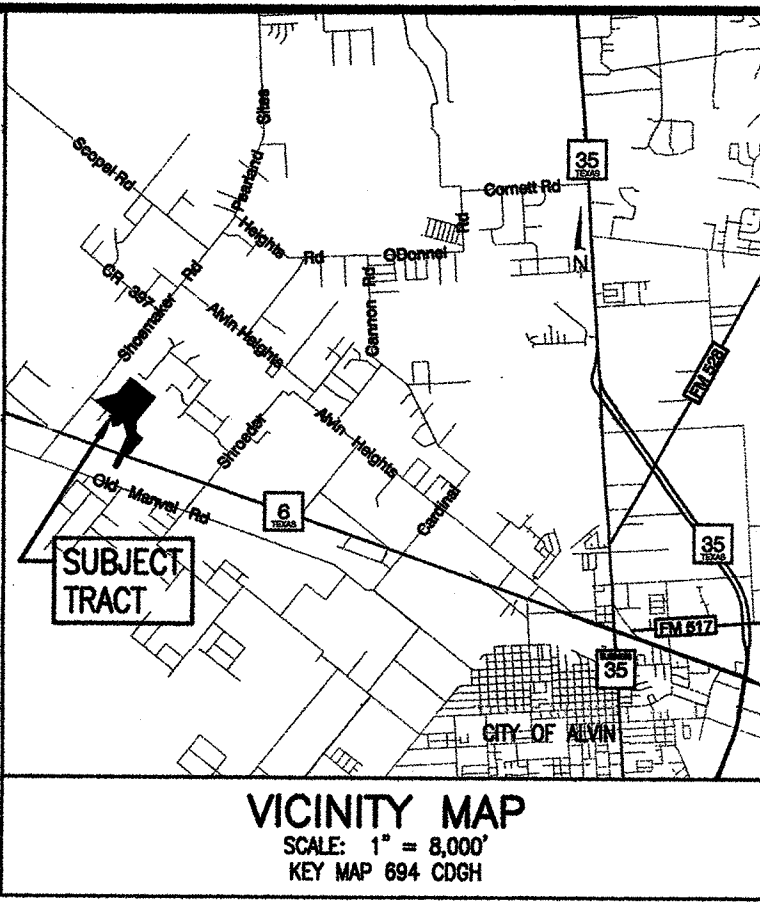
- North 48 degrees 41 minutes 49 seconds East a distance of 132.43 feet;
- North 58 degrees 15 minutes 46 seconds East a distance of 79.48 feet;
- North 55 degrees 16 minutes 17 seconds East a distance of 60.29 feet;
- North 66 degrees 37 minutes 35 seconds East a distance of 60.36 feet;
- North 65 degrees 02 minutes 48 seconds East a distance of 67.04 feet;
- North 61 degrees 33 minutes 38 seconds East a distance of 167.79 feet;

THENCE South 01 degrees 02 minutes 44 seconds West with the east line of said 15.830 acre tract, the east line of said 1.289 acre tract, and the west line of called 103.209 acre tract described in Warranty Deed with Vendor's Lien to Lesco Enterprises, Inc. recorded under Brazoria County Clerk's File Number 2014026599, a distance of 822.26 feet to a 5/8 inch iron rod with cap marked "ALES" set for corner;

THENCE South 51 degrees 23 minutes 03 seconds East with the northeast line of said 15.830 acre tract and the southwest line of said 103.209 acre tract, a distance of 362.69 feet to a 5/8 inch iron rod found for the eastern most corner of said 15.830 acre tract and the northwest corner of the called 6.45 acre tract described in Warranty Deed to 23147 Highway 6 Acquisitions, LLC recorded under Brazoria County Clerk's File Number 2015018493;

THENCE South 38 degrees 35 minutes 47 seconds West with the southeast line of said 15.830 acre tract and the northwest line of said 6.45 acre tract, a distance of 329.48 feet to an axle found for the northwest corner of said 6.45 acre tract and the northeast corner of the called 3.012 acre tract 2 described in Warranty Deed with Vendor's Lien to 5 Point 26 SD LLC recorded under Brazoria County Clerk's File Number 2012014704;

THENCE South 38 degrees 37 minutes 00 seconds West with the southeast line of said 15.830 acre tract, the northwest line of said 3.012 acre tract, and the northwest line of the called 2.249 acre tract 1 described in Warranty Deed with Vendor's Lien to 5 Point 26 SD LLC recorded under Brazoria County Clerk's File Number 2012014704, a distance of 550.13 feet to the POINT OF BEGINNING and containing 16.2056 acres of land.



PLAT NOTES

1. The surveyor has relied upon Title Examiners Report issued by CenterPoint Energy having Job Number 74416933 and an Abstract Date of 3-15-18 with regard to any recorded easements, rights-of-way or setbacks affecting the subject property.
2. The Bearings and Coordinates referenced in this survey are based on the Texas Coordinate System, South Central Zone, NAD 83.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map Number 480300133I effective September 22, 1999 the subject property lies partially within Zone "X" (Unshaded), Zone "X" (Shaded), Zone "AE" (Base Flood Elevation = 50'), and Zone "AE" (Floodway).
4. Tract subject to a Pipeline Easement to HOUSTON PIPE LINE COMPANY, a Texas Corporation, recorded in Volume 229 Page 442 BCDR.
5. Tract subject to a Pipeline Easement to TEXAS PIPE LINE COMPANY, a corporation of Texas, recorded in Volume 451, Page 400 BCDR.
6. Sidewalks shall be constructed as part of the issuance of a building permit for each tract.
7. No building permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
8. Surveyor has been informed by both TxDOT and CenterPoint that a joint use agreement exists between the two entities and that the document is not of record.

FINAL PLAT OF OASIS LAYDOWN YARD
A subdivision of 16.2056 acres of land in the H.T. & B.R.R. CO. Survey, Abstract 230, Brazoria County, Texas.

April 9, 2018
1 Block
1 Reserve
OWNER/SUBDIVIDER:
CenterPoint Energy Houston Electric, LLC
1111 Louisiana
Houston, TX 77002
ENGINEER:
Arborleaf Engineering & Surveying, Inc.
990 Village Square Drive, Suite P
Tomball, TX 77375
281-655-0634
TBPE: 7705
SURVEYOR:
Arborleaf Engineering & Surveying, Inc.
990 Village Square Drive, Suite P
Tomball, TX 77375
281-655-0634
TBPLS: 10054300