

STATE OF TEXAS  
COUNTY OF BRAZORIA  
I, JOHN L. MERCER, 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\_\_\_\_

JOHN L. MERCER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN L. MERCER, 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.

  
RICHARD FUSSELL  
REGISTERED PROFESSIONAL LAND SURVEYOR #4148



SUBDIVISION APPROVED

MAYOR PAUL HORN

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

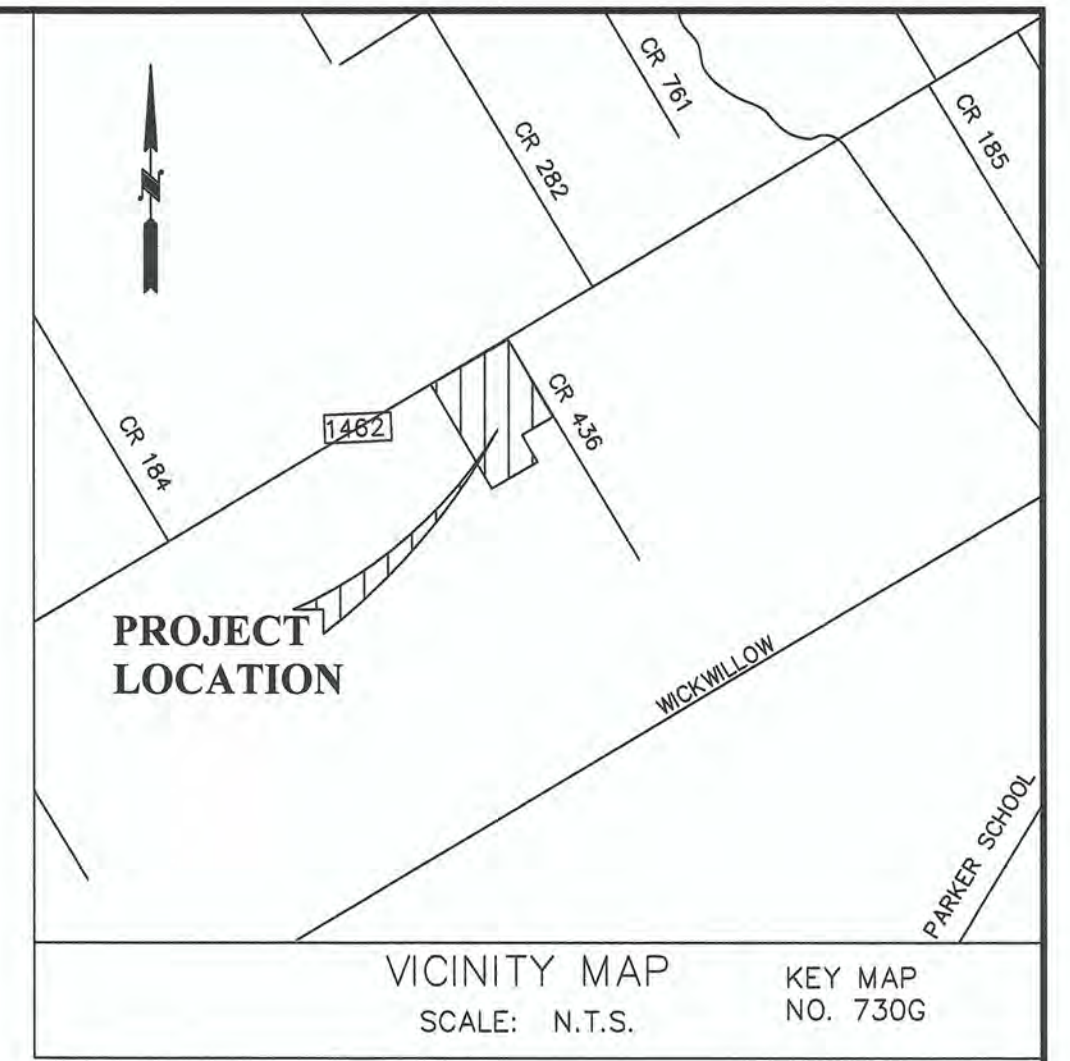
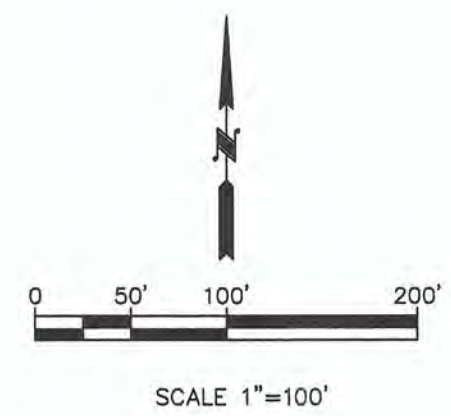
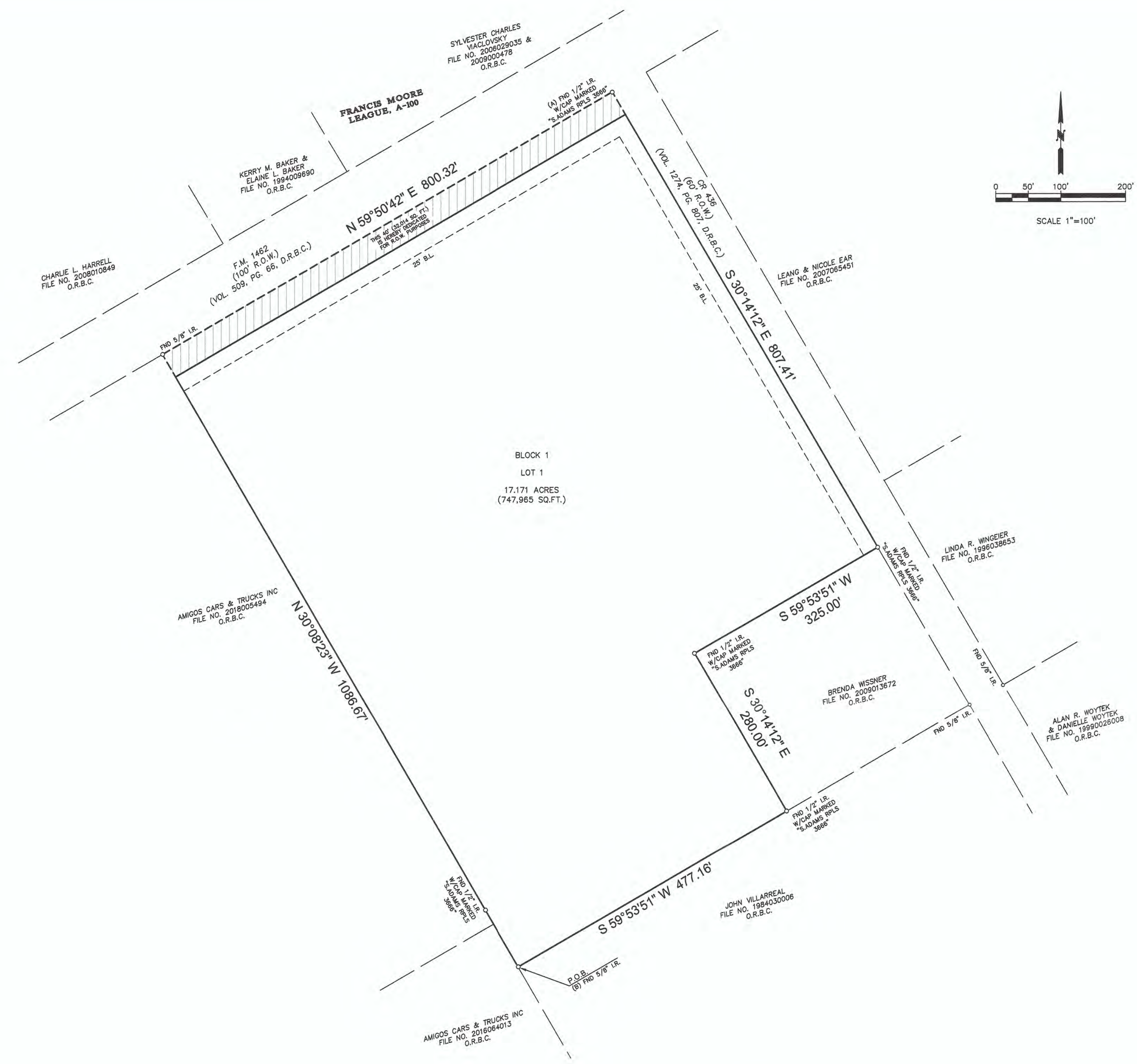
CITY SECRETARY DIXIE ROBERTS, TRMC

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



BLOCK 1  
LOT 1  
17.171 ACRES  
(747,965 SQ.FT.)

DESCRIPTION OF A TRACT OF LAND CONTAINING 17.906 ACRES (779,979 SQUARE FEET) SITUATED IN THE FRANCIS MOORE LEAGUE, ABSTRACT 100 BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 17.906 ACRES (779,979 SQUARE FEET), SITUATED IN THE FRANCIS MOORE LEAGUE, ABSTRACT 100, BRAZORIA COUNTY, TEXAS, BEING ALL OF TRACTS 16 AND 17, AND A PART OF TRACTS 18 AND 19 OF WICKMILLOW ESTATES, SECTION 1, AN UNRECORDED SUBDIVISION IN BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO JOHN L. MERCER, BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2009013673 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 17.906 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING A FOUND 5/8-INCH IRON ROD FOR THE NORTHWEST CORNER OF TRACT 15, OF SAID WICKMILLOW, CONVEYED UNTO JOHN VILLARREAL, BY DEED RECORDED UNDER VOLUME (84)33, PAGE 349 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, BEING IN THE EAST LINE OF A TRACT OF LAND CONVEYED UNTO VAN V. ADAMS, BY DEED RECORDED UNDER VOLUME 559, PAGE 15 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND FOR THE SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 30° 08' 23" WEST, WITH THE EAST LINE OF SAID ADAMS TRACT, A DISTANCE OF 1086.67 FEET TO A FOUND 5/8-INCH IRON ROD IN THE SOUTHEAST RIGHT-OF-WAY LINE OF F.M. 1462 (100 FEET WIDE AS OCCUPIED) FOR THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 59° 50' 42" EAST, WITH SAID SOUTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 800.32 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "S. ADAMS 3666" AT THE INTERSECTION OF SAID SOUTHEAST RIGHT-OF-WAY LINE WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 436 (60 FEET WIDE, VOLUME 1274, PAGE 807 DEED RECORDS) FOR THE NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 30° 14' 12" EAST, WITH SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 807.41 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "S. ADAMS 3666" FOR THE NORTH CORNER OF A CALLED 2.0891 ACRE TRACT OF LAND DESCRIBED IN CAUSE NO. 38795, DISTRICT COURT MINUTES OF BRAZORIA COUNTY, TEXAS, AND FOR THE MOST NORTHERLY EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 59° 53' 51" WEST, WITH THE NORTHWEST LINE OF SAID 2.0891 ACRE TRACT, A DISTANCE OF 325.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "S. ADAMS 3666" FOR THE WEST CORNER OF SAID 2.0891 ACRE TRACT AND AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 30° 14' 12" EAST, A DISTANCE OF 280.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "S. ADAMS 3666" FOR THE SOUTH CORNER OF SAID 2.0891 ACRE TRACT, BEING IN THE NORTHWEST LINE OF SAID VILLARREAL TRACT, AND FOR THE MOST SOUTHERLY EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 59° 53' 51" WEST, WITH THE NORTHWEST LINE OF SAID VILLARREAL TRACT, A DISTANCE OF 477.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.906 ACRES (779,979 SQUARE FEET), MORE OR LESS.

- 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.4803901494, WITH THE EFFECTIVE DATE OF JUNE 05, 1988, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF) THE 100 YEAR FLOODPLAIN.
  5. AN UNLOCATED PIPELINE EASEMENT GRANTED TO TEXAS PIPELINE COMPANY RECORDED IN VOLUME 326, PAGE 298, D.R.B.C.

- LEGEND:
- B.L. = BUILDING LINE
  - U.E. = UTILITY EASEMENT
  - A.E. = AERIAL EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
  - P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
  - R.O.W. = RIGHT OF WAY
  - VOL. = VOLUME
  - PG. = PAGE
  - ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"
  - ⊙ = TEMPORARY BENCHMARK
  - P.O.B. = POINT OF BEGINNING
  - I.R. = IRON ROD
  - I.P. = IRON PIPE
  - W.S.E. = WATER SEWER EASEMENT
  - ① = BLOCK NUMBER

## FINAL PLAT OF WICKLINE PLAZA

A SUBDIVISION OF 17.906 ACRES (779,979 SQUARE FEET),  
OUT OF THE FRANCIS MOORE LEAGUE, A-100  
BRAZORIA COUNTY, TEXAS

www.survey1inc.com  
survey1@survey1inc.com  
**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77521 | (981)343-1382

1 BLOCK 1 LOT  
JULY 11, 2018  
OWNER:  
JOHN L. MERCER  
5202 E ZEPHYR DR  
ALVIN, TX 77511