STATE OF TEXAS

COUNTY OF BRAZORIA

WE, WILLIAM THOMAS MARS AND KATHERINE M. MARS, OWNERS OF THE PROPERTY SUBDIVIDED IN ENERGY ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, 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 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 TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

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 FIVE FEET, SIX INCHES (5'6") 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 AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

WITNESS MY HAND IN BRAZORIA COUNTY, TEXAS

THIS 4 DAY OF DECEMBER 2014.

BY: [signature]
WILLIAM THOMAS MARS

BY: K. Mars
KATHERINE M. MARS

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WILLIAM THOMAS MARS, 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 4 DAY OF DECEMBER ,2014.

SIGNATURE: [signature]

NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

MY COMMISSION EXPIRES: 3.7.18

CHRIS L. HENDRICK NOTARY PUBLIC STATE OF TEXAS EXPIRES 3-7-2018

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KATHERINE M. MARS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF DECEMBER ,2014.

SIGNATURE: [signature]

NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

MY COMMISSION EXPIRES: 3-7-18

CHRIS L. HENDRICK NOTARY PUBLIC STATE OF TEXAS EXPIRES 3-7-2018

STATE OF TEXAS §

COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 5.611 acre tract in Lot 35 of the H.T. & B.R.R. CO. Survey, Section 7, Abstract No. 219 in Brazoria County, Texas. Said 5.611 acre tract is that same tract of land described in a deed to Michael P. O'Day and Constance O'Day as recorded in Clerk's File No. 2006062134 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

COMMENCING at the point of intersection of the north line of a 4.0293 acre tract of land described in a deed to Loi Van Nguyen and Ha Ngoc Phan as recorded in Clerk's File No. 2008008307 in the Brazoria County Clerk's Office with the east right-of-way line of Garden Road, (based on a width of 70 feet), said point being in the south line of Hickory Place Subdivision as recorded in Volume 11, Pages 1 & 2 in the Brazoria County Plat Records;

THENCE, North 87°22'44" East, along the north line of said 4.0293 acre tract, same being the south line of said Hickory Place Subdivision, for a distance of 408.51 feet to a 5/8-inch iron rod found for the POINT OF BEGINNING and northwest corner of the herein described tract;

THENCE, North 87°22'44" East, along the north line of the aforementioned 5.611 acre tract, same being the south line of said Hickory Place Subdivision, at 315.39 feet pass the west right-of-way line of Steven Drive, (based on a width of 60-feet), at 375.39 feet pass the east right-of-way line of Steven Drive, and continue for a total distance of 568.90 feet to a 5/8-inch iron rod found for the northeast corner of the herein described tract, said point being the northwest corner of a 0.725 acre tract described in a deed to Michael P. O'Day and Constance O'Day as recorded in Clerk's File No. 2007000005 in the Brazoria County Clerk's Office;

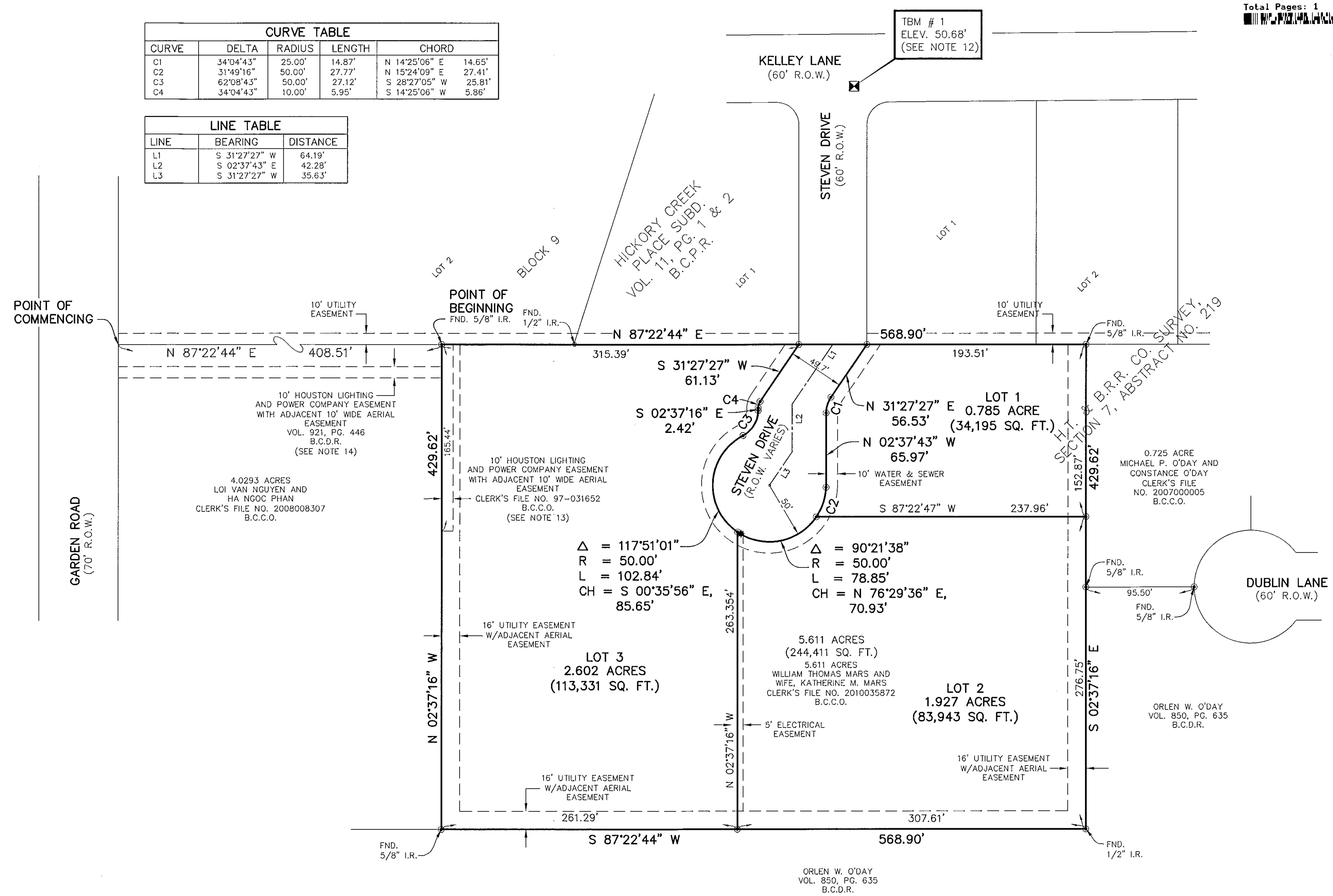
THENCE, South 02°37'16" East, along the east line of said 5.611 acre tract, same being the west line of said 0.725 acre tract, at a distance of 215.10 feet pass a 5/8-inch iron rod found for the southwest corner of said 0.725 acre tract, said point being the most northerly northwest corner of a tract of land described in a deed to Orlen W. O'Day as recorded in Volume 850, Page 635 in the Brazoria County Deed Records, and continue for a total distance of 429.62 feet to a 1/2" iron rod found for the southeast corner of said 5.611 acre tract, said point being the southeast corner of the herein described tract;

THENCE, South 87°22'44" West, along the south line of said 5.611 acre tract, same being a northerly line of said Orlen W. O'Day tract, for a distance of 568.90 feet to a 5/8-inch iron rod found for the southwest corner of the herein described tract, said point being the southeast corner of the aforementioned 4.0293 acre tract;

THENCE, North 02°37'16" West, along the west line of said 5.611 acre tract, same being the east line of said 4.0293 acre tract for a distance of 429.62 feet to the POINT OF BEGINNING, containing a computed area of 5.611 acres (244,411 square feet).

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	34°04'43"	25.00'	14.87'	N 14°25'06" E 14.65'
C2	31°49'16"	50.00'	27.77'	N 15°24'09" E 27.41'
C3	62°08'43"	50.00'	27.12'	S 28°27'05" W 25.81'
C4	34°04'43"	10.00'	5.95'	S 14°25'06" W 5.86'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°27'27" W	64.19'
L2	S 02°37'43" E	42.28'
L3	S 31°27'27" W	35.63'



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE

2. ACCORDING TO THE F.I.R.M. NO. 48039C0030 I, DATED SEPTEMBER 22, 1999 A PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100-YEAR FLOOD PLAIN. FLOOD PLAIN LINES SHOWN HEREON WERE SCALED FROM THE FLOOD MAP. ALL FLOODPLAIN INFORMATION NOTED ON THIS PLAT IS EFFECTIVE AT THE TIME OF RECORDING. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM INFORMATION IS UPDATED.

3. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.

4. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, G.F. # 7910-14-6422, DATED OCTOBER 17, 2014.

5. 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.

6. 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.

7. 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.

8. 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.

9. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SIGHT DISTANCE REQUIREMENTS FOR MOTORISTS.

10. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL.

11. PROJECT BENCHMARK IS CITY OF PEARLAND GPS NO. 7, ELEVATION = 50.33' NGVD 29 (87 ADJ.).

12. TBM NO. 1 IS THE TOP OF RIM (NORTH SIDE) OF A MANHOLE LOCATED APPROXIMATELY 12 FEET EAST OF THE EAST EDGE OF ASPHALT OF STEVEN DRIVE AND APPROXIMATELY 8 FEET SOUTH OF THE SOUTH EDGE OF ASPHALT OF KELLEY LANE. ELEVATION = 50.68' NGVD 29 (87 ADJ.). N 13774362.56, E 3139044.49, (SCALE FACTOR 0.99987328988).

13. THE PORTION OF THE HOUSTON LIGHTING & POWER COMPANY EASEMENT RECORDED IN VOLUME 921, PAGE 446 IN THE BRAZORIA COUNTY DEED RECORDS, LYING WITHIN THE LIMITS OF THIS TRACT, HAVE BEEN RELEASED BY CENTERPOINT ENERGY IN A "RELEASE OF EASEMENT" DOCUMENT EXECUTED ON MARCH 21, 2011.

14. AS PER CENTERPOINT ENERGY SURVEYING AND RIGHT-OF-WAY DEPARTMENT, THE PORTION OF THE HOUSTON LIGHTING & POWER COMPANY EASEMENT RECORDED IN CLERK'S FILE NO. 97-031652 IN THE BRAZORIA COUNTY CLERK'S OFFICE, RUNNING IN AN EAST-WEST DIRECTION, WAS ABANDONED AT THE TIME ELECTRIC FACILITIES WERE REMOVED FROM WITHIN THAT PORTION OF THE EASEMENT.

15. ACCESS RIGHTS TO RESIDENTIAL DRIVEWAYS IS HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

CERTIFICATE OF CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS FINAL PLAT OF ENERGY 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 3rd DAY OF February, 2015

[signature] Henry Fuertes P&Z Chairman

[signature]
RICHARD MANCILLA, P.E.
ENGINEER

[signature]
DARRIN COKER, CITY ATTORNEY

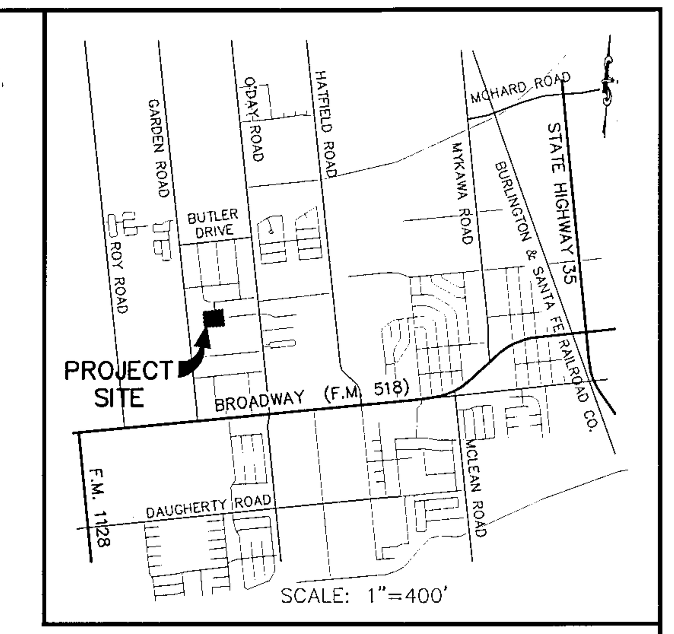
CERTIFICATE OF SURVEYOR

I, MICHAEL D. WILSON, 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 ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTH (5/8) INCH AND A LENGTH OF TWO (2) FEET, UNLESS OTHERWISE NOTED.

[signature]
MICHAEL D. WILSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4821

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR MICHAEL D. WILSON 4821

2015004664 PLAT
Total Pages: 1 PC



LOT ACREAGE TABLE	
LOT 1	0.785 ACRE
LOT 2	1.927 ACRES
LOT 3	2.602 ACRES

60 0 30 60 120

SCALE: 1"=60'

LEGEND

B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
B.C.C.O.	BRAZORIA COUNTY CLERK'S OFFICE
FND.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
R.O.W.	RIGHT OF WAY
☼	EXISTING STREETLIGHT
✸	PROPOSED STREETLIGHT
	POWER POLE
◉	SET 5/8" IRON ROD (UNLESS OTHERWISE NOTED)

FINAL PLAT OF ENERGY ESTATES

A SUBDIVISION OF 5.611 ACRES IN THE H.T. & B.R.R. CO. SURVEY, SECTION 7, ABSTRACT NO. 219 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

2258 STEVEN DRIVE

DECEMBER, 2014
1 BLOCK 3 LOTS

OWNER:
WILLIAM THOMAS MARS AND KATHERINE M. MARS
2727 LAKECREST DRIVE
PEARLAND, TEXAS 77584
PH: (713) 557-6525

SURVEYOR:

THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 FAX (281) 485-3998
CONTACT: MICHAEL D. WILSON

ENGINEER:

Everest Design Group, llc
ENGINEERING & PLANNING
907 S. FRIENDSWOOD DRIVE, SUITE 200
FRIENDSWOOD, TX 77546
PHONE: 281-993-3770 FAX: 281-648-2294
ATTN: MR. SEL THINT, P.E.

2015004664
Brazoria County - Joyce Hudman, County Clerk
02/03/2015 10:17 AM
Total Pages: 1
Fee: 123.00
Joyce Hudman

CITY OF PEARLAND PLAT NO. P-614L-2011-0132