

STATE OF TEXAS
 COUNTY OF BRAZORIA
 WE, ANNA DELGADO, PRISCILLA ANN TRUJILLO, VINCENT ANTHONY NORRIS AND ADRIA JONES, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS AMENDING PLAT OF G & L ESTATES AMENDING PLAT NO. 1, BEING 1.8239 ACRE, MORE OR LESS, BEING LOT 1 AND LOT 2, BLOCK 1, OF FINAL PLAT OF G & L ESTATES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 396 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF ANNA DELGADO, PRISCILLA ANN TRUJILLO, VINCENT ANTHONY NORRIS AND ADRIA JONES, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS 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, OWNER HAS 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 OF 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, OWNER HAS 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 TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR 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 BOTH SIDES AND ADJOINING ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

WITNESS OUR HANDS IN PEARLAND, BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF _____, 2017.

ANNA DELGADO PRISCILLA A TRUJILLO

VINCENT ANTHONY NORRIS ADRIA JONES

STATE OF TEXAS
 COUNTY OF BRAZORIA
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANNA DELGADO, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF BRAZORIA
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PRISCILLA ANN TRUJILLO, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF BRAZORIA
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VINCENT ANTHONY NORRIS, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF BRAZORIA
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ADRIA JONES, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE 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 _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, TOBY PAUL COUCHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5565, DO HEREBY CERTIFY THAT THIS PLAT 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 1/4 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON PLAT.

TOBY PAUL COUCHMAN, R.P.L.S. NO. 5565



LEGEND
 RADIUS=20.00', ARC=1.39'
 C1 = DELTA=299.444'
 CHORDS=421.912' W, 29.26'
 ● = MONUMENT
 ⊕ = CONTROL MONUMENT
 R.O.W. = RIGHT OF WAY
 B.L. = BUILDING LINE
 E.E. = ELECTRICAL EASEMENT
 W.S.E. = WATER SEWER EASEMENT
 F.I.R. = FOUND IRON ROD
 S.I.R. = SET IRON ROD
 B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 B.C.C.F. = BRAZORIA COUNTY CLAIMS FILE
 B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
 P.O.B. = POINT OF BEGINNING
 P.C. = POINT OF CURVE
 P.T. = POINT OF TANGENCY

AVITIA PASTOR & OLGA L
 A0546 H T & B R R,
 TRACT 9A3, ACRES 0.973
 B.C.C.F. #1988035755

PACE BRIAN
 A0546 H T & B R R
 TRACT 9A3B, ACRES 1.000
 B.C.C.F. # 06 018724

WESTCHESTER INCOME PROPERTIES
 A0546 H T & B R R, TRACT 9A,
 ACRES 0.860
 B.C.C.F. #2013 020513

WESTCHESTER INCOME PROPERTIES
 A0546 H T & B R R, TRACT 9A14
 ACRES 0.860
 B.C.C.F. #2013 020512

ADAME JOSE & IRMA R
 A0546 H T & B R R,
 TRACT 9A15, ACRES 0.867
 B.C.C.F. #1981039672

CAMBON MANUEL & CELIA GARCIA
 A0546 H T & B R R
 TRACT 9A12 TR F2, ACRES 0.587
 B.C.C.F. #2013 029761

**CITY OF PEARLAND
 CITY PLANNERS CERTIFICATION:**

THIS IS TO CERTIFY THAT THE CITY PLANNER OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS AMENDING PLAT NO. 1 OF G & L ESTATES 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

THIS _____ DAY OF _____, 2017.

CITY PLANNER
 CITY OF PEARLAND, TEXAS.

APPROVED FOR THE CITY OF PEARLAND THIS _____ DAY OF _____, 2017.

DARRIN COKER
 CITY ATTORNEY

ROBERT UPTON, P.E.
 CITY ENGINEER

LOT COVERAGE TABLE

LOT #, BLOCK #	SQUARE FEET	ACREAGE
LOT 1, BLOCK 1	39,725.09	0.9120
LOT 2, BLOCK 1	32,344.95	0.7429

METES & BOUNDS DESCRIPTION:

FIELD NOTE DESCRIPTION OF A 1.8239 ACRE TRACT OF LAND OUT OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-FORTH OF SECTION 16, H.T.&B.R.R. CO. SURVEY (G.C. SMITH SURVEY), ABSTRACT 546, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

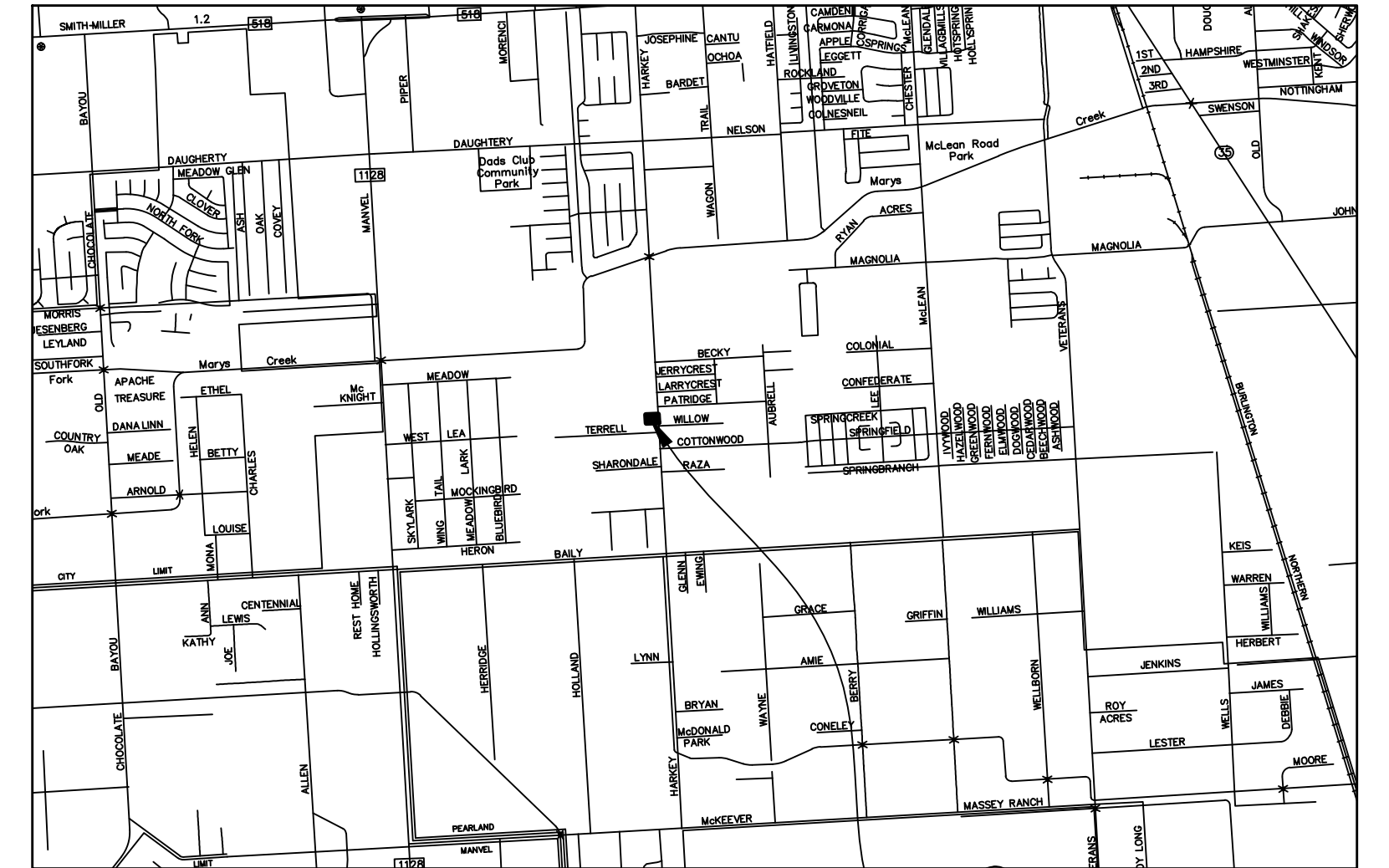
BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT BEING AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF HARKEY ROAD (80' R.O.W.) AND THE CENTERLINE OF TERRELL DRIVE (60' R.O.W.);

THENCE S 87°16'35" W, ALONG THE CENTERLINE OF TERRELL DRIVE, A DISTANCE OF 242.70 FEET TO A POINT FOR CORNER;

THENCE N 02°38'10" W, AT A DISTANCE OF 30.00 FEET PASS A 1/4 INCH IRON ROD SET FOR REFERENCE CORNER IN THE NORTH RIGHT OF WAY LINE OF TERRELL DRIVE, CONTINUING IN ALL A TOTAL DISTANCE OF 327.36 FEET TO A 1/4 INCH IRON ROD SET FOR CORNER;

THENCE N 87°16'35" E, A DISTANCE OF 242.70 FEET OF A 1/4 INCH IRON ROD SET FOR CORNER IN THE WEST RIGHT OF WAY LINE OF HARKEY ROAD;

THENCE S 02°38'10" E, ALONG THE WEST RIGHT OF WAY LINE OF HARKEY ROAD, AT A DISTANCE OF 297.36 FEET PASS A 1/4 INCH IRON ROD FOR REFERENCE CORNER IN THE NORTH RIGHT OF WAY LINE OF TERRELL STREET, CONTINUING IN ALL A TOTAL DISTANCE OF 327.36 FEET TO PLACE OF BEGINNING AND CONTAINING 1.8239 ACRES OF LAND, MORE OR LESS.



VICINITY MAP NOT TO SCALE SUBJECT

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND, FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, GF NUMBER 7910-16-9818 AND GF NUMBER 7910-16-9825, EFFECTIVE DATE MAY 3, 2016. ALL BEARING REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN 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.
- PROJECT BENCHMARK IS CITY OF PEARLAND BM 7, ESTABLISHED 1995. ELEVATION 50.33 FEET, NGVD 1929, 1987 ADJUSTED, BRASS CAP SET FLUSH IN CONCRETE LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF F.M. 518 AND WEST OAKS BOULEVARD. MONUMENT IS 8.3 FEET EASTERLY OF THE EAST BACK OF CURB OF WEST OAKS BOULEVARD AND 7.2 FEET SOUTHWESTERLY OF THE SOUTHWEST CORNER OF CONCRETE DRAIN RIP RAP. PROJECT T.B.M. IS A MAG NAIL SET IN THE CUL-DE-SAC APPROXIMATELY 77 FEET WEST AND 17 FEET NORTH OF THE NORTHEASTERN CORNER OF THE SUBJECT TRACT. ELEVATION 56.3', 1983 ADJUSTED.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM) MAP NO. 48039C 0408, WITH THE EFFECTIVE DATE OF 9-22-99, THE PROPERTY IS LOCATED ENTIRELY IN ZONE 'X'. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY 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 FLOODPLAIN.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
- THIS PROPERTY DOES NOT LIE WITHIN A MUNICIPAL UTILITY DISTRICT.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SIGHT 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 THE UNIFIED DEVELOPMENT CODE.

**CITY OF PEARLAND
 HARKEY ROAD
 DEVELOPMENT PLAT
 G & L ESTATES
 AMENDING PLAT NO. 1**

1.8239 ACRE, MORE OR LESS, OUT OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-FORTH OF SECTION 16, H.T.&B.R.R. CO. SURVEY (G.C. SMITH SURVEY), ABSTRACT 546, BRAZORIA COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 396 OF THE MAP OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

2 LOTS, 1 BLOCK
JUNE 2017

OWNERS
 ANNA DELGADO & PRISCILLA ANN TRUJILLO
 3750 HARKEY ROAD
 PEARLAND, TEXAS 77584

VINCENT ANTHONY NORRIS & ADRIA JONES
 0 HARKEY ROAD
 PEARLAND, TEXAS 77584

**PRO-SURV
 SURVEYING & MAPPING**
 T.B.P.L.S. FIRM #10119300
 P.O. BOX 1366
 FRIENDSWOOD, TEXAS 77549
 PHONE 281-996-1113
 FAX 281-996-0112