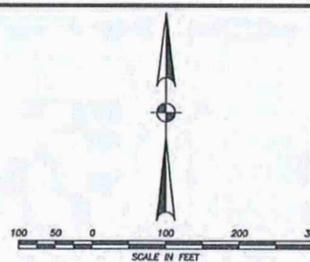
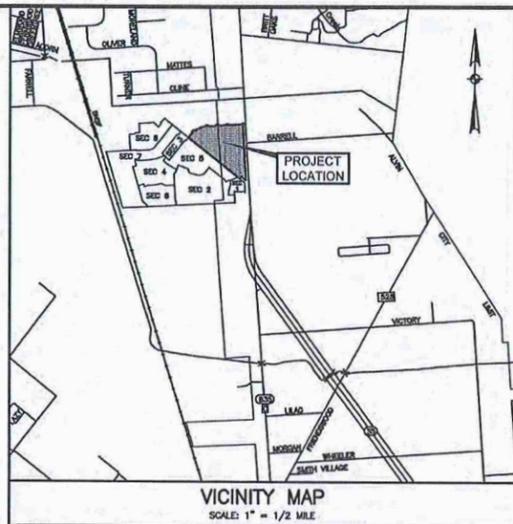
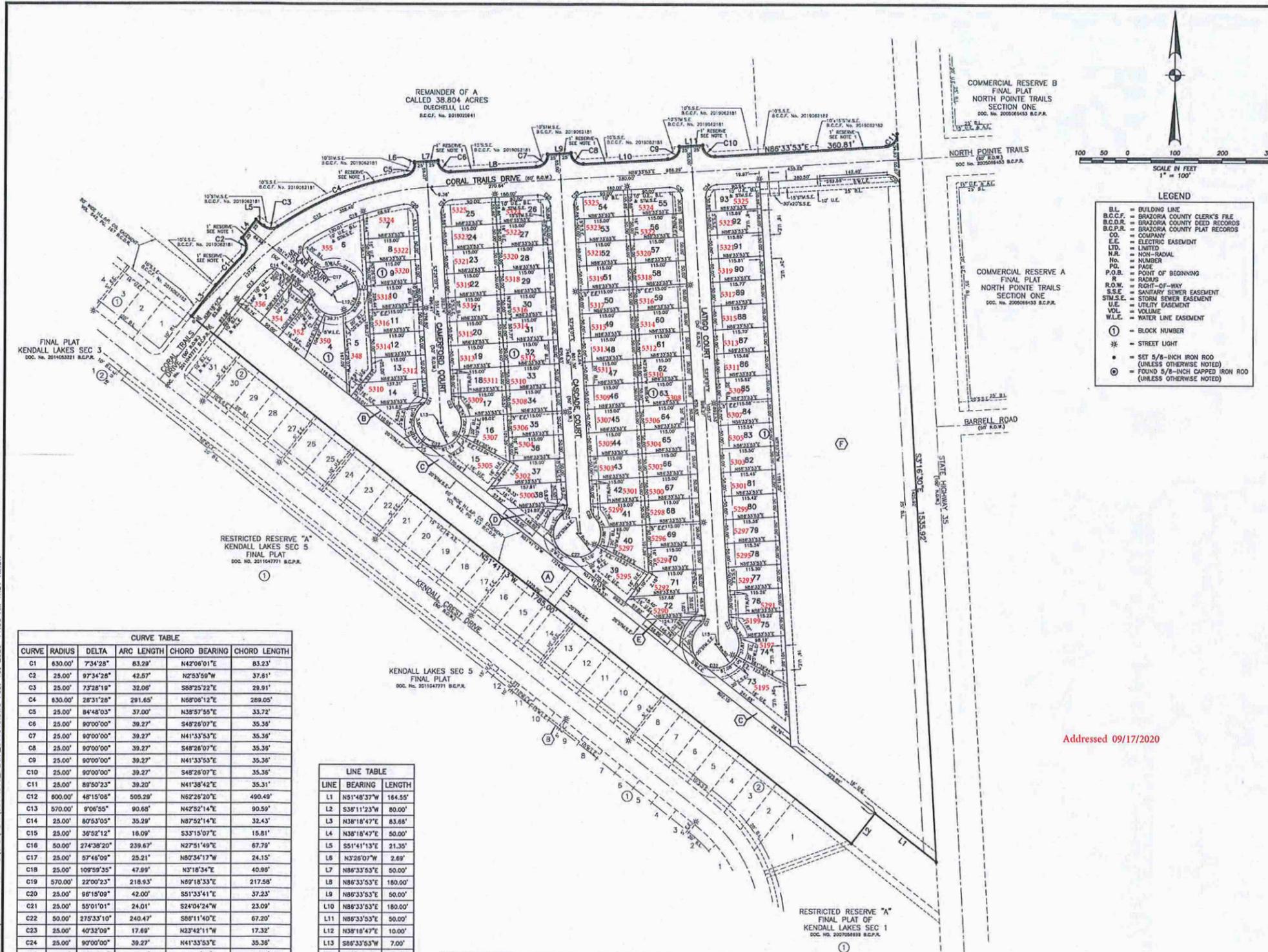


L:\3824 BRAZORIA_MUD_36\KENDALL_LAKES_3517.010.DWG Feb. 19, 2020--11:06 AM TROY NIXON



LEGEND

- BL = 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
- CO. = COMPANY
- E.E. = ELECTRIC EASEMENT
- LTD. = LIMITED
- N.R. = NON-RADIAL
- NO. = NUMBER
- PO. = PAGE
- P.O.B. = POINT OF BEGINNING
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- STW.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- VOL. = VOLUME
- W.L.E. = WATER LINE EASEMENT
- ① = BLOCK NUMBER
- * = STREET LIGHT
- = SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH CAPPED IRON ROD (UNLESS OTHERWISE NOTED)

- NOTES:**
- ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
 - ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
 - ANY DISTANCE SHOWN ALONG A CURVE OR RADII IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
 - ALL SIDE LOT LINES ARE EITHER PERPENDICULAR OR RADIAL TO STREET FRONTAGE UNLESS OTHERWISE NOTED.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 48039C0135 I AND 48039C0175 I, REVISED DATE: SEPTEMBER 22, 1999, THE SURVEYED PROPERTY LIES WITHIN ZONE "A", FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED, FOR AREAS OF ALLUVIAL FAN FLOODING; VELOCITIES ALSO DETERMINED.
 - THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9998653191.
 - SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF BUILDING PERMIT FOR EACH TRACT.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 - A.D.A. HANDICAP RAMPS AND SIDEWALKS ACROSS RESERVES SHALL BE INCLUDED IN THE PAVING CONTRACT AND ARE THE RESPONSIBILITY OF THE DEVELOPERS.
 - AN EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY TEXAS, SOUTHWESTERN BELL TELEPHONE COMPANY, D/B/A AT&T TEXAS AND COMCAST OF HOUSTON, LLC RECORDED UNDER CLERK'S FILE NUMBER 2017048449 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
 - SUBJECT TO AN UN-LOCATED RIGHT-OF-WAY AND EASEMENT FOR PIPELINE PURPOSES, AS GRANTED TO STANFORD OIL AND GAS COMPANY RECORDED UNDER VOLUME 403, PAGE 350 OF THE BRAZORIA COUNTY DEED RECORDS.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	630.00'	73°42'28"	83.29'	N42°09'01"E	83.23'
C2	25.00'	97°34'28"	42.57'	N2°53'59"W	37.61'
C3	25.00'	73°28'19"	32.06'	S88°25'22"E	29.91'
C4	630.00'	28°31'28"	281.65'	N88°08'12"E	289.05'
C5	25.00'	84°48'03"	37.00'	N38°57'55"E	33.72'
C6	25.00'	90°00'00"	39.27'	S48°26'07"E	35.36'
C7	25.00'	90°00'00"	39.27'	N41°33'53"E	35.36'
C8	25.00'	90°00'00"	39.27'	S48°26'07"E	35.36'
C9	25.00'	90°00'00"	39.27'	N41°33'53"E	35.36'
C10	25.00'	90°00'00"	39.27'	S48°26'07"E	35.36'
C11	25.00'	89°50'23"	39.20'	N41°38'42"E	35.31'
C12	800.00'	48°15'08"	505.59'	N62°28'20"E	490.49'
C13	570.00'	9°06'55"	90.68'	N42°52'14"E	90.59'
C14	25.00'	80°53'05"	35.29'	N87°52'14"E	32.43'
C15	25.00'	36°52'12"	18.09'	S33°15'07"E	15.81'
C16	50.00'	27°43'20"	239.67'	N27°51'49"E	67.79'
C17	25.00'	57°46'09"	25.21'	N82°34'17"W	24.15'
C18	25.00'	109°59'35"	47.99'	N37°18'34"E	40.99'
C19	570.00'	22°00'23"	218.93'	N89°18'33"E	217.58'
C20	25.00'	86°15'09"	42.00'	S51°33'41"E	37.23'
C21	25.00'	55°01'01"	24.01'	S24°04'24"W	23.09'
C22	50.00'	27°53'10"	240.47'	S88°11'40"E	67.20'
C23	25.00'	40°32'09"	17.69'	N23°42'11"W	17.32'
C24	25.00'	90°00'00"	39.27'	N41°33'53"E	35.36'
C25	25.00'	90°00'00"	39.27'	S48°26'07"E	35.36'
C26	25.00'	55°01'01"	24.01'	S24°04'24"W	23.09'
C27	50.00'	27°53'10"	240.47'	S88°11'40"E	67.20'
C28	25.00'	40°32'09"	17.69'	N23°42'11"W	17.32'
C29	25.00'	90°00'00"	39.27'	N41°33'53"E	35.36'
C30	25.00'	90°00'00"	39.27'	S48°26'07"E	35.36'
C31	25.00'	55°01'01"	24.01'	S24°04'24"W	23.09'
C32	50.00'	27°53'10"	240.47'	S88°11'40"E	67.20'
C33	25.00'	40°32'09"	17.69'	N23°42'11"W	17.32'
C34	25.00'	90°00'00"	39.27'	N41°33'53"E	35.36'
C35	25.00'	90°00'00"	39.27'	S48°26'18"E	35.40'

LINE TABLE

LINE	BEARING	LENGTH
L1	N51°48'37"W	164.55'
L2	S38°11'23"W	80.00'
L3	N38°18'47"E	83.68'
L4	N38°18'47"E	50.00'
L5	S51°41'13"E	21.35'
L6	N37°28'07"W	2.69'
L7	N86°33'53"E	60.00'
L8	N86°33'53"E	180.00'
L9	N86°33'53"E	50.00'
L10	N86°33'53"E	180.00'
L11	N86°33'53"E	50.00'
L12	N38°18'47"E	10.00'
L13	S86°33'53"W	7.00'
L14	S86°33'53"W	7.00'
L15	S86°33'53"W	7.00'
L16	N38°18'47"E	71.07'
L17	N86°33'53"E	20.00'
L18	N85°01'48"E	28.37'
L19	N38°18'47"E	79.77'
L20	N38°18'47"E	79.50'
L21	S11°11'18"E	26.12'
L22	S38°19'38"W	67.33'
L23	S44°12'25"W	61.05'
L24	S38°18'47"W	60.00'

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO UTILITY USE	3.168 AC. - 137,993 S.F.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO GREENSPACE USE	0.118 AC. - 6,031 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO DRAINAGE USE	0.478 AC. - 20,874 S.F.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO GREENSPACE USE	0.109 AC. - 4,740 S.F.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO GREENSPACE USE	0.109 AC. - 4,727 S.F.
(F)	RESTRICTED RESERVE "F"	RESTRICTED TO COMMERCIAL USE	8.894 AC. - 387,378 S.F.
TOTAL			12.871 AC. - 560,543 S.F.

Addressed 09/17/2020

**FINAL PLAT
KENDALL LAKES
SEC 10
A PLANNED UNIT DEVELOPMENT**

A SUBDIVISION OF 31.59 ACRES OF LAND
LOCATED IN H.T.&B.R.R. COMPANY SURVEY,
SECTION 40, A-482
CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS

93 LOTS 1 BLOCK 6 RESERVES

DATE: FEBRUARY 20, 2020 SCALE: 1" = 100'

OWNER:
DUECHELLI, LLC,
A TEXAS LIMITED LIABILITY COMPANY, INC.
12300 MONTWOOD DRIVE
EL PASO, TEXAS 79926
(915) 855-1005

ENGINEER:
r.g.miller engineers
10340 Park Ten Place - Suite 350
Houston, Texas 77084
(713) 481-9800
TEXAS FIRM REGISTRATION NO. F-487
JACK P. MILLER, P.E.

SURVEYOR:
MILLER SURVEY GROUP
1780 WEST SAM HOUSTON PARKWAY NORTH, HOUSTON TEXAS 77043
PHONE 713-413-1900 FAX 713-413-1944
TEXAS FIRM REGISTRATION NO. 10047100
BRIAN E. WILSON, R.P.L.S.