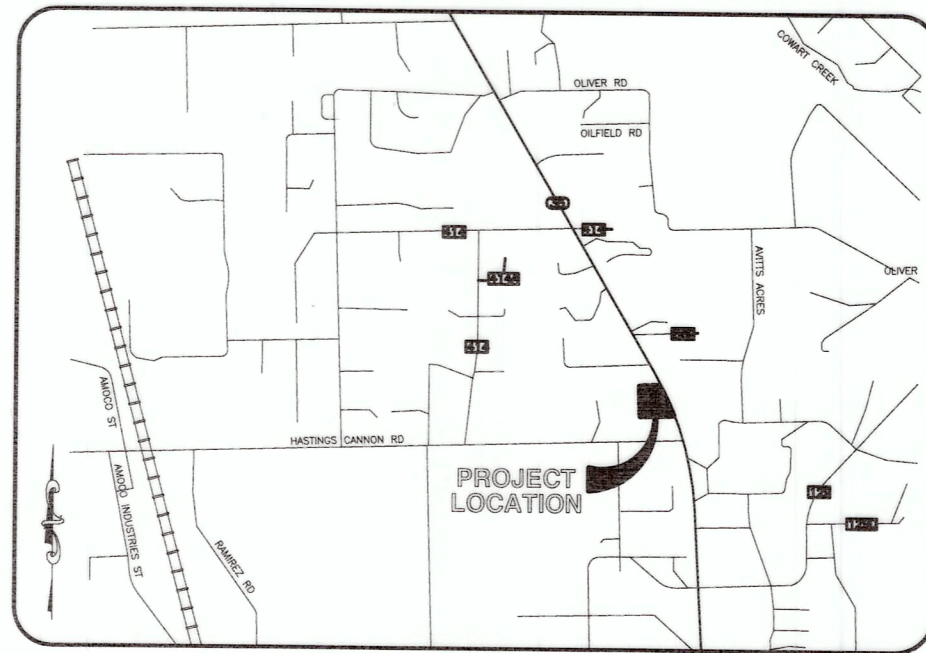


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	420.89'	2814.80'	8°34'03"	S27°11'51"E	420.50'



VICINITY MAP NOT TO SCALE

STATE OF TEXAS
COUNTY OF BRAZORIA

I, GLORIA CANESSA LEAHY, OWNERS OF THE PROPERTY SUBDIVIDED IN THE MAP HEREON OF THE "HUGOOS ENTERPRISES", CONTAINING 3.008 ACRES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT AND RIGHT-OF-WAY, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE OF THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

WITNESS MY HAND IN Harris COUNTY, TEXAS
THIS 23 DAY OF Feb. 2016.

BY: *[Signature]*
GLORIA CANESSA LEAHY

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLORIA CANESSA LEAHY, 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 CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23 OF Feb. 2016.

[Signature]
NOTARY PUBLIC IN AND FOR Harris COUNTY, TEXAS.

MY COMMISSION EXPIRES: MAY 02, 2017



STATE OF TEXAS
COUNTY OF BRAZORIA

CERTIFICATE OF CITY PLANNER
THIS IS TO CERTIFY THAT THE CITY PLANNER OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS "HUGOOS ENTERPRISES" AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS 20 DAY OF MARCH, 2016.

[Signature]
FRANKIE LEGAUX, AIC
CITY PLANNER

[Signature]
SUSAN POLKA, P.E.
CITY ENGINEER

[Signature]
DARRIN COCKER,
CITY ATTORNEY

CERTIFICATE OF SURVEYOR

I, HENRY M. SANTOS, 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 CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN TWO (2) FEET, UNLESS OTHERWISE NOTED.

[Signature]
HENRY M. SANTOS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5450



LEGAL DESCRIPTION

3.008 ACRES (131,037 SQUARE FEET) SITUATED HT&B RR CO., SURVEY, ABSTRACT 292, BEING THE NORTHWEST CORNER OF LOT 52 OF THE ALLISON RICHEY GULF COAST HOME CO. SUBDIVISION OF SECTION 29, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 101 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING THE SAME CALLED 3.0 ACRE TRACT RECORDED IN INSTRUMENT NO. 2013049913 OF BRAZORIA COUNTY, TEXAS, SAID 3.008 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF A DRAINAGE DITCH FOR THE NORTHWEST CORNER OF SAID LOT 52 AND ALSO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEGREES 52 MINUTES 21 SECONDS EAST, ALONG AND WITH THE NORTH LINE OF LOT 52, A DISTANCE OF 250.93 FEET TO A 7 INCH IRON PIPE FOUND IN THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 35 FOR CORNER BEING IN A CURVE TO THE RIGHT;

THENCE, IN A SOUTHEASTERLY DIRECTION WITH SAID WEST RIGHT-OF-WAY LINE OF HIGHWAY 35 ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,814.80 FEET, CENTRAL ANGLE OF 08 DEGREES 34 MINUTES 03 SECONDS (CHORD BEARS SOUTH 25 DEGREES 23 MINUTES 52 SECONDS EAST, 420.50 FEET) AND AN ARC LENGTH OF 420.89 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER;

THENCE, SOUTH 88 DEGREES 32 MINUTES 01 SECONDS WEST, A DISTANCE OF 421.36 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER IN THE WEST LINE OF LOT 52 FOR CORNER;

THENCE, NORTH 01 DEGREES 29 MINUTES 08 SECONDS WEST ALONG AND WITH THE WEST LINE OF LOT 52 AT A DISTANCE OF 353.94 FEET PASS A 7 INCH IRON PIPE FOUND ON THE BANK OF A DRAINAGE DITCH AND CONTINUE ON SAME COURSE FOR TOTAL DISTANCE OF 381.46 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.008 ACRES OR 131,037 SQUARE FEET OF LAND.

NOTES:

- BEARINGS AND SURFACE COORDINATE SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR 0.999865746.
- ACCORDING TO FEMA FIRM MAP NUMBER 48039C0065J, DATED SEPTEMBER 22, 1999, THE SUBJECT PROPERTIES LIES IN ZONE "X". THIS DESIGNATION IS BASED ON SCALING FROM THE F.I.R.M. ALL FLOODPLAIN INFORMATION NOTED HEREON REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THIS PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY INTEGRITY TITLE WITH JOB NO. 1515647A.
- ALL SUBDIVISION COMMON AREAS, INCLUDING BUT NOT LIMITED TO, DETENTION FACILITIES, EASEMENTS, AND OTHER SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN FOR ANY FUTURE DEVELOPMENT.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4, AND MAINTENANCE OF ANY DRAINAGE SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AS TO THE SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE FOR ANY FUTURE DEVELOPMENT.
- ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES FOR ANY FUTURE DEVELOPMENT.
- PROJECT BENCHMARK IS CITY OF PEARLAND 6 GPS MONUMENT, ELEVATION = 47.43', NVD 29 (1987 ADJUSTMENT)
- PROJECT TBM IS THE TOP OF CATCH BASIN ON THE WEST LINE OF HIGHWAY 35, ELEVATION = 36.45'.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A MUNICIPAL UTILITY DISTRICT. OWNER WILL INSTALL WATER WELL AND SEPTIC TANK IN ACCORDANCE WITH THE STANDARD OF BRAZORIA/CITY OF PEARLAND, TEXAS.

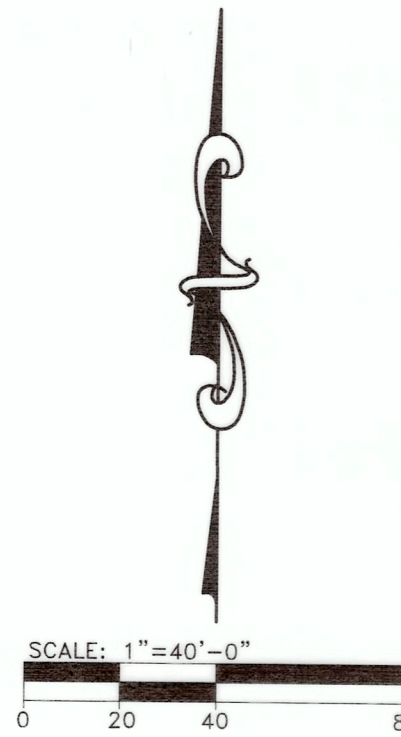
2.5 ACRES
H.C.C.F. NO. 2013057490

2.5 ACRES
H.C.C.F. NO. 1999011391

0.566 ACRES
H.C.C.F. NO. 1971006006



2016009556 PLAT
Total Pages: 1
PP



LEGEND:

AC.	- ACRES
B.L.	- BUILDING LINE
CB	- CATCH BASIN
F.C. NO.	- FILM CODE NUMBER
FND.	- FOUND
I.P.	- IRON PIPE
I.R.	- IRON ROD
R.O.W.	- RIGHT OF WAY
SQ. FT.	- SQUARE FEET
TBM	- TEMPORARY BENCHMARK

HUGOOS ENTERPRISES

A SUBDIVISION OF 3.008 ACRE (131,037 SQUARE FEET) TRACT SITUATED IN THE HT&B RR CO. SURVEY, ABSTRACT 292, BEING THE NORTHWEST CORNER OF LOT 52 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 29, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 101 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

REASON FOR PLATTING:
TO CREATE 1 UNRESTRICTED RESERVE, 1 BLOCK

SCALE: 1" = 60' DATE: FEBRUARY, 2016

OWNER:
GLORIA CANESSA LEAHY

PREPARED BY:



ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 HOUSTON, TEXAS 77099
PHONE: 281 530-2939 FAX: 281 530-5484 ADVANCE_SURVEY@YAHOO.COM
TPLS FIRM NO. 10099200

2016009556
Brazoria County - Joyce Hudman, County Clerk
03/03/2016 10:33 AM
Total Pages: 1
Fee: 123.00
[Signature]