

Data Points				
Site	Hydrophytic Vegetation	Hydric Soil	Wetland Hydrology	Wetland: Yes or No
Entrance Upland DP	No, 33%	Yes	No	No
Cattail DP	Yes, 100%	Yes	Yes	Yes
Lythrum Wet DP	Yes, 100%	Yes	Yes	Yes
Upland Drain DP	Yes, 60%	Yes	No	No
Baccharis/Helvola DP	Yes, 67%	Yes	No	No
Borr/Blue Stem DP	Yes, 75%	Yes	No	No
Bacch/Blue Stem DP	Yes, 100%	Yes	No	No

**DISTRIBUTION OF WETLANDS**

Wetland Area	Description	Represented by	Area (Sq. Ft./Acre)
WA 1	Typha/Lythrum	Cattail DP and Lythrum Wet DP	31,256/0.7175
		<b>TOTAL:</b>	31,256/0.7175

**AREA SUMMARY**

Description	Area (Sq. Ft./Acre)
Wetlands	31,256/0.7175
Uplands	72,173/1.6569
Total Area of Site	103,429/2.3744

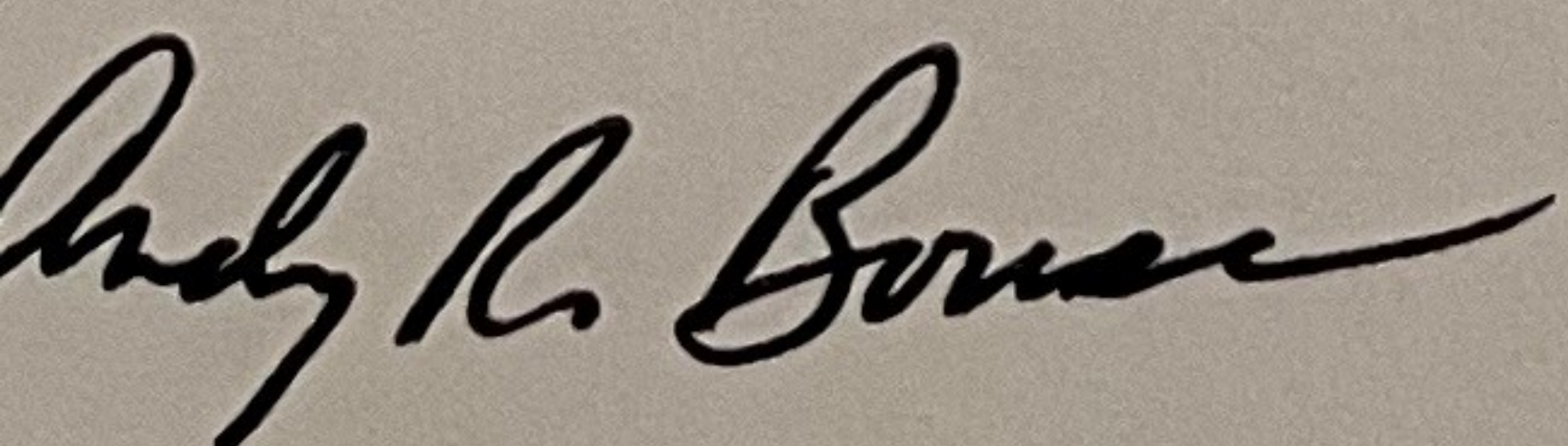
**5.0 Conclusions**

One (1) wetland was delineated within the land mass of this approximate 2.3744-acre site. This wetland occupies 31,256 square feet or 0.7175 acre. This wetland area contains two dominant plant communities, Typha latifolia and Lythrum alatum. The Lythrum wetland is much smaller and slightly uphill from the Typha wetland.

The remainder of the site consists of uplands. This area is spoil from dredge operations. There is a distinct drop in elevation from the upland area to the wetland area. Uplands occupy 72,173 square feet or 1.6569 acres.

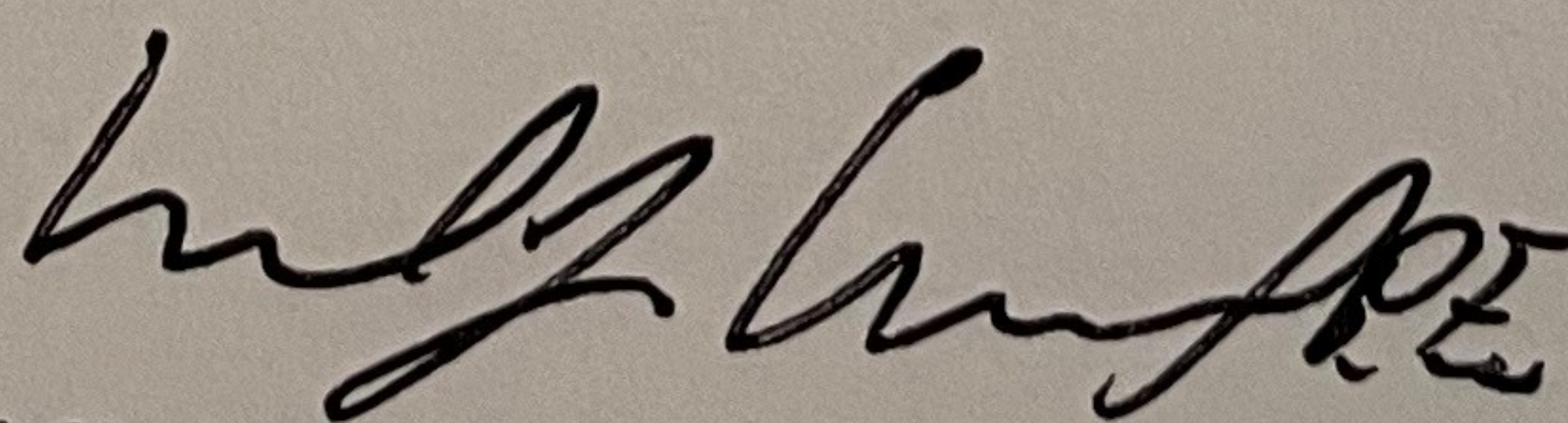
In conclusion, the site contains 31,256 square feet (0.7175 acres) of wetlands and 72,173 square feet (1.6569 acres) of uplands.

Respectfully submitted this December 13, 2016,



Andy R. Bouse  
281-627-2659

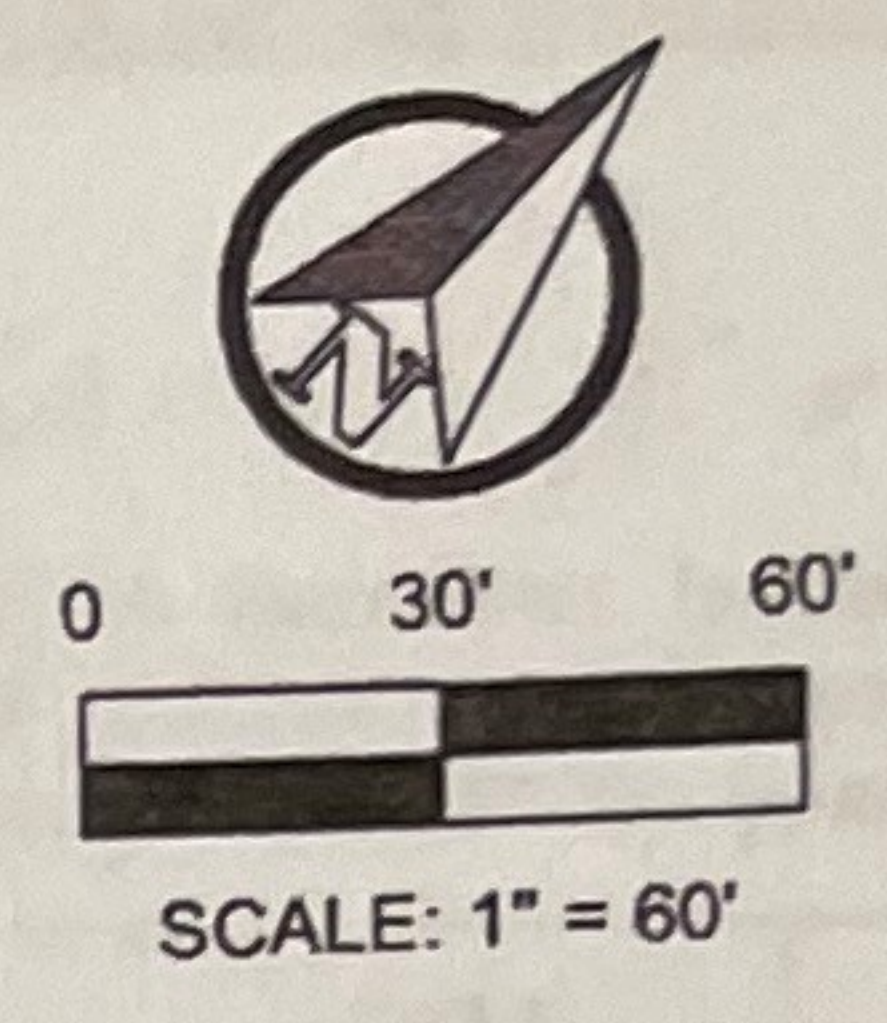
A & M Wetland Consulting Services, LLC



Michael J. Christley, P.E.  
979-549-7063

# EXHIBIT "A"

## BRAZORIA COUNTY, TEXAS



POINT OF BEGINNING  
1/2-INCH I.R.

SAILFISH AVENUE (60' RIGHT-OF-WAY)

N42° 52' 35"E 223.90'

1/2-INCH I.R.

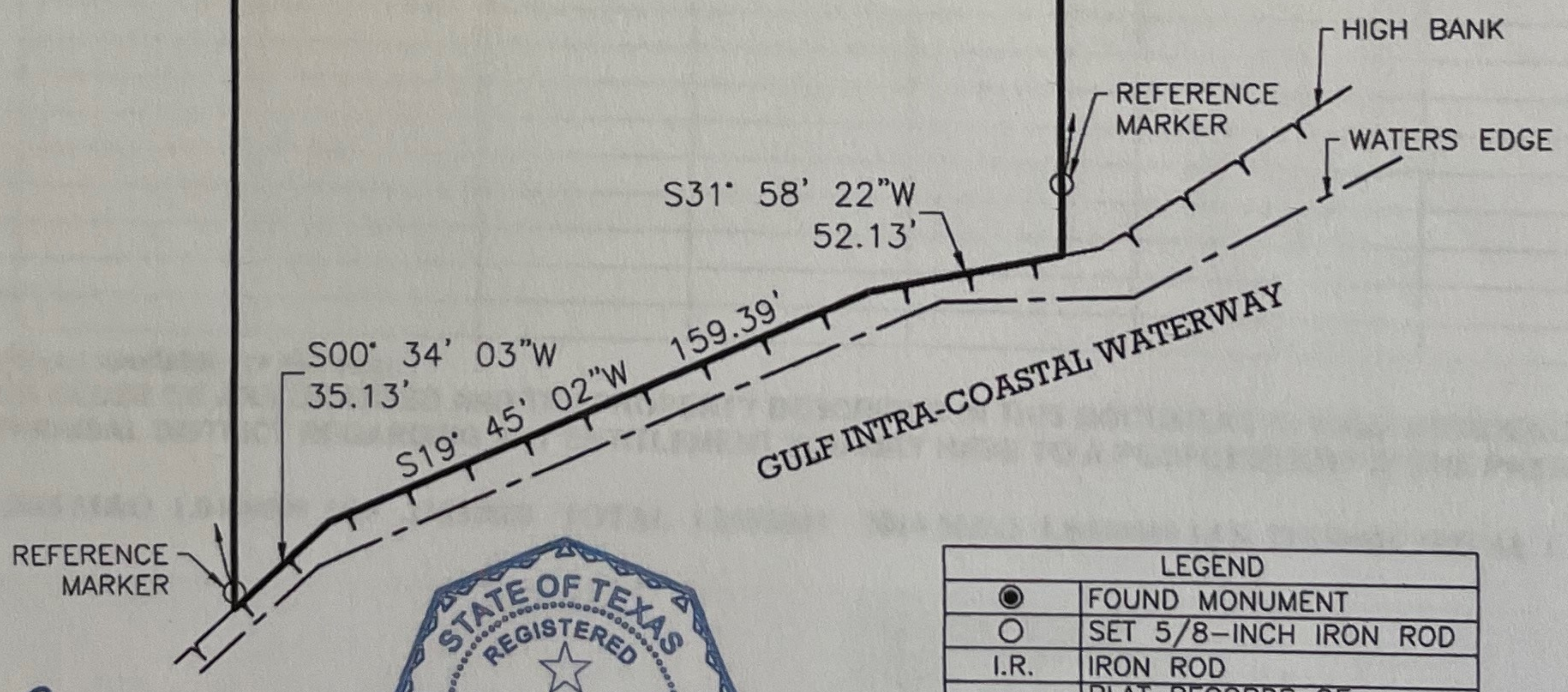
TRACT-5  
2.354 ACRES  
C.C.F.# 2014001368  
O.R.B.C.T.

TRACT-3&4  
CJP ENTERTAINMENT, LLC  
C.C.F.# 2005040982  
O.R.B.C.T.

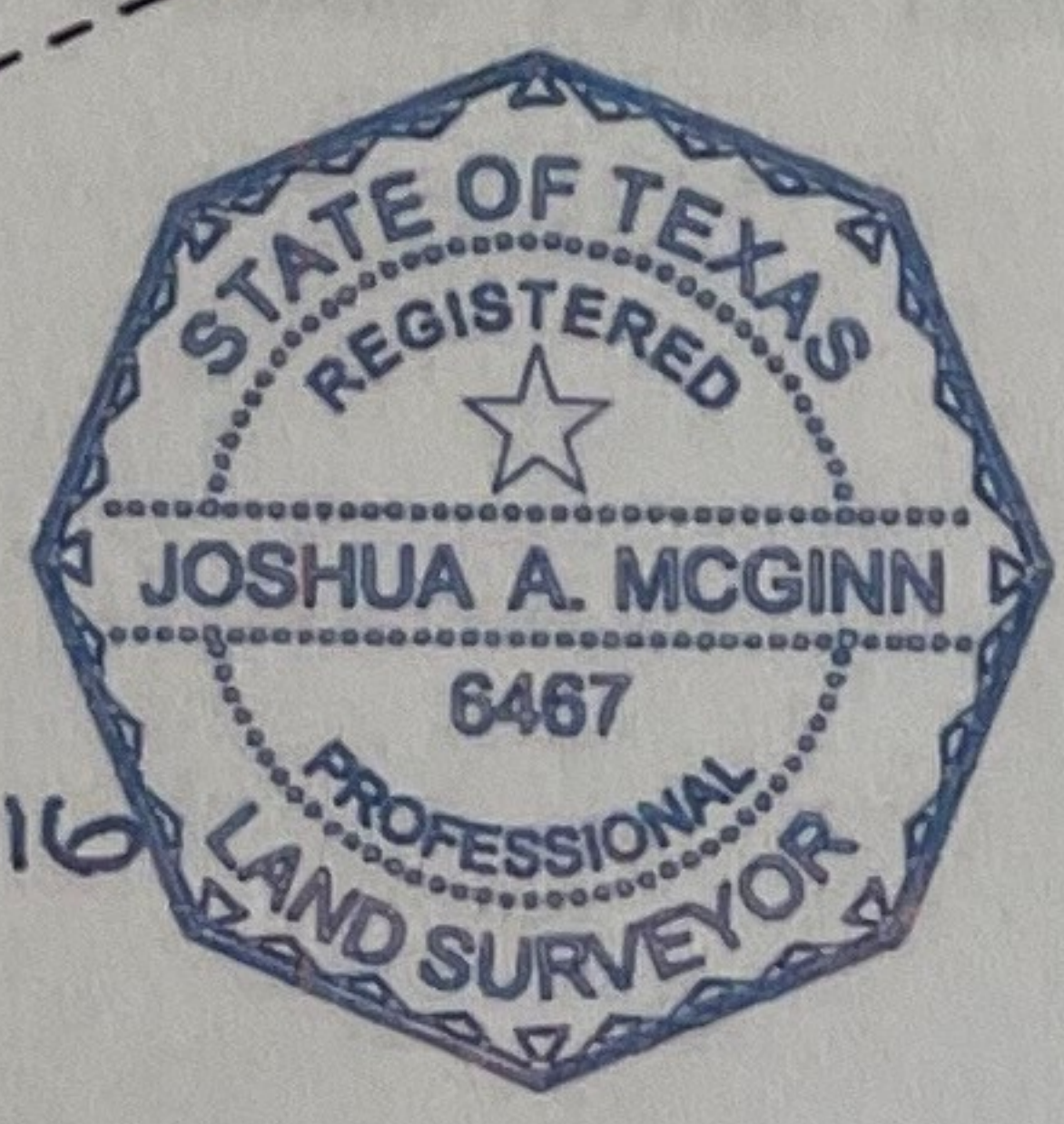
RESERVE "A"  
BRIDGE HARBOR SUBDIVISION  
PRABHUKRUPA, INC  
C.C.F.# 1993017666  
O.R.B.C.T.

511.88'  
N47° 07' 25"W 516.24'

401.05'  
S47° 07' 25"E 420.06'

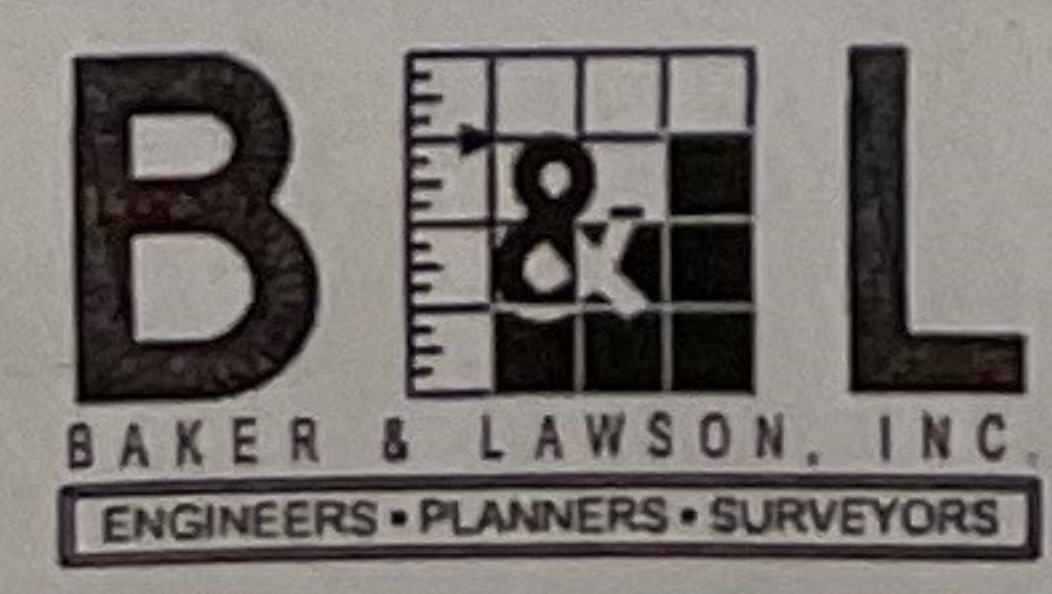


*Joshua A. McGinn*  
JOSHUA A. MCGINN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6467  
DATE 3-02-2016



LEGEND	
●	FOUND MONUMENT
○	SET 5/8-INCH IRON ROD
I.R.	IRON ROD
P.R.B.C.T.	PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS FILE NUMBER

I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Survey as specified by Condition IV.



Baker & Lawson Inc.  
300 East Cedar, Angleton, TX 77515  
Phone # 979-849-6681  
www.BakerLawson.com  
Licensed Surveying Firm No. 10052500

**LOT SURVEY**

OF  
TRACT-5, BRAZOS COAST INVESTMENT  
COMPANY SUBDIVISION NO.8  
AS RECORDED IN  
VOLUME 2, PAGE 141, P.R.B.C.T.  
SITUATED IN  
THE F.J. CALVIT LEAGUE,  
ABSTRACT No. 51  
BRAZORIA COUNTY, TEXAS

PAGE: 2 OF 2      DATE: 03-02-2018      JN: 11985

**EXHIBIT "A"**  
BRAZORIA COUNTY, TEXAS

BEING A 2.354 ACRE TRACT SITUATED IN THE F.J. CALVIT LEAGUE, A-51, BRAZORIA COUNTY, TEXAS, BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT-5 OF THE BRAZOS COAST INVESTMENT COMPANY SUBDIVISION NO.8 AS RECORDED UNDER VOLUME 2, PAGE 141, IN THE PLAT RECORDS BRAZORIA COUNTY, TEXAS, SAID 2.354 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2-IN IRON ROD FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAILFISH AVENUE (60' WIDE) AND MARKING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 42° 52' 35" E WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAILFISH AVENUE, A DISTANCE OF 223.90 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 47° 07' 25" E, AT 401.05 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON RPLS 6467" SET FOR A REFERENCE MARKER, A TOTAL DISTANCE OF 420.06 FEET TO THE INTERSECTION WITH THE HIGH BANK AT THE TIME OF THIS SURVEY FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** THREE (3) CALLS ALONG SAID HIGH BANK:

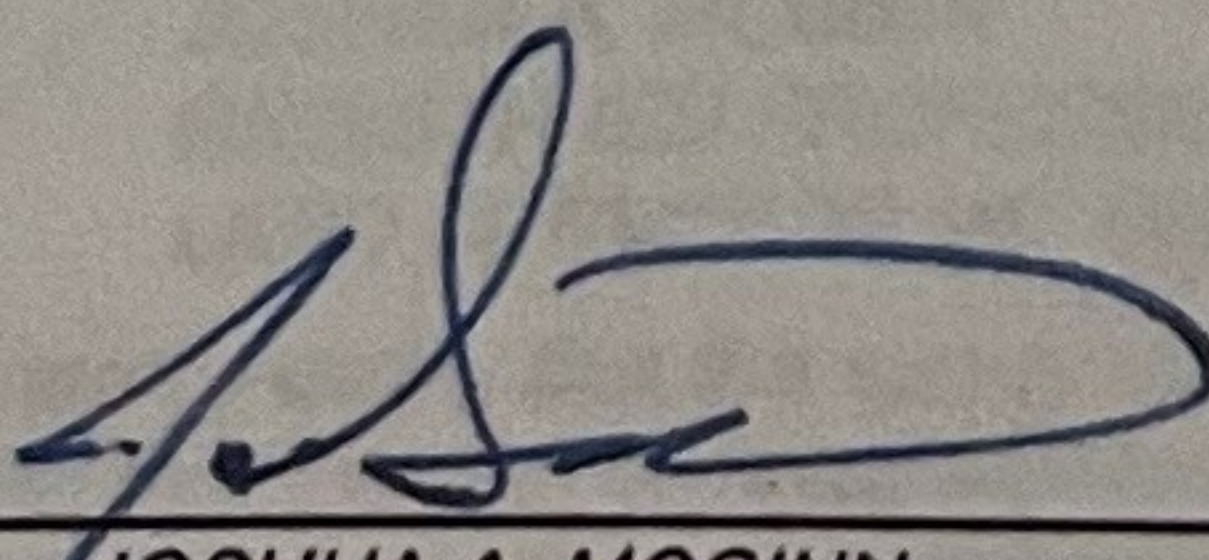
1. S 31°58' 22" W, A DISTANCE OF 52.13 FEET TO AN ANGLE POINT;
2. S 19° 45' 02" W, A DISTANCE OF 159.39 FEET TO AN ANGLE POINT;
3. S 00° 34' 03" W, A DISTANCE OF 35.13 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY LINE OF TRACT-4 OF SAID BRAZOS COAST INVESTMENT COMPANY SUBDIVISION NO.8 FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 47° 07' 25" W WITH THE NORTH BOUNDARY LINE OF SAID TRACT-4, AT 4.36 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON RPLS 6467" SET FOR A REFERENCE MARKER, A TOTAL DISTANCE OF 516.24 FEET TO THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 2.354 ACRES (OR 233,220.24 SQUARE FEET) OF LAND.

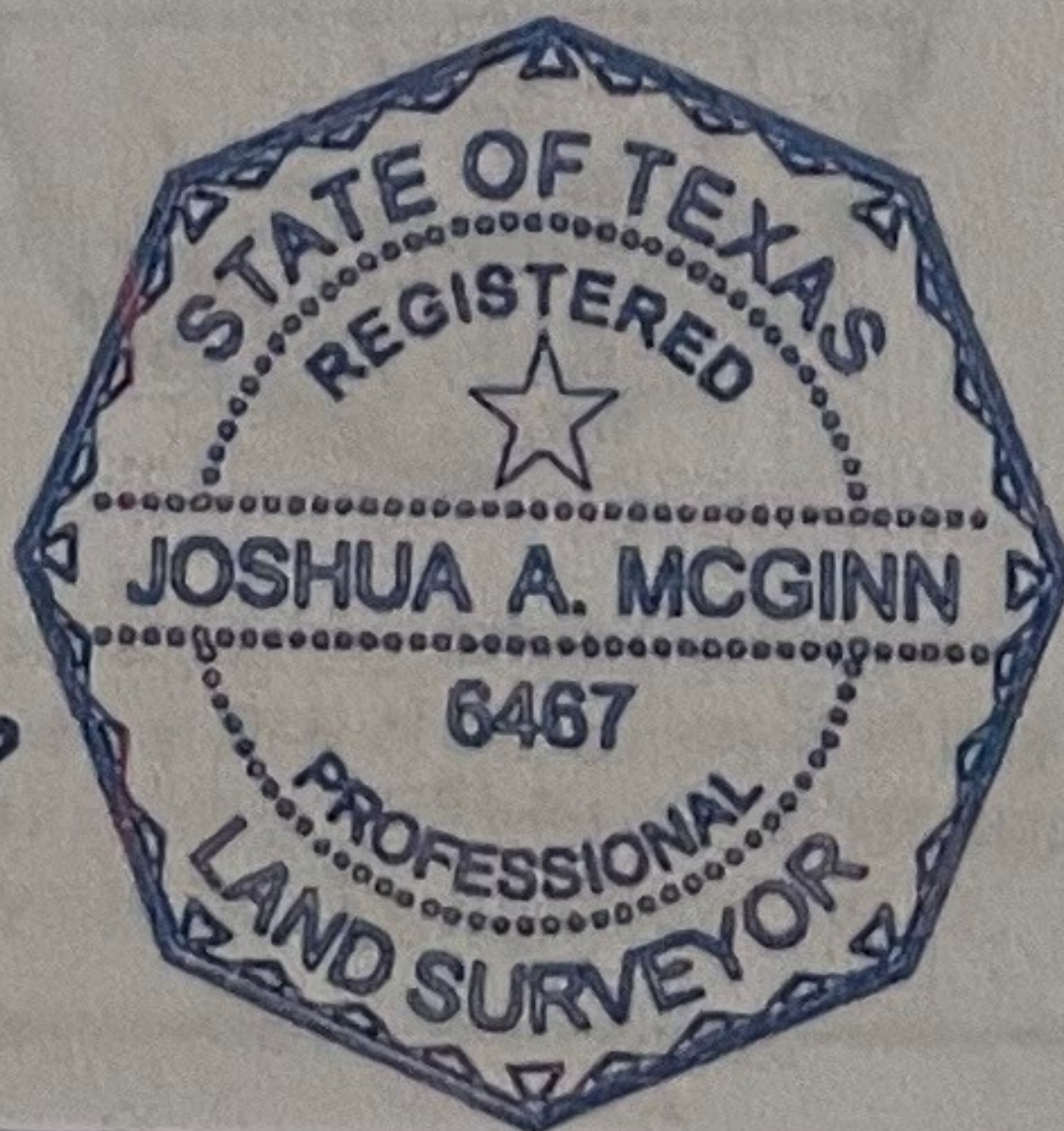
NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY MADE IN CONJUNCTION WITH RECORD TITLE INFORMATION AS FURNISHED BY OTHERS AND SHOULD NOT BE CONSTRUED TO BE A BOUNDARY SURVEY OF THE PARENT TRACT.

*BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.*

REFERENCE IS HEREIN MADE TO THE PLAT ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

  
JOSHUA A. MCGINN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6467

3-02-2016  
DATE



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**FIELD NOTES DESCRIPTION**

OF A  
2.354 ACRE TRACT, A.K.A. TRACT-5

PAGE: 1 OF 2

DATE: 03-02-2016

JN: 11965