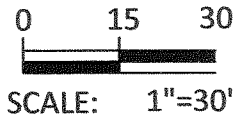


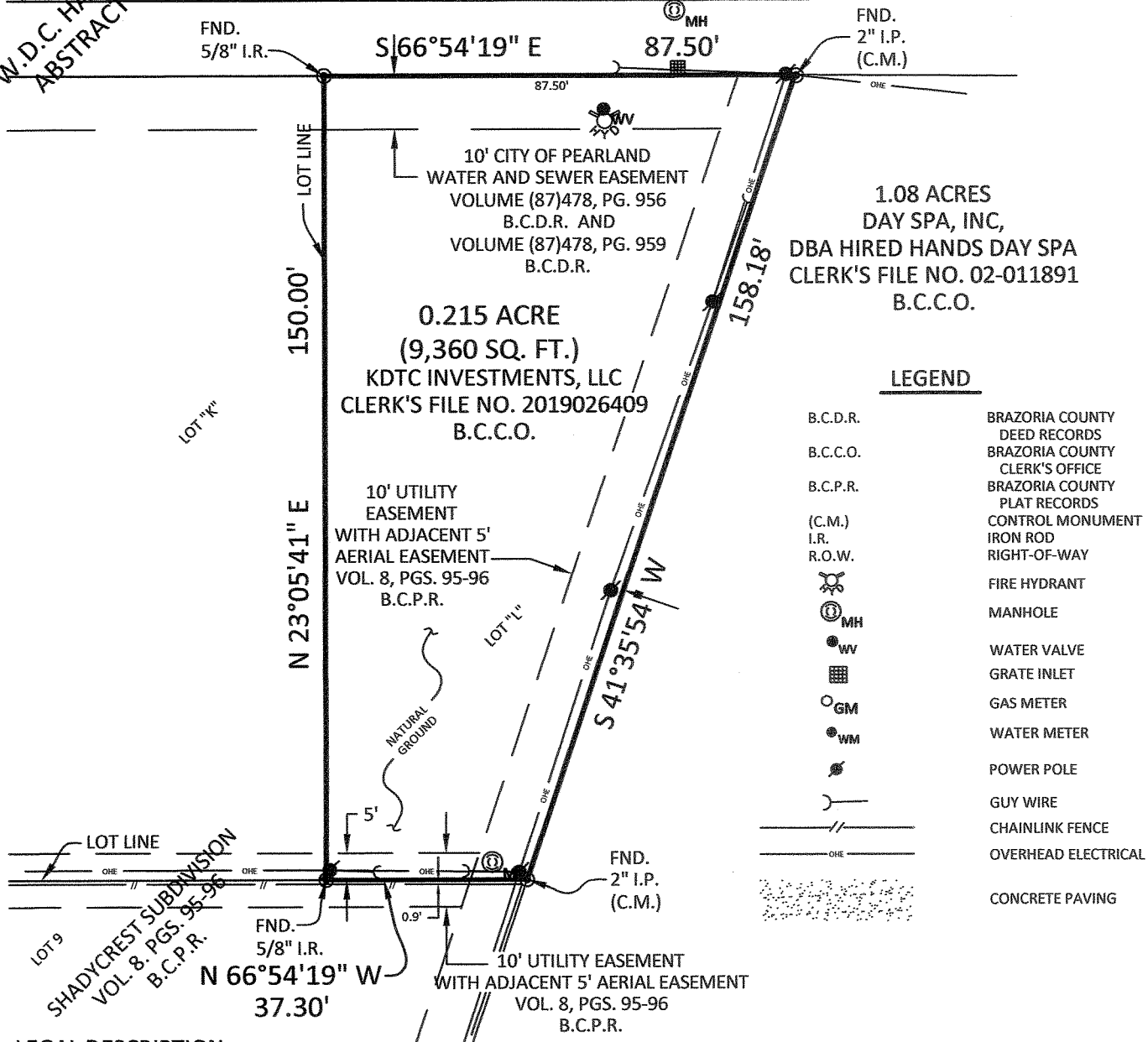
BROADWAY STREET (FM 518)

(100' R.O.W.)

CONCRETE PAVING



W.D.C. HALL LEAGUE,
ABSTRACT NO. 70



1.08 ACRES
DAY SPA, INC,
DBA HIRED HANDS DAY SPA
CLERK'S FILE NO. 02-011891
B.C.C.O.

LEGEND

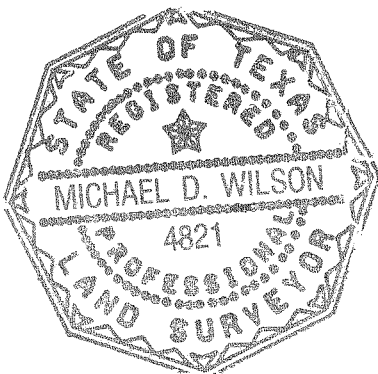
- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
- B.C.C.O. BRAZORIA COUNTY CLERK'S OFFICE
- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
- (C.M.) CONTROL MONUMENT
- I.R. IRON ROD
- R.O.W. RIGHT-OF-WAY
- FIRE HYDRANT
- MANHOLE
- WATER VALVE
- GRATE INLET
- GAS METER
- WATER METER
- POWER POLE
- GUY WIRE
- CHAINLINK FENCE
- OVERHEAD ELECTRICAL
- CONCRETE PAVING

LEGAL DESCRIPTION:

ALL OF LOT "L" IN COMMERCIAL TRACT "B" OF SHADYCREST SUBDIVISION, AN ADDITION IN BRAZORIA COUNTY, TEXAS AS RECORDED IN VOLUME 8, PAGES 95-96 IN THE BRAZORIA COUNTY PLAT RECORDS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
3. FENCELINE DIMENSIONS ARE SHOWN ON THE SIDE OF THE PROPERTY LINE THE FENCES ARE ON.
4. ACCORDING TO F.I.R.M. NO. 48039C0065 K, DATED DECEMBER 30, 2020, THE SUBJECT TRACT LIES IN AN UNSHADED ZONE "X" "AREA. THIS DETERMINATION HAS BEEN MADE BY SCALING FROM THE FLOOD MAPS AS PUBLISHED BY FEMA.



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

Michael D. Wilson

MICHAEL D. WILSON R.P.L.S.
TEXAS REGISTRATION NO. 4821

10/29/25

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07/14/25	DATE SURVEYED	
THE WILSON SURVEY GROUP PROFESSIONAL LAND SURVEYORS 2006 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 T.B.P.E.L.S. FIRM NO. 10014900		CAD FILE 25-114 (L).dwg
KDTC INVESTMENT, LLC		ORIGINAL PLOT DATE: 10/28/25
BOUNDARY AND IMPROVEMENT SURVEY OF LOT "L" IN COMMERCIAL TRACT "B" OF THE SHADYCREST SUBDIVISION IN THE W.D.C. HALL LEAGUE, A-70 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS		DWN C.L.H.
		SCALE 1"=30'
		JOB NO. 25-114