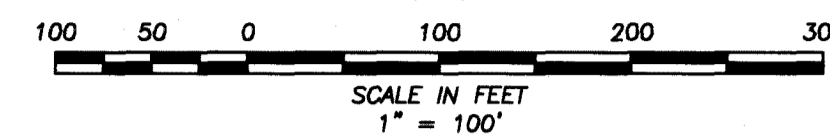


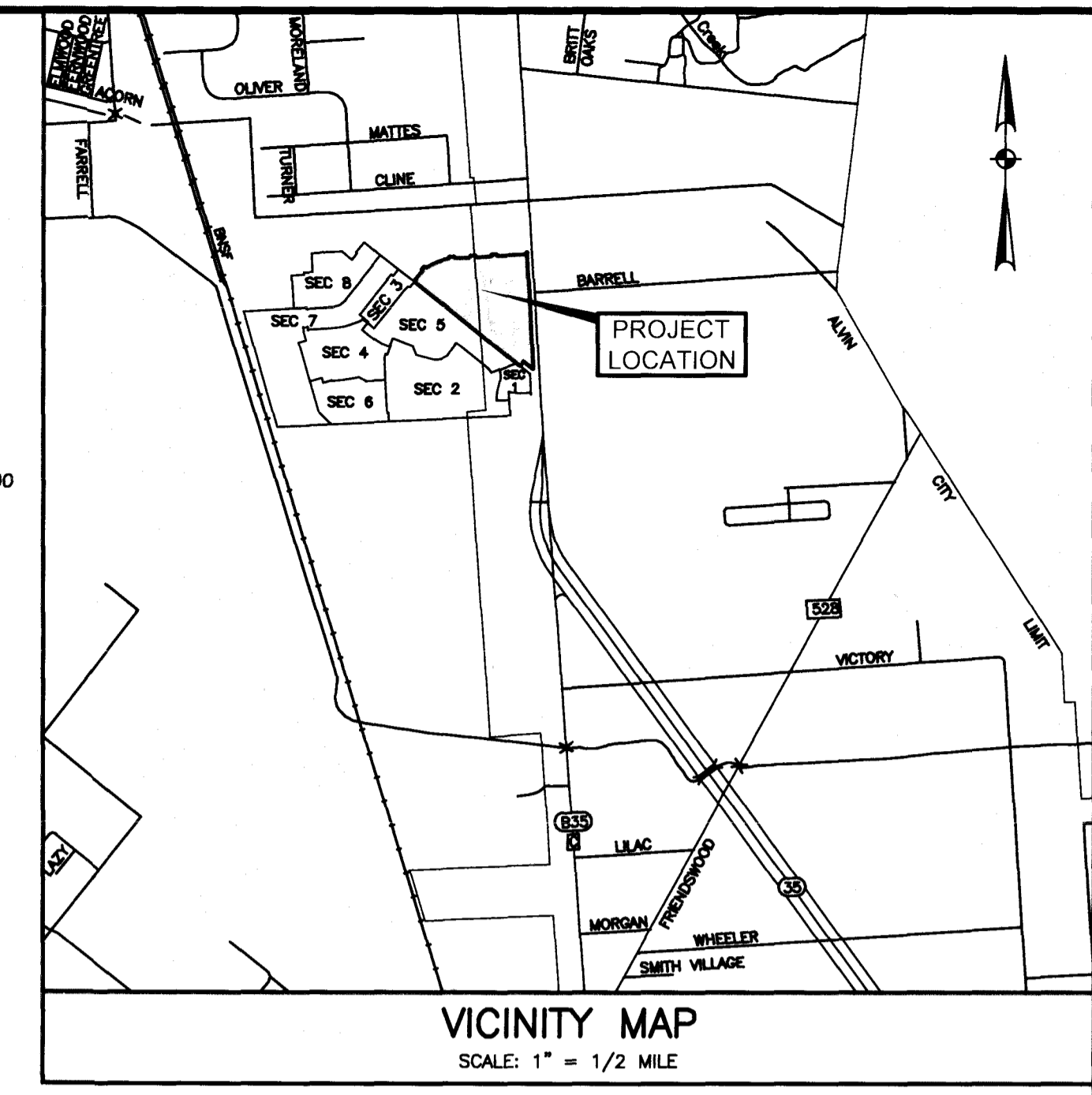
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LEGEND

- A.E. = AERIAL EASEMENT
- BL. = BUILDING LINE
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- C.D. = COMPANY
- E.E. = ELECTRIC EASEMENT
- LTD. = LIMITED
- N.R. = NON-RADIAL
- No. = NUMBER
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R. = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- STMS.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 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 RADIUS 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 1 AND 48039C0175 1, REVISED DATE: SEPTEMBER 22, 1999, THE SURVEYED PROPERTY LIES WITHIN ZONE "AO", 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.
 - AERIAL EASEMENTS (A.E.) ARE 5 FEET ON EITHER SIDE OF THE EASEMENT BEGINNING AT A PLANE 20 FOOT THE GROUND LEVEL UPWARD.
 - 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 STANLIND OIL AND GAS COMPANY RECORDED UNDER VOLUME 403, PAGE 350 OF THE BRAZORIA COUNTY DEED RECORDS, THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - SUBJECT TO ROADWAY EASEMENTS OF UNDETERMINED WIDTH EXTENDING OVER AND ACROSS TWO SEPARATE PORTIONS OF THE SUBJECT PROPERTY IN AN EAST-WEST DIRECTION AS SET FORTH OF THE MAP OR PLAT RECORDED IN VOLUME 19, PAGE 182 OF THE BRAZORIA COUNTY DEED RECORDS, THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.

**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: MAY 12, 2020 SCALE: 1" = 100'

OWNER:
DUECHELLI, LLC,
A TEXAS LIMITED LIABILITY COMPANY, INC.
12300 MONTWOOD DRIVE
EL PASO, TEXAS 79928
(915) 855-1005

ENGINEER:
 r.g.miller
engineers

SURVEYOR:
 MILLER
SURVEY GROUP

16340 Park Ten Place - Suite 360
Houston, Texas 77084
(713) 461-9600
TEXAS FIRM REGISTRATION NO. F-487

1760 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.

JACK P. MILLER, P.E.

SHEET 1 OF 2

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	630.00'	73°4'28"	83.29'	N42°06'01"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'	26°31'28"	291.65'	N68°06'12"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	600.00'	48°15'06"	505.29'	N62°26'20"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"	16.09'	S33°15'07"E	15.81'
C16	50.00'	274°38'20"	239.67'	N27°51'49"E	67.79'
C17	25.00'	57°46'09"	25.21'	N80°34'17"W	24.15'
C18	25.00'	109°59'35"	47.99'	N3°18'34"E	40.96'
C19	570.00'	22°00'23"	218.93'	N89°18'33"E	217.58'
C20	25.00'	96°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'	275°33'10"	240.47'	S86°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'	275°33'10"	240.47'	S86°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'	275°33'10"	240.47'	S86°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°09'37"	39.34'	S48°21'18"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	83.66'
L4	N38°18'47"E	50.00'
L5	S51°41'13"E	21.35'
L6	N3°26'07"W	2.69'
L7	N86°33'53"E	50.00'
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	N65°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	87.33'
L23	S44°12'25"W	81.05'
L24	S38°18'47"W	80.00'

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	0.116 AC. - 5,031 S.F.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO DRAINAGE USE	0.475 AC. - 20,674 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.

L:\3824 - BRAZORIA - MUD - 36\KENDALL LAKES\3517.010 - SEC. 10\CAD\PLAT\3517.010 - PLAT - 041019.DWG Mod. 12: 2020 - 7:02 AM TROY NIXON

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, DUECHELLI, LLC, A TEXAS LIMITED LIABILITY COMPANY INC. ACTING BY AND THROUGH CARLOS D. BOMBACH, EXECUTIVE MANAGER AND NAGESH BASNYAT, AUTHORIZED REPRESENTATIVE, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS DESCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. THE OWNERS 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 BEG OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS ONLY AS SHOWN HEREON. 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 OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE THE 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 THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS ONLY AS SHOWN HEREON. 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY WHEREOF, DUECHELLI, LLC, A TEXAS LIMITED LIABILITY COMPANY INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY CARLOS D. BOMBACH AND NAGESH BASNYAT, THEREUNTO AUTHORIZED, THIS 20th DAY OF July, 2020.

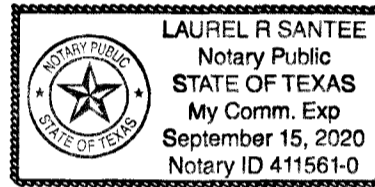
BY: CARLOS D. BOMBACH
EXECUTIVE MANAGER
ATTEST: NAGESH BASNYAT
AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS D. BOMBACH AND NAGESH BASNYAT OF DUECHELLI, LLC, A TEXAS LIMITED LIABILITY COMPANY INC., 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 AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 20th DAY OF July, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME LAUREL R. SANTEE
MY COMMISSION EXPIRES: 9-15-2020



I, BRUCE BARCLAY, S.V.P. OF TRUSTMARK NATIONAL BANK, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS FINAL PLAT KENDALL LAKES SEC. 10, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2018014733, 2018014735, 2019039449, 2018014736, 2018021916, 2018059936, 2018059937 OF THE O.P.R.O.R.P. OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREON TO SAID SUBDIVISION PLAT AND I HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

TRUSTMARK NATIONAL BANK

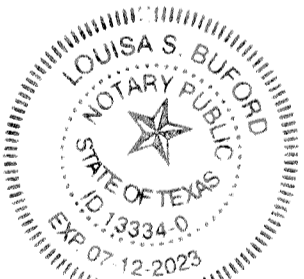
BY: BRUCE BARCLAY, S.V.P.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE BARCLAY, S.V.P., 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 21st DAY OF August, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINT NAME LOUISA S. BUFORD
MY COMMISSION EXPIRES: 07-12-23



I, CAROLYN J. QUINN, AM AUTHORIZED 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, SAID RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER AND TO THE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE COORDINATES (NAD83).

CAROLYN J. QUINN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6033



CITY OF ALVIN SUBDIVISION APPROVED

MAYOR PAUL HORN

APPROVED FOR THE CITY OF ALVIN, TEXAS THIS 24th DAY OF May, 2020.

DINE ROBERTS
CITY SECRETARY
MICHELLE H. SEGORIA
CITY ENGINEER

BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. 3 NOTES:

- 1. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR THE PURPOSES OF DRAINAGE WORK, PROVIDED BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. 3 (B.C.C.R.D. #3) IS PROPERLY NOTIFIED.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. LANDSCAPING SHALL BE PERMITTED WITHIN THE DETENTION PONDS LOCATED WITHIN THIS SUBDIVISION.
3. MAINTENANCE OF DETENTION FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. B.C.C.R.D. #3 SHALL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY B.C.C.R.D. #3 OR SUB-REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO B.C.C.R.D. #3 WITH THEIR APPROVAL. B.C.C.R.D. #3 SHALL BE RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THEM, UNLESS B.C.C.R.D. #3 SPECIFICALLY CONTACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. THE SIDES OF DRAINAGE CHANNELS AND DETENTION FACILITIES SHALL BE HYDROMULCH SEEDING.
5. OUTFALL STRUCTURES AND CULVERTS SHALL COMPLY WITH SECTION LLL S. 2 OF THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. 3 REGULATIONS. BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT No. 3 HAS ADOPTED THE BRAZORIA COUNTY DRAINAGE DISTRICT CRITERIA MANUAL AS ITS GUIDE. EROSION PROTECTION FOR OUTFALL STRUCTURES MUST BE REINFORCED CONCRETE. CONCRETE RUBBLE IS NOT ALLOWED.
6. B.C.C.R.D. #3 APPROVAL OF THE FINAL DRAINAGE PLANS AND FINAL PLAT (IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHT-OF-WAY ACROSS THIRD PARTY DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLANS AND THE FINAL PLAT.
7. B.C.C.R.D. #3 PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITIES ARE OPERATING PROPERLY.
8. DETENTION IS REQUIRED BY B.C.C.R.D. #3 IN ORDER TO OFFSET ADDITIONAL STORM RUNOFF DUE TO THE INCREASED IMPERVIOUS COVER FROM THE DEVELOPMENT.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF FINAL PLAT KENDALL LAKES SEC 10 AS SHOWN HEREON ON THE 21st DAY OF June, 2020.

RICKY KUBEZKA
COMMISSIONER
ALFRED ROBERG, JR.
COMMISSIONER
DONG NGUYEN, P.E., C.F.M.
DISTRICT ENGINEER

FIELD NOTES FOR A 31.59 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 31.59 ACRE (1,376,078 SQUARE FEET), LOCATED IN THE H. T. & B.R.R. CO. SURVEY, SECTION 40, ABSTRACT NUMBER NO. 482, IN BRAZORIA COUNTY, TEXAS; SAID 31.59 ACRE TRACT BEING A PORTION OF A CALLED 351.99 ACRE TRACT RECORDED IN THE NAME OF MARYFIELD, LTD. IN THE BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2004000364, AND BEING A PORTION OF A CALLED 38.804 ACRE TRACT RECORDED IN THE NAME OF DUECHELLI, LLC IN B.C.C.F. NO. 2018025941; SAID 31.59 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) SOUTH CENTRAL ZONE, PER G.P.S. OBSERVATIONS):

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 351.99 ACRE TRACT, MARKING THE SOUTHEAST CORNER OF A CALLED 274.827 ACRE TRACT RECORDED IN VOLUME (VOL.) 1187, PAGE (PG.) 1, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), BEING ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 35 (100 FEET WIDE), FOR THE NORTHEAST CORNER OF A 60-FOOT WIDE HOUSTON LIGHTING AND POWER COMPANY (H.L.&P. CO.) EASEMENT RECORDED IN VOL. 916, PG. 762, B.C.D.R.;

THENCE, WITH THE LINE COMMON TO SAID 351.99 ACRE TRACT AND THE WESTERLY R.O.W. LINE OF SAID STATE HIGHWAY 35, THE FOLLOWING TWO (2) COURSES:

- 1. SOUTH 03 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 519.49 FEET TO AN ANGLE POINT AT THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 03 DEGREES 16 MINUTES 30 SECONDS EAST, A DISTANCE OF 1,535.92 FEET TO A 3/4-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 80-FOOT WIDE H.L.&P. CO. EASEMENT RECORDED IN VOL. 1400, PG. 916, B.C.D.R. AND BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID 0.0367 ACRE TRACT, NORTH 51 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 164.55 FEET TO A 3/4-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID 0.0367 ACRE TRACT H.L.&P. CO. EASEMENT, ON THE NORTHEAST LINE OF A CALLED 80-FOOT WIDE H.L.&P. CO. EASEMENT RECORDED IN VOLUME 842, PAGE 167, B.C.D.R., FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

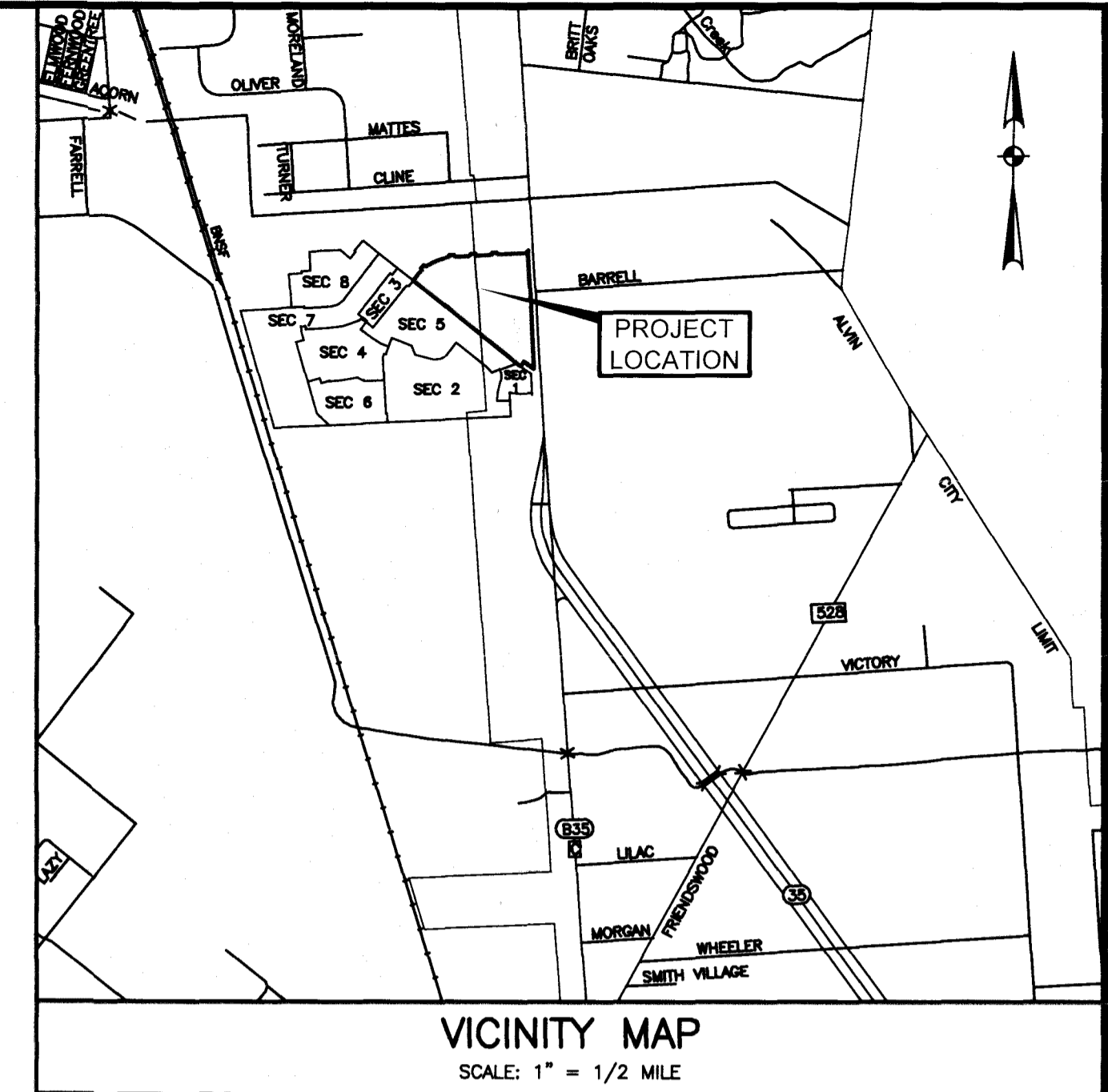
THENCE, WITH THE NORTHWEST LINE OF SAID 0.0367 ACRE TRACT, SOUTH 38 DEGREES 11 MINUTES 23 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A 3/4-INCH IRON ROD FOUND ON THE NORTHEAST LINE OF KENDALL LAKES SEC. 5, A SUBDIVISION OF RECORD IN FILE NO. 2011047771, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING THE MOST SOUTHERLY CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID KENDALL LAKES SEC. 5, BEING THE SOUTHWEST LINE OF SAID 80-FOOT WIDE H.L.&P. CO. EASEMENT, NORTH 51 DEGREES 41 MINUTES 13 SECONDS WEST, A DISTANCE OF 1,785.00 FEET TO A 5/8-INCH IRON ROD WITH TERRA CAP FOUND FOR NORTHWEST TERMINUS OF CORAL TRAILS DRIVE (60-FOOT WIDE PER FILE NO. 2011047771, B.C.P.R.), FOR THE MOST NORTHERLY CORNER OF SAID KENDALL LAKES SEC. 5, THE SOUTHEAST CORNER OF KENDALL LAKES SEC. 3, A SUBDIVISION OF RECORD IN FILE NO. 2014053221, B.C.P.R., AND BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS 80-FOOT WIDE H.L.&P. CO. EASEMENT, SAID 351.99 ACRE TRACT AND SAID 38.804 ACRE TRACT, NORTH 38 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 83.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING THROUGH AND ACROSS SAID 38.804 ACRE TRACT THE FOLLOWING TWENTY (20) COURSES:

- 1. 83.29 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 34 MINUTES 28 SECONDS, AND A CHORD THAT BEARS NORTH 42 DEGREES 06 MINUTES 01 SECONDS EAST, A DISTANCE OF 83.23 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
2. 42.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97 DEGREES 34 MINUTES 28 SECONDS, AND A CHORD THAT BEARS NORTH 02 DEGREES 53 MINUTES 59 SECONDS WEST, A DISTANCE OF 37.61 FEET TO AN ANGLE POINT;
3. NORTH 38 DEGREES 18 MINUTES 47 SECONDS EAST, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT;
4. SOUTH 51 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF 21.35 TO THE BEGINNING OF A CURVE TO THE LEFT;
5. 32.06 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 73 DEGREES 28 MINUTES 19 SECONDS, AND A CHORD THAT BEARS SOUTH 88 DEGREES 25 MINUTES 22 SECONDS EAST, A DISTANCE OF 29.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
6. 291.65 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 26 DEGREES 31 MINUTES 28 SECONDS, A CHORD THAT BEARS NORTH 68 DEGREES 06 MINUTES 12 SECONDS EAST, A DISTANCE OF 289.05 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
7. 37.00 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 84 DEGREES 48 MINUTES 03 SECONDS, AND A CHORD THAT BEARS NORTH 38 DEGREES 57 MINUTES 55 SECONDS EAST, A DISTANCE OF 33.72 FEET TO A POINT OF TANGENCY;
8. NORTH 03 DEGREES 26 MINUTES 07 SECONDS WEST, A DISTANCE OF 2.69 FEET TO AN ANGLE POINT;
9. NORTH 86 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
10. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 48 DEGREES 26 MINUTES 07 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY;
11. NORTH 86 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
12. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 35.36 FEET TO AN ANGLE POINT;
13. NORTH 86 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
14. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 48 DEGREES 26 MINUTES 07 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY;
15. NORTH 86 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
16. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 35.36 FEET TO AN ANGLE POINT;
17. NORTH 86 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
18. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 48 DEGREES 26 MINUTES 07 SECONDS EAST, A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY;
19. NORTH 86 DEGREES 33 MINUTES 53 SECONDS EAST, A DISTANCE OF 360.81 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
20. 39.20 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 50 MINUTES 23 SECONDS, AND A CHORD THAT BEARS NORTH 41 DEGREES 38 MINUTES 42 SECONDS EAST, A DISTANCE OF 35.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.59 ACRES OF LAND.



LOT AREA TABLE with columns: LOT, BLOCK, SQ. FT., ACRE. Lists lots 1 through 47 with their respective areas.

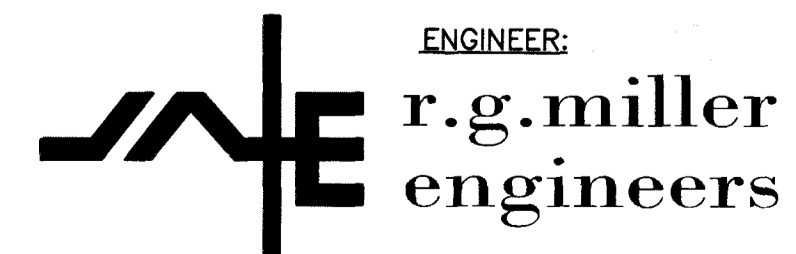
LOT AREA TABLE with columns: LOT, BLOCK, SQ. FT., ACRE. Lists lots 48 through 93 with their respective areas.

FINAL PLAT
KENDALL LAKES
SEC 10
A PLANNED UNIT DEVELOPMENT

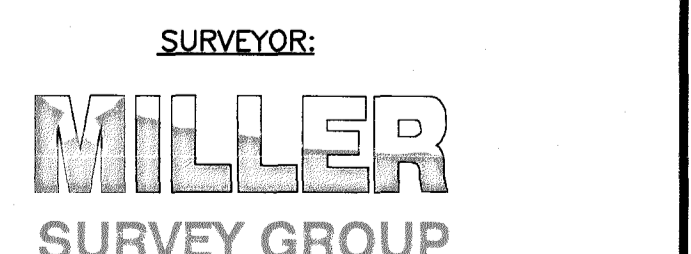
A SUBDIVISION OF 31.59 ACRES OF LAND LOCATED IN H.T.&B.R.R. COMPANY SURVEY, SECTION 40, A-482 CITY OF ALVIN, BRAZORIA COUNTY, TEXAS

93 LOTS 1 BLOCK 6 RESERVES
DATE: MAY 12, 2020 SCALE: 1" = 100'

OWNER: DUECHELLI, LLC, A TEXAS LIMITED LIABILITY COMPANY, INC. 12300 MONTWOOD DRIVE EL PASO, TEXAS 79928 (915) 855-1005



16340 Park Ten Place - Suite 350 Houston, Texas 77084 (713) 461-9600 TEXAS FIRM REGISTRATION NO. F-487 JACK P. MILLER, P.E.



1760 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.

2021000633 Confirmed Copy Brazoria County - Joyce Hudnan, County Clerk 01/05/2021 09:18 am Total Pages: 2 Fee: 223.00