

**EXHIBIT "B"**

W. DOBSON SURVEY ABSTRACT 187

PROPOSED R.O.W. LINE

10' WIDE R.O.W. EASEMENT  
(VOL. 589, PG. 442 B.C.D.R.)

EXISTING R.O.W. LINE

ABSTRACT 187  
ABSTRACT 243

**McHARD ROAD** (R.O.W. VARIES)  
(COUNTY ROAD 106)

ASPHALT

20' ROADWAY (Vol. 2, Pg. 23-24 B.C.P.R.)

COMMENCING POINT

SP EXISTING R.O.W. LINE N 87°03'06" E 246.01'

**R.O.W. PARCEL 22**  
PROPOSED R.O.W. STRIP  
L4  
4" PVC RSR

**0.6073 ACRE**  
(26,455 SQ. FT.)

PID No. 614395  
CALLED 0.8108 ACRE  
NOIL Q. FRISBY, ET UX.  
TO  
MARTY HACKNEY, ET AL.  
(2008023960 O.P.R.B.C.)  
05-07-2008

H.T. & B. R.R. CO.  
SURVEY  
ABSTRACT 243

CALLED & FND. 5/8" IR

PID No. 166425  
CALLED 1.0000 ACRE  
NOIL Q. FRISBY, ET AL.  
TO  
REGINALD J. HUNTER, ET UX.  
(2007017237 O.P.R.B.C.)  
03-14-2007

**LOT 49, SECTION 19**  
**ALLISON-RICHEY GULF COAST HOME CO.'s**  
**SUBDIVISION**  
(Vol. 2, Pg. 23-24 B.C.P.R.)

PID No. 166426  
CALLED 1.1793 ACRES  
NOIL Q. FRISBY, ET AL.  
TO  
JOSE J. GUTIERREZ, A MARRIED MAN  
(2007026616 O.P.R.B.C.)  
05-10-2007

40' WIDE ROADWAY EASEMENT  
CENTERED ON ABSTRACT LINE  
(Vol. 2, Pg. 24 B.C.P.R.)

LINE	BEARING	DISTANCE
L1	S 02°54'36" E	75.77'
L2	S 87°22'48" W	246.21'
L3	N 02°49'47" W	109.18'
L4	N 87°00'41" E	211.05'
L5	S 47°56'58" E	49.46'
L6	S 02°54'36" E	66.21'

ASPHALT

STONE ROAD-C.R. 561 (R.O.W. VARIES)

ABSTRACT 243  
ABSTRACT 505

PROPOSED  
McHARD ROAD

F.B. DRAKE SURVEY  
ABSTRACT 505

PID No. 175793  
CALLED 1.164 ACRES  
JASON C. BLIGHT,  
SUCCESSOR TRUSTEE  
TO  
SALVADOR DAVILA, JR.  
(2013036461 O.P.R.B.C.)  
07-23-2013

C.R. 561A-LONGLEAF DRIVE

**C.L. DAVIS & CO.** 1500 WINDING WAY  
FRIENDSWOOD, TEXAS 77546  
281-482-9490  
LAND SURVEYING FIRM NO. 10082000

**STANDARD LAND SURVEY**

0.6073 ACRE OUT OF  
LOT 49, SECTION 19 ALLISON-RICHEY  
GULF COAST HOME CO.'s SUBDIVISION  
(Vol. 2, Pg. 23-24 B.C.P.R.)  
H.T. & B. R.R. CO. SURVEY, A-243  
PEARLAND, BRAZORIA COUNTY, TEXAS



# EXHIBIT "B"

## LEGEND

—P—	OVERHEAD POWER
←	DOWN GUY
■	INLET
●	MANHOLE
⊕	POWER POLE
⊕	FIRE HYDRANT
⊕	GATE VALVE
×	STREET SIGN
×	STREET LIGHT
⊞	TELEPHONE ENCLOSURE

## ABBREVIATIONS

IP	IRON PIPE
IR	IRON ROD
w/CAP(W)	WITH CAP STAMPED "WILSON SURVEY GROUP"
(S)	SET 5/8" IRON ROD w/CAP STAMPED "C.L. DAVIS RPLS 4464"
(U)	UNABLE TO SET
SP	SERVICE POLE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
CP	CONCRETE PIPE
SS	STREET SIGN
AL	AREA LIGHT
ELEC.	ELECTRIC
TEL.	TELEPHONE
ALUM.	ALUMINUM
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS

### NOTES:

1. THE BASIS OF BEARINGS SHOWN IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE BUILDINGS OR IMPROVEMENTS SHOWN HEREON REPRESENT THE OUTLINE AT GROUND SURFACE LEVEL, UNLESS OTHERWISE NOTED.
3. THE UTILITY APPURTENANCES ( i.e., utility poles, inlets, etc.) SHOWN HEREON ARE THOSE VISIBLE AT THE TIME OF SURVEY AND MAY NOT BE COMPLETE.
4. FUTURE DEVELOPMENT OF THIS SITE IS SUBJECT TO CITY OF PEARLAND ORDINANCE.
5. ALL SET CAPPED 5/8" IRON RODS STAMPED "C.L. DAVIS RPLS 4464".
6. THIS SURVEY PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION PER TEXAS BOARD OF PROFESSIONAL LAND SURVEYOR'S "GENERAL RULES OF PROCEDURES AND PRACTICES" SECTION 663.19(9).



01-29-2019

DATE

MICHAEL A. den UIJL

5698

R.P.L.S. No.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND ON 01-22-2019 AND THAT THIS DRAWING SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

THIS CERTIFICATION IS REVOKED AND THE SURVEY NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, OR DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

	<b>C.L. DAVIS &amp; CO.</b> LAND SURVEYING	1500 WINDING WAY FRIENDSWOOD, TEXAS 77546 281-482-9490 FIRM NO. 10082000
	<b>STANDARD LAND SURVEY</b> 0.6073 ACRE OUT OF LOT 49, SECTION 19 ALLISON-ricHEY GULF COAST HOME CO.'s SUBDIVISION (Vol. 2, Pg. 23-24 B.C.P.R.) H.T. & B. R.R. CO. SURVEY, A-243 PEARLAND, BRAZORIA COUNTY, TEXAS	
DATE: 01-25-2019    SCALE: 1" = 60'    JOB NO.: 11-421-150		DWG: 11-421-150-PARCEL-22-2018-BOUNDARY

EXHIBIT "A"  
METES AND BOUNDS DESCRIPTION  
0.6073 ACRE OUT OF  
LOT 49, SECTION 19  
ALLISON RICHEY GULF COAST HOME COMPANY'S SUBDIVISION  
H.T. & B. R.R. CO. SURVEY, ABSTRACT 243  
PEARLAND, BRAZORIA COUNTY, TEXAS

All that certain 0.6073 acre being out of Lot 49, Section 19, Allison Richey Gulf Coast Home Company's Subdivision, according to the plat thereof filed in Volume 02, Page 23-24 Brazoria County Plat Records, H.T. & B. R.R. Co. Survey, Abstract 243, Pearland, Brazoria County, Texas and being out of that certain tract as described in a deed dated 05-07-2008 from Noil Q. Frisby, et ux. to Marty Hackney, et al. as filed in the Official Public Records of Brazoria County at Clerk's File Number 2008023960 and being more particularly described by metes and bounds as follows (bearings shown based on the Texas Coordinate System of 1983, South Central Zone);

Commencing at a point marking the intersection of the existing south right-of-way line of McHard Road (County Road 106) (width varies) and the existing west right-of-way line of Stone Road (County Road 561) (width varies) and also marking the northeast corner of said Marty Hackney, et al. tract; Thence S 02° 54' 36" E – 66.21' with the existing west right-of-way line of said Stone Road to a found 5/8" iron rod with TxDOT aluminum cap marking the POINT OF BEGINNING of herein described tract;

1. Thence S 02° 54' 36" E – 75.77' continuing with the existing west right-of-way line of said Stone Road to a found metal fence post for corner, from which a found 5/8" iron rod bears N 86° 01' 55" E – 5.96' for reference;
2. Thence S 87° 22' 48" W – 246.21' with the north line of that certain tract as described in a deed dated 05-10-2007 from Noil Q. Frisby, et al. to Jose J. Gutierrez, a married man as filed in the Official Public Records of Brazoria County at Clerk's File Number 2007026616 to a called and found 5/8" iron rod for corner;
3. Thence N 02° 49' 47" W – 109.18' with the east line of that certain tract as described in a deed dated 03-14-2007 from Noil Q. Frisby, et al. to Reginald J. Hunter, et ux. as filed in the Official Public Records of Brazoria County at Clerk's File Number 2007017237 to a set 5/8" iron rod with cap (stamped C.L. DAVIS RPLS 4464) for corner;
4. Thence N 87° 00' 41" E – 211.05' with the proposed south right-of-way line of said McHard Road to a found "X" cut in concrete for corner;
5. Thence S 47° 56' 58" E – 49.46' with the proposed cut-back corner located at the southwest corner of the intersection of the existing west right-of-way line of said Stone Road and the proposed south right-of-way line of said McHard Road to the POINT OF BEGINNING and containing 0.6073 acre (26,455 square feet) of land more or less.

Compiled by: C.L. Davis & Company  
Firm No. 10082000  
Job Number: 11-421-150-Parcel 22 Residue M&B.doc  
01-25-2019