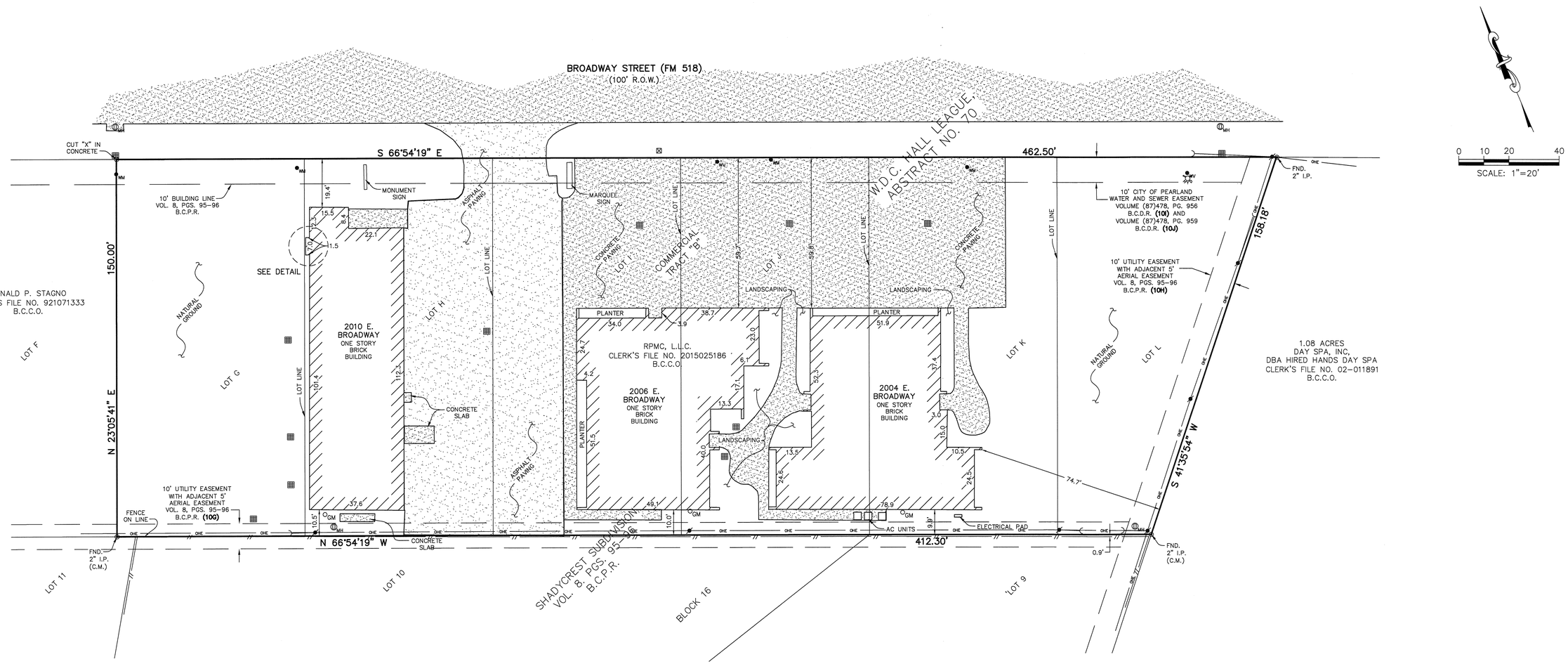
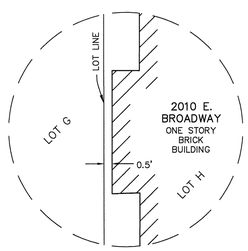



## LEGEND

| | |
|---|---|
| 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 |
| **(10A)** | SCHEDULE "B" ITEM REFERENCE |
| | FIRE HYDRANT |
| MH | MANHOLE |
| WV | WATER VALVE |
| | GRATE INLET |
| GM | GAS METER |
| | TELEPHONE PEDESTAL |
| WM | WATER METER |
| | POWER POLE |
| | GUY WIRE |
| | CHAINLINK FENCE |
| | CONCRETE PAVING |
| | CONCRETE PAVING |




DETAIL
SCALE: 1" = 4'

**LEGAL DESCRIPTION:**

ALL OF LOTS G, H, I, J, K AND 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 UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 72356-GAT81, HAVING AN EFFECTIVE DATE OF MARCH 31, 2019.

3. ALL SET RODS HAVE PLASTIC CAPS STAMPED "WILSON SURVEY GROUP".

4. BUILDING DIMENSIONS DO NOT INCLUDE 4 FOOT EXTERIOR WING WALLS.

5. ACCORDING TO F.I.R.M. NO. 48039C0065 J, DATED SEPTEMBER 22, 1999, 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.

STATE OF TEXAS REGISTERED MICHAEL D. WILSON 4821 PROFESSIONAL LAND SURVEYOR

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

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

05/07/19

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| | |
|---|---|
| 05/07/19 | DATE SURVEYED |

THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 (T.B.P.L.S. FIRM NO. 10014900)

| | |
|---|---|
| CAD FILE | 19-131.dwg |
| ORIGINAL PLOT DATE: | 05/13/19 |
| DWN | C.L.H. |
| CKD | M.D.W. |
| APPD | M.D.W. |
| SCALE | 1"=20' |
| JOB NO. | 19-131 |
| SHEET | 1 OF 1 |

# KDTC INVESTMENT, LLC

BOUNDARY AND IMPROVEMENT SURVEY OF LOTS G THROUGH 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