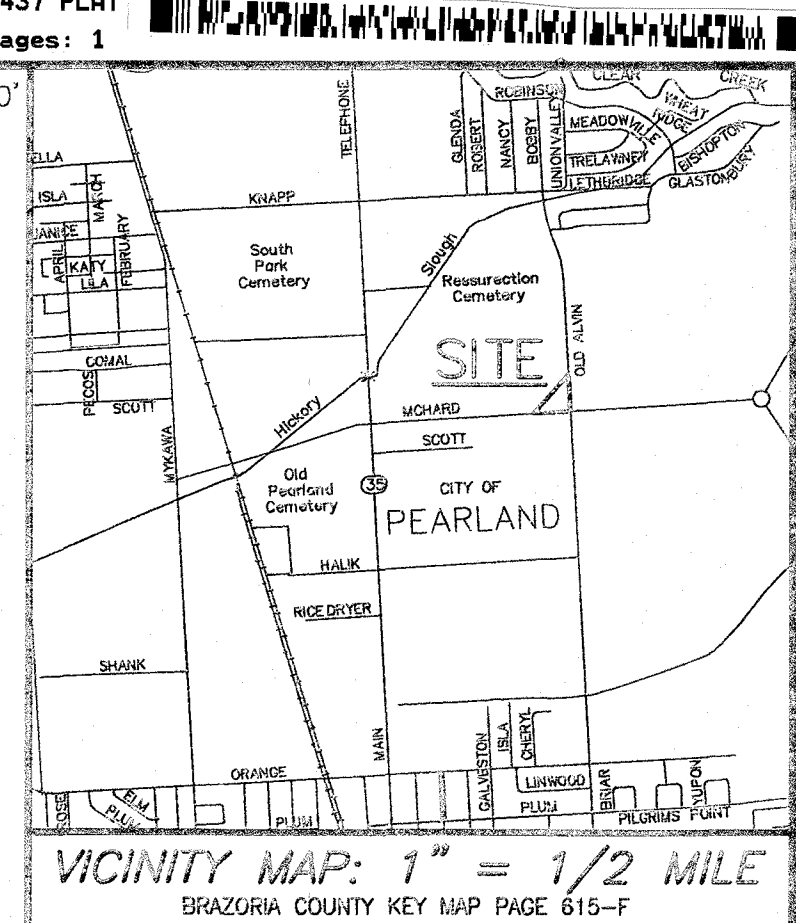
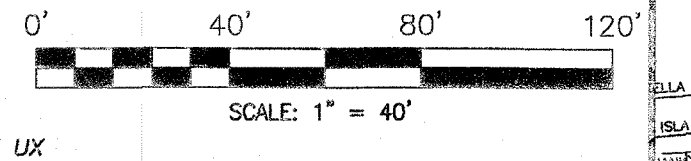


ABBREVIATIONS: B.L. BUILDING LINE, B.C.C.F. BRAZORIA COUNTY CLERK'S FILE, B.C.D.R. BRAZORIA COUNTY DEED RECORDS, B.C.P.R. BRAZORIA COUNTY PLAT RECORDS, (CM) CONTROL MONUMENT, F.C. FILM CODE, FND FOUND, IP IRON PIPE, IR IRON ROD, R.O.W. RIGHT-OF-WAY, SET SET 5/8-INCH IRON ROD WITH CAP, SL STREETLIGHT (EXISTING), S.S.E. SANITARY SEWER EASEMENT, T.B.M. TEMPORARY BENCHMARK, U.E. UTILITY EASEMENT, W.S.E. WATER & SEWER EASEMENT

PROJECT BENCHMARK: CITY OF PEARLAND GPS MONUMENT 7 BRASS DISK STAMPED "CITY OF PEARLAND MONU #7" MONUMENT LOCATED AT THE SE CORNER OF THE INTERSECTION OF FM 518 AND WEST OAKS BLVD. FOUND AS DESCRIBED ON SKETCH DEPICTED ON CITY'S HORIZONTAL CONTROL MONUMENT SHEET. ELEVATION = 50.33, NAVD88(1987 ADJ.)



- NOTES: 1.) This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 500-year flood plain..." 2.) Property is located in the City of Pearland and lies within GC zoning district. 3.) No residential, commercial, or industrial structure shall be permitted to be built nearer than 150 feet from any well or related facility...

STATE OF TEXAS COUNTY OF BRAZORIA

We, Spring Daycare, LLC, acting by and through Bradley Neff, Managing Member, owners of the property subdivided in this REPLAT OF NEFF LAND, 3.365 acres of land out of the H.T. & B.R.R. Company Survey, Abstract 76, Brazoria County, Texas, do hereby make subdivision of said property for and on behalf of said City of Pearland, according to the lines, lots, streets, alleys, reserves, parks and easements as shown hereon and dedicate for public use as such the streets, alleys and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public, for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon whereby each aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements, or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

IN TESTIMONY WHEREOF, Spring Daycare, LLC, has caused this replat to be signed by Bradley Neff, Managing Member this 12th day of December, 2016.

BY: SPRING DAYCARE, LLC [Signature: Bradley Neff] Bradley Neff, Managing Member

STATE OF TEXAS COUNTY OF BEHAR

BEFORE ME, the undersigned authority, on this day personally appeared Bradley Neff, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he 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 12th day of Dec, 2016. [Notary Seal]

Notary Public in and for Brazoria County, Texas. My Commission Expires: 07/10/2017

LIENHOLDERS STATEMENT: We, Holling Hills Bank & Trust, acting by and through Keith Hanks, Executive Vice President, being the holder of a lien against the above described property, does hereby in all things subordinate to said subdivision and declaration the said lien and does hereby confirm that Holling Hills Bank & Trust is the present owner of said lien being evidenced by instrument(s) of record in Brazoria County Clerk's File No(s): 2015028736, 2015028737 & 2016000615, of the Official Records of Brazoria County, Texas, and has not assigned the same nor any part thereof.

By: Keith Hanks, Executive Vice President, Holling Hills Bank & Trust

STATE OF IOWA COUNTY OF CASS

BEFORE ME, the undersigned authority, on this day personally appeared Keith Hanks, Executive Vice President, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of December, 2016.

Wesley D. Anstey, Notary Public in and for Cass County, IA. My Commission Expires: 12/17/2017

This is to certify that the City Planner of the City of Pearland, Texas, has approved this plat and subdivision of REPLAT OF NEFF LAND, in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorized the recording of this plat this 22nd day of December, 2016.

[Signature: Martin Griggs] Martin Griggs, City Planner

LOT 3 WALCOTT'S PEARLAND SUBDIVISION VOL. 35, PG. 241 B.C.D.R.

JOE ALVAREZ TO ALVAREZ INTERESTS, LTD. B.C.C.F. NO. 200300019

I, Christian Offenburger, Registered Professional Land Surveyor No. 5489, do hereby certify that this replat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct and that all boundary corners, lot corners, angle points, and points of curvature are properly marked with five eighths (5/8) inch diameter iron rods three feet long or as shown on the plat.

Approved for the City of Pearland, Texas this 22nd day of December, 2016. [Signature: Darrin Coker] Darrin Coker, City Attorney



REASON FOR REPLAT: TO CREATE 2 LOTS AND A 5-FOOT (5') WIDE STORM SEWER EASEMENT

1800 BLOCK OF OLD ALVIN ROAD NEFF LAND

A SUBDIVISION OF 3.365 ACRES OF LAND BEING ALL OF LOT 1, BLOCK 1, NEFF LAND RECORDED UNDER B.C.C.F. NO. 2015037550 D.H.M. HUNTER SURVEY, A-76 CITY OF PEARLAND BRAZORIA COUNTY, TEXAS

OWNER: SPRING DAYCARE, LLC BRADLEY NEFF, MANAGING MEMBER 4009 BANISTER LANE, SUITE 365 AUSTIN, TEXAS 78704 (512) 872-7590 SURVEYOR: boundary one professional surveyors T.B.L.S. Firm (Registration No. 1059420) 150 W. Shudorford Ave. Suite 304 Frigidwood, TX 77145 Office: (281) 640-3131 Fax: (281) 640-3737 CONTACT: CHRISTIAN OFFENBURGER, R.P.L.S.

2017001437 Brazoria County - Joyce Hudman, County Clerk 01/10/2017 02:33 PM Total Pages: 1 Fee: 123.00 [Signature: Joyce Hudman]