

**NOTES**

- Coordinates and bearings are based on NAD83 (2011), Texas South Central Zone. All distances are U.S. Survey Feet (grid).
  - Vertical datum is NGVD 1929.
  - Utilities shown are based on surveyed locations and markings, if any, provided by Texas 811 (ticket number 582100698).
  - This plat has been prepared to meet the requirements of the City of Pearland. This plat was prepared from information provided by First National Title Insurance Company, G.F. No. PL1861591, effective date July 22, 2019, at 8:00 am.
  - 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.
  - According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48039C0040I, with the effective date of September 22, 1999, the property is located in Zone "X" (Areas determined to be outside of the 100 year floodplain). 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. Floodplain 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.
  - Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties.
  - 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/or Brazoria Drainage District #4.
  - This property is not within a Municipal Utility District.
  - All landscaping and structures, including fences at intersections shall conform to the City of Pearland and AASHTO 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.
- \* A portion of the subject property lies within the Extraterritorial Jurisdiction of the City of Pearland.

**OWNER'S CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF BRAZORIA

We, Norman W. Hicks, Sr. and Sheila Hicks, owners of the property subdivided in this plat of SEA BASS ADDITION, 14.12 acres out of Lots 9 and 12, Section 18, of the Kanawha Texas Company Subdivision of parts of Sections 18 & 22 of the HT&B RR Co Surveys, as recorded in Volume 2, Page 51, Plat Records of Brazoria County, Texas, do hereby make subdivision of said property, according to the laws, rules, streets, alleys, easements, rights, and easements as shown herein and dedicate for public use as such the streets, alleys, easements, rights, 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.

This 12<sup>th</sup> day of March, 2019.

BY: Norman W. Hicks, Sr.  
Norman W. Hicks, Sr.  
BY: Sheila Hicks  
Sheila Hicks

**NOTARY CERTIFICATION**

STATE OF TEXAS  
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Norman W. Hicks, Sr. and Sheila Hicks, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 12<sup>th</sup> day of March, 2019.

Christy Buck  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**CITY OF PEARLAND CITY PLANNERS CERTIFICATION:**

This is to certify that the City Planner of the City of Pearland, Texas has approved this minor plat and subdivision of SEA BASS ADDITION, 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 18th day of February, 2019.

Mari Griggs  
Mari Griggs, AICP, Planning Manager  
City of Pearland, Texas

Approved for the City of Pearland, Texas this 18th day of February, 2019.

Darin Coker  
Darin Coker  
City Attorney

Robert Upton, P.E.  
Robert Upton, P.E.  
Director of Engineering Projects

**MINOR PLAT  
SEA BASS ADDITION  
Lots 1, 2 and 3, Block 1**

Being a 14.12 acre tract of land situated in the HT&B RR Co Survey, Abstract No. 547, Brazoria County, Texas, being a portion of Lots 9 and 12, Section 18, of the Kanawha Texas Company Subdivision of parts of Sections 18 & 22 of the HT&B RR Co Surveys, as recorded in Volume 2, Page 51, Plat Records of Brazoria County, Texas, being the remainder of all that certain tract of land described in deed to Norman W. Hicks, Sr. and wife, Sheila Hicks, as recorded in Volume 91895, Page 818, Official Records of Brazoria County, Texas.

Owner  
Norman W. Hicks, Sr.  
and Sheila Hicks  
7409 Bailey Rd.  
Pearland, TX 77584

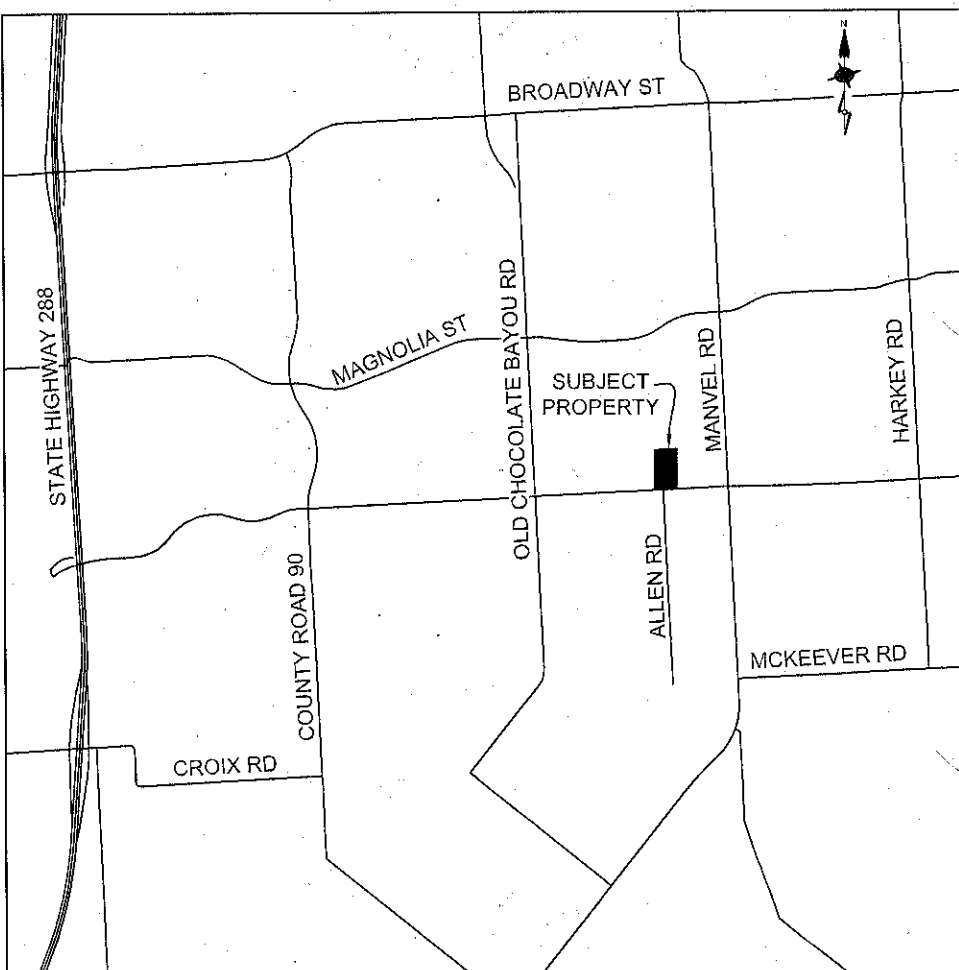
Surveyor  
Frontier Surveying Company  
710 Buffalo St., Suite 700  
Corpus Christi, TX 78401  
Ph: (361) 881-8044

PLOT DATE: 03/05/2019

P18-001602

2019014894  
Brazoria County - Joyce Hudman, County Clerk  
04/02/2019 10:19 AM  
Total Pages: 1  
Fee: 121.00  
Joyce Hudman

**RECORDER'S MEMORANDUM:**  
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



VICINITY MAP  
(1" = 5280')

**LEGEND**

- SET 5/8" IRON ROD WITH CAP  
STAMPED "FRONTIER 10082900"
- FOUND 5/8" IRON ROD
- BENCHMARK
- LIGHT POLE
- O.R.B.C.T. OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

**BENCHMARK 1:**

Description: Set "X" on concrete storm manhole box. Storm box is located 150-feet east of the intersection of Bailey Road and Allen Road, and 10-feet north of the north edge of Bailey Road.

Horizontal Datum: NAD 83 (2011), Texas South Central Zone  
Northing (Y): 13,758,628.50'  
Easting (X): 3,133,867.10'  
Vertical Datum: NGVD 1929  
Elevation: 54.00'

**BENCHMARK 2:**

Description: Set "X" on concrete headwall. Headwall is located 300-feet east of the intersection of Bailey Road and Allen Road, and 15-feet north of the north edge of Bailey Road.

Horizontal Datum: NAD 83 (2011), Texas South Central Zone  
Northing (Y): 13,758,628.50'  
Easting (X): 3,133,549.70'  
Vertical Datum: NGVD 1929  
Elevation: 54.57'

**METES AND BOUNDS DESCRIPTION**

BEING a 14.12 acre tract of land situated in the HT&B RR Co Survey, Abstract No. 547, Brazoria County, Texas, being a portion of Lots 8 and 12, Section 18, of the Kanawha Texas Company Subdivision of parts of Sections 18 & 22 of the HT&B RR Co Surveys, as recorded in Volume 2, Page 51, Plat Records of Brazoria County, Texas, being the remainder of all that certain tract of land described in deed to Norman W. Hicks, Sr. and wife, Sheila Hicks, as recorded in Volume 91895, Page 818, Official Records of Brazoria County, Texas (O.R.B.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set (Y = 13,758,675.02', X = 3,133,819.32') marking the common south corner of said Hicks tract and Lot 1, Block 1, of Massey Ranch Elementary, as recorded in Document No. 2005013668, O.R.B.C.T., being on the north line of Bailey Road (also known as County Road 101, a variable width right-of-way);

**THENCE** South 87°19'28" West, along said north line, a distance of 661.45 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the common south corner of said Hicks tract and that certain called 5.00 acre tract of land described in deed to Ross Shurtleff, as recorded in Document No. 1985002053, O.R.B.C.T., and being on the east line of Lot 11, said Section 18;

**THENCE** North 02°34'36" West, passing the common east corner of Lots 7 and 11, said Section 18, at a distance of 601.19 feet and continuing a total distance of 929.97 feet to a 5/8-inch iron rod found marking the common west corner of said Hicks tract and that certain called 5.0000 acre tract of land described in deed to Jose A. Lozano and Lillian Lozano, as recorded in Document No. 2001007794, O.R.B.C.T.;

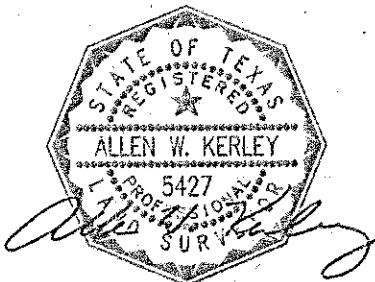
**THENCE** North 87°19'28" East, along the common line of said Hicks and Lozano tract, a distance of 661.45 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the common east corner of said tracts and being on the west line of aforesaid Lot 1, Block 1, of Massey Ranch Elementary;

**THENCE** South 02°34'36" East, along the common line of said Hicks tract and said Lot 1, a distance of 929.97 feet to the **POINT OF BEGINNING** and containing 14.12 acres (615,127 square feet) of land.

**SURVEYOR'S CERTIFICATION:**

I, Allen W. Kerley, Registered Professional Land Surveyor No. 5427, 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 5/8 inch diameter iron rods three feet long or as shown on the plat.

This 5<sup>th</sup> day of March, 2019



Registered Professional Land Surveyor  
Allen W. Kerley, R.P.L.S. No. 5427

LOT 7, SECTION 18  
KANAWHA TEXAS COMPANY SUBDIVISION  
OF PARTS OF SECTIONS 18 & 22  
OF THE HT&B RR CO SURVEYS  
VOL. 2, PG. 51  
P.R.B.C.T.

CALLED 5 ACRES  
MARY L. DRAGER  
DOC. NO. 1995014259  
O.R.B.C.T.

REMAINDER OF LOT 8, SECTION 18  
KANAWHA TEXAS COMPANY SUBDIVISION  
OF PARTS OF SECTIONS 18 & 22  
OF THE HT&B RR CO SURVEYS  
VOL. 2, PG. 51  
P.R.B.C.T.

CALLED 5.0000 ACRES  
JOSE A. LOZANO AND LILLIAN LOZANO  
DOC. NO. 2001007794  
O.R.B.C.T.

LOT 3, BLOCK 1  
10.49 ACRES  
(456,995 SQ. FT.)

CITY OF PEARLAND LIMITS  
EXTRATERRITORIAL JURISDICTION

LOT 11, SECTION 18  
KANAWHA TEXAS COMPANY SUBDIVISION  
OF PARTS OF SECTIONS 18 & 22  
OF THE HT&B RR CO SURVEYS  
VOL. 2, PG. 51  
P.R.B.C.T.

CALLED 5.00 ACRES  
ROSS SHURTLEFF  
DOC. NO. 1985002053  
O.R.B.C.T.

2,500 SQ. FT. EASEMENT AREA  
DOC. NO. 2007093769  
DOC. NO. 2007093770  
DOC. NO. 2014001449  
DOC. NO. 2015043596  
DOC. NO. 2018026454  
O.R.B.C.T.

30.0' ACCESS &  
UTILITY EASEMENT  
DOC. NO. 2007093769  
DOC. NO. 2007093770  
DOC. NO. 2014001449  
DOC. NO. 2015043596  
DOC. NO. 2018026454  
O.R.B.C.T.

LOT 2, BLOCK 1  
1.39 ACRES  
(60,335 SQ. FT.)

LOT 1, BLOCK 1  
2.24 ACRES  
(97,797 SQ. FT.)

OWNER: PEARLAND INDEPENDENT SCHOOL DISTRICT  
LOT 1, BLOCK 1  
MASSEY RANCH ELEMENTARY  
DOC. NO. 2005013668  
O.R.B.C.T.

CITY OF PEARLAND  
GPS MONUMENT NO. 7

5.0' HOUSTON  
POWER & LIGHTING  
COMPANY EASEMENT  
VOL. 91888, PG. 182  
O.R.B.C.T.

POINT OF BEGINNING  
Y = 13,758,675.02'  
X = 3,133,819.32'

BAILEY ROAD  
(COUNTY ROAD 101)  
(VARIABLE WIDTH R.O.W.)

HT&B RR CO SURVEY  
ABSTRACT NO. 290

ALLEN ROAD  
(VARIABLE WIDTH R.O.W.)