THE STATE OF TEXAS

COUNTY OF BRAZORIA

I, Patricia Ann Brooks, owner of the property being subdivided, in this plat of BROOKS ACRES, do hereby make subdivision of said property for and on behalf of said BROOKS ACRES, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and 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 bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

In Testimony, hereto, City of Alvin, has caused these presents to be signed by _____ thereunto authorized, and its common seal hereunto affixed, this 25 day of April, 2019.

Patricia Ann Brooks

THE STATE OF TEXAS

COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Patricia Ann Brooks, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity thereip and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this 25 day of April, 2019.

Notary Public for the
State of Texas
My Commission Expires: 11/22/20

THERESA K. SCOPEL
Notary Public, State of Texas
Comm. Expires 11-22-2020
Notary ID 6214517

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. SCALE FACTOR: 0.99985497.

2. THIS PLAT HAS BEEN PREPARED UTILIZING A CITY PLANNING LETTER PROVIDED BY ABSTRACT SERVICES OF HOUSTON, OF NUMBER OF 2019-02-0013, DATED FEBRUARY 25, 2019, RECEIVED BY THE SURVEYOR ON FEBRUARY 26, 2019.

3. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

4. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.

5. THE CITY PLANNING LETTER CALLS FOR RIGHT-OF-WAY FOR ROAD AS DESCRIBED UNDER VOLUME 133, PAGE 613 OF THE DEED RECORDS OF BRAZORIA COUNTY. SAID RECORDED DEED DOES NOT DESCRIBE ANY SPECIFIC TYPE OF ROAD RIGHT-OF-WAY.

6. THE PROPERTY BEING PLATTED IS SUBJECT TO ALL STIPULATIONS AND ORDINANCES BY THE CITY OF ALVIN FOR FUTURE DEVELOPMENT.

7. THE FLOOD ZONE DEPICTED HEREON IS DETERMINED BY FEMA AND IS PER SCALING FROM THE FIRM REFERENCED HEREON.

LEGEND

———	PLAT BOUNDARY LINE.
—V—V—	EXISTING TOP OF BANK.
O.P.R.B.C.Tx.	OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.
B.C.C.	BRAZORIA COUNTY CLERKS.
VOL.	VOLUME.
PG.	PAGE.

APPROVED BY CITY COUNCIL OF THE CITY OF ALVIN
ON THIS
4th DAY OF
April, 2019.

PAUL HORN — MAYOR
MICHELLE SEGOVIA — CITY ENGINEER
DIXIE ROBERTS — CITY SECRETARY

CERTIFICATE OF SURVEYOR

I, SCOTT R. SHERIDAN, 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 (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTH (5/8) INCH AND A LENGTH OF NOT LESS THAN TWO (2) FEET, UNLESS OTHERWISE NOTED.

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6171

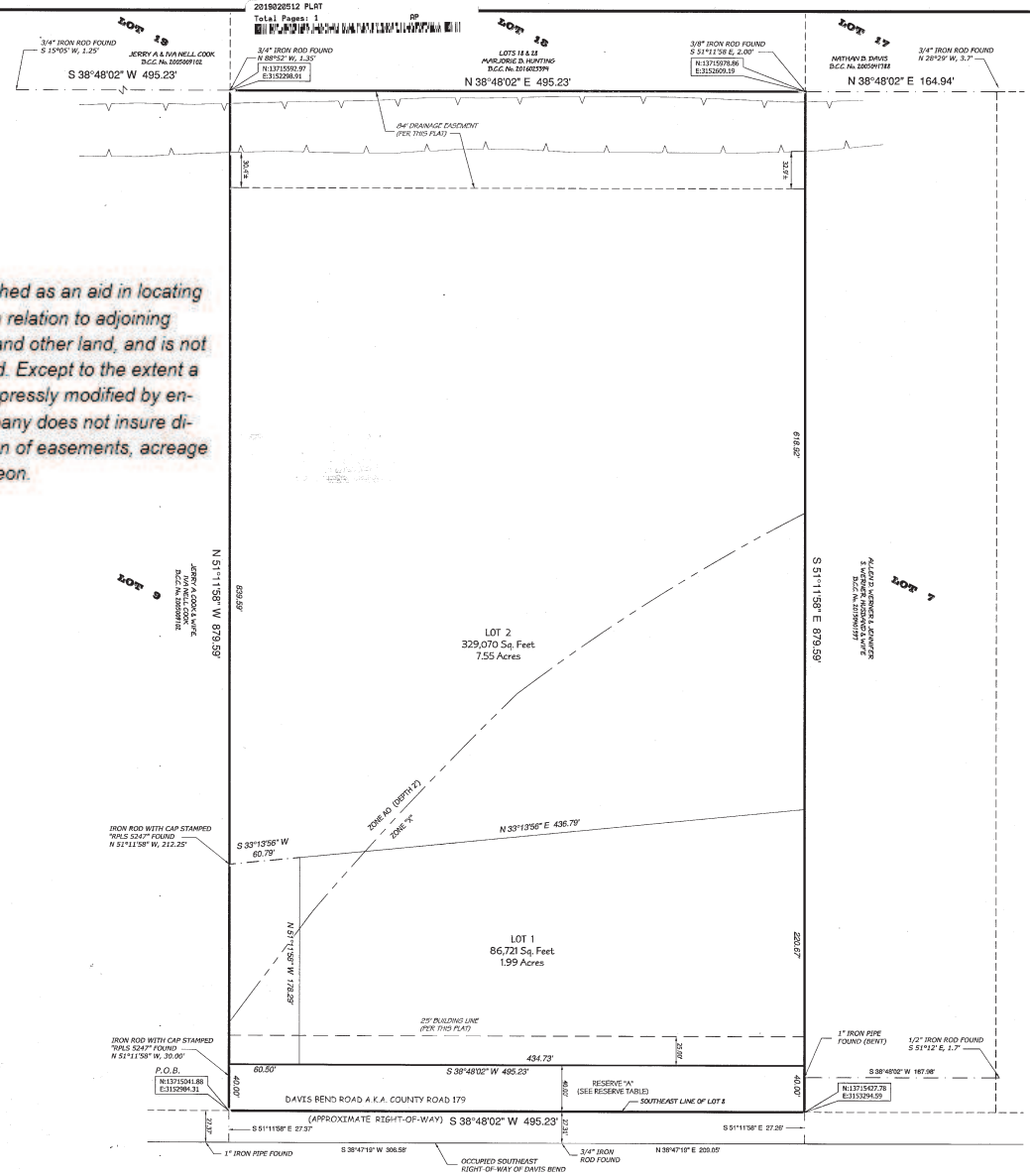
4/9/19

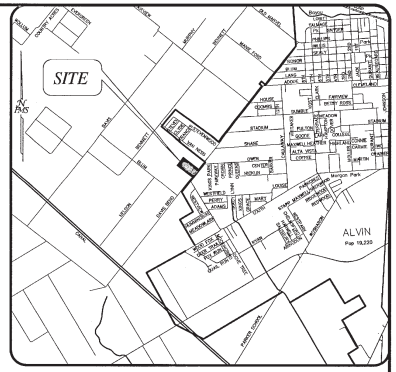
STATE OF TEXAS
SCOTT R. SHERIDAN
6171
REGISTERED PROFESSIONAL LAND SURVEYOR

FLOOD STATEMENT

THE PROPERTY BEING PLATTED LIES PARTIALLY WITHIN ZONE "X" AND ZONE "AO", DEPTH 2, AS DETERMINED BY FEMA, PER SCALING ON FLOOD INSURANCE RATE MAP No. 48039C0145H, MAP REVISED JUNE 5, 1998. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC FLOODING HAZARDS WHICH MAY EXIST. FEMA MAPS ARE SUBJECT TO UPDATES AT ANY TIME AT THE DISCRETION OF FEMA.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





VICINITY MAP
SCALE: 1"=2640'

METES & BOUNDS DESCRIPTION OF

A 10.00 acre (435,599 square feet) being Lot 8 of the J.A. Labatt Subdivision and being situated in the H.T&B. R.R. Company Survey, Abstract 474, with said 435,599 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING: at a point for corner in the called centerline of Davis Bend Road, also known as County Road 179 having a variable width, at the East corner of Lot 9, the South corner of Lot 8 and at the South corner of the herein described tract;

THENCE: N 51°11'58" W, along and with the Northeast line of said Lot 9, the Southwest line of Lot 8 and the Southwest line of this tract, at a distance of 30.00 feet, pass an iron rod with cap found stamped "RPLS 5247" on the occupied Northwest right-of-way line of Davis Bend Road, at a distance of 212.25 feet, pass an iron rod with cap stamped "RPLS 5247" for reference on the common line of Lots 8 and 9 and on the Southwest line of this tract, continuing a total distance of 879.59 feet to a point at the common corner of Lots 8, 9, 18 and 19, same being the West corner of this tract, from which a 3/4 inch iron rod found bears N 88°52' W, a distance of 1.35 feet;

THENCE: N 38°48'02" E, along and with the Northeast line of Lot 18, the Northwest line of Lot 8 and the Northwest line of this tract, a distance of 495.23 feet to a point at the common corner of Lots 17, 18, 7 and 16, at the North corner of the herein described tract;

THENCE: S 51°11'58" E, along and with Southwest line of Lot 7, the Northeast line of Lot 8 and the Northeast line of this tract, at a distance of 2.00 feet, pass a 3/8 inch iron rod found for reference on said common line of Lots 7 and 8 and the Northeast line of this tract, at a distance of 849.59 feet, pass a 1 inch iron pipe found bent on the occupied Northwest right-of-way of Davis Bend, continuing a total distance of 879.59 feet to a point on the called centerline of said David Bend Road, at the South corner of Lot 7, the East corner of Lot 8 and the East corner of this tract;

THENCE: S 38°48'02" W, along and with the called centerline of Davis Bend Road, the Southeast line of Lot 8 and the Southeast line of this tract, a distance of 495.23 feet to the **POINT OF BEGINNING** and containing a calculated area of 10.00 acres of land.

0 50 100 150
SCALE: 1"=50'

RESERVE TABLE

RESERVE	DEDICATION	SQ. FT.	ACREAGE
A	RIGHT-OF-WAY	19,809	0.46

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

2019020512
Brazoria County - Joyce Hudman, County Clerk
05/02/2019 09:43 AM
Total Pages: 1
Fee: 123.00
Joyce Hudman

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY 6,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmssurveying.com
FMS JOB No. 58882
DRAFTING: DB & JPS

FMS SURVEYING, INC
ESTABLISHED 1978

OWNER:
ANTHONY & PATRICIA ANN BROOKS
112 SOUTH GORDON STREET,
ALVIN, TEXAS 77511
PHONE: 281-968-7759
EMAIL: areyes9468@yahoo.com

FINAL PLAT OF BROOKS ACRES

BEING

A SUBDIVISION OF 10.00 ACRES

LOT 8 OF THE J.A. LABATT SUBDIVISION
HT&B RR Co. SURVEY, A-474 SUBDIVISION
BRAZORIA COUNTY
TEXAS

TWO (2) LOTS
ONE (1) RESERVE

MARCH 11, 2019

SHEET 1 OF 1