

STATE OF TEXAS
 COUNTY OF BRAZORIA

WE, PHE-FITE ROAD INTERESTS, LP, BY FITE ROAD GP, LLC, ITS GENERAL PARTNER, AND FITE INTERESTS, LTD., BY FITE RD GP, LLC OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF THE OAKS AT CULLEN PARKWAY, 10.507 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 17, ABSTRACT 242, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID OWNER, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, 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 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN-FOOT (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET SIX INCHES (7' 6") FOR FOURTEEN-FOOT (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN-FOOT (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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN-FOOT (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN-FOOT (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN-FOOT (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE 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, PHE-FITE ROAD INTERESTS, LP, BY FITE ROAD GP, LLC, ITS GENERAL PARTNER, AND FITE INTERESTS, LTD., BY FITE RD GP, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY JENNIFER POLLAK EVANS, MANAGER, THEREUNTO AUTHORIZED, THIS 27 DAY OF June, 2023.

FITE INTERESTS, LTD.
 BY: FITE RD GP, LLC

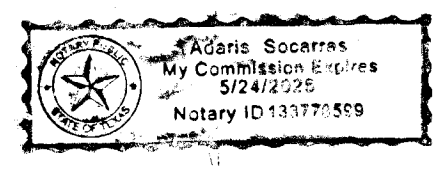
Jennifer Pollak Evans
 JENNIFER POLLAK EVANS, MANAGER

STATE OF TEXAS
 COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JENNIFER POLLAK EVANS, 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 CONSIDERATIONS THEREIN EXPRESSED, AND AS ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF June, 2023.

Adoris Socarras
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 5/24/26
 ID: 133778599
 Adoris Socarras



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS REPLAT PLAT AND SUBDIVISION OF THE OAKS AT CULLEN PARKWAY IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HERE ON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 27 DAY OF June, 2023.

Brandon Dansey
 BRANDON DANSEY
 CHAIR OF THE PLANNING AND ZONING COMMISSION

APPROVED FOR THE CITY OF PEARLAND THIS 27 DAY OF June, 2023.

Rajendra Shrestha
 RAJENDRA SHRESTHA, P.E., C.E.M.
 CITY ENGINEER

I, CHRIS RHODES, 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 THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

Chris Rhodes
 CHRIS RHODES, R.P.L.S.
 TEXAS REGISTRATION NO. 6532



I, JOYCE HUDMAN, COUNTY CLERK IN AND FOR BRAZORIA COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON June 27, 2023, AT 10:00 O'CLOCK A.M., AND DULY RECORDED ON June 27, 2023, AT 10:00 O'CLOCK A.M., AT CLERK'S FILE NUMBER 2023031990 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

JOYCE HUDMAN
 COUNTY CLERK
 BRAZORIA, TEXAS

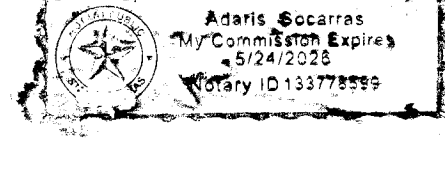
BY: _____
 NAME: _____
 DEPUTY

STATE OF TEXAS
 COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JENNIFER POLLAK EVANS, 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 CONSIDERATIONS THEREIN EXPRESSED, AND AS ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27 DAY OF June, 2023.

Adoris Socarras
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 5/24/26
 ID: 133778599
 Adoris Socarras



GENERAL NOTES

1. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
2. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480077, DATED DECEMBER 30, 2020, INDICATES THAT THIS TRACT IS WITHIN ZONE X UNSHADED AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 480390040K.
3. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
4. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY ABSTRACT SERVICES OF HOUSTON, OF 7910-21-4731, DATED FEBRUARY 23, 2023. ALL BEARINGS REFERENCES ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
5. THE COORDINATES SHOWN HEREON ARE GRID, TO CONVERT TO SURFACE APPLY THE COMBINED SCALE FACTOR OF 0.999721283.
6. ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF PEARLAND PRIMARY BENCHMARK NO. 100, BEING A BRONZE DISK STAMPED "100" LOCATED IN THE NORTH CURB LINE OF A CONCRETE DRIVEWAY TO PEARLAND WATER WELLS #3, WITH AN ELEVATION OF 37.86 FEET, NAVD83, 2001 ADJUSTMENT, X:3,165,033.935; Y:13,765,156.162.
7. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN 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.
8. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY 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 PAYMENT, 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.
9. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL AND RESIDENTIAL PROPERTIES.
10. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET CITY OF PEARLAND REQUIREMENTS AT THE TIME OF DEVELOPMENT.
11. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4.
12. THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
13. THIS PROPERTY IS LOCATED WHOLLY WITHIN PEARLAND MUNICIPAL MANAGEMENT DISTRICT NO. 19.
14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AKASITE SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
15. DRIVEWAYS REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
16. ALL PIPELINES AND PIPELINE EASEMENTS THAT AFFECT THE TRACT ARE SHOWN HEREON.

METES AND BOUNDS DESCRIPTION OF 10.507 ACRES

BEING A TRACT OF LAND CONTAINING 10.507 ACRES, LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 17, ABSTRACT 242, IN BRAZORIA COUNTY, TEXAS, SAID 10.507 ACRE TRACT BEING THE 7.7144 ACRE TRACT OF LAND RECORDED IN THE NAME OF PHE-FITE INTERESTS, LP, IN B.C.P.R. NO. 202001820, AND BEING ALL OF A CALLED 0.1780 ACRE TRACT OF LAND RECORDED IN THE NAME OF PHE-FITE INTERESTS, LP, IN B.C.C.F. NO. 200109156, ALL OF A CALLED 0.1780 ACRE TRACT OF LAND RECORDED IN THE NAME OF PHE-FITE INTERESTS, LP, IN B.C.C.F. NO. 200109156, AND THE REMAINDER OF A CALLED 10.0000 ACRE TRACT OF LAND RECORDED IN THE NAME OF FITE INTERESTS, LTD., IN B.C.C.F. NO. 200109156, AND BEING ALL OF LOT 1, BLOCK 1, OF CULLEN PARKWAY AND OLD CHOCOLATE BAYOU, A SUBDIVISION OF RECORD IN PLAT NO. 202001820 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.); SAID 10.507 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE):

BEGINNING AT A 5/8-INCH CAPPED IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 7.7144 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 4.814 ACRE TRACT OF LAND RECORDED IN THE NAME OF LEWIS UNISER PROPERTIES, LTD., IN B.C.C.F. NO. 200704193, ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF FITE ROAD (SEVENTY FEET WIDE PER VOLUME 18, PAGES 75-76 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), VARIABLE WIDTH PER VOLUME 20, PAGES 37-38 OF THE B.C.P.R. AND B.C.C.F. NO. 200504274), FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 67° 15' 55" WEST, WITH THE SOUTH LINES OF SAID 7.7144 ACRE TRACT AND SAID REMAINDER TRACT AND WITH THE NORTH R.O.W. LINE OF SAID FITE ROAD, A DISTANCE OF 606.14 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT THE SOUTHEAST END OF A TRANSITION LINE FROM THE NORTH R.O.W. LINE OF SAID FITE ROAD TO THE EAST R.O.W. LINE OF CULLEN BOULEVARD (ONE HUNDRED FEET WIDE PER B.C.C.F. NO.(S) 200402249 AND 200403717), FOR THE SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 48° 41' 04" WEST, WITH SAID TRANSITION LINE, A DISTANCE OF 42.99 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT THE NORTHWEST END OF SAID TRANSITION LINE, FOR THE WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WEST LINES OF SAID REMAINDER TRACT, SAID 0.0331 ACRE TRACT AND SAID LOT 1, AND WITH THE EAST R.O.W. LINE OF SAID CULLEN BOULEVARD, 790.26 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2080.00 FEET, A CENTRAL ANGLE OF 22° 05' 13" AND A CHORD THAT BEARS NORTH 10° 02' WEST, A DISTANCE OF 785.37 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT THE NORTHERLY NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST END OF A TRANSITION LINE FROM THE NORTHEAST R.O.W. LINE OF SAID CULLEN PARKWAY TO THE SOUTHEAST R.O.W. LINE OF OLD CHOCOLATE BAYOU ROAD (SIXTY-FIVE FEET WIDE PER B.C.C.F. NO. 2004010762), FOR THE WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 16° 32' 27" EAST, WITH SAID TRANSITION LINE, A DISTANCE OF 43.11 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT THE NORTHEAST END OF SAID TRANSITION LINE, FOR THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 61° 07' 17" EAST, WITH THE NORTHWEST LINE OF SAID LOT 1 AND WITH THE SOUTHEAST R.O.W. LINE OF SAID OLD CHOCOLATE BAYOU ROAD, A DISTANCE OF 106.85 FEET TO A 5/8-INCH CAPPED IRON ROD FOUND AT THE NORTHERLY CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF SAID COMMERCIAL RESERVE 'E', BLOCK 3, OF TRANQUILITY LINK ESTATES SECTION 4, A SUBDIVISION OF RECORD IN PLAT NO. 201901084 OF THE B.C.P.R.;

THENCE, SOUTH 02° 47' 34" EAST, WITH THE LINE COMMON TO SAID LOT 1 WITH SAID COMMERCIAL RESERVE 'E', A DISTANCE OF 141.25 FEET TO A 5/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 7.7144 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID COMMERCIAL RESERVE 'E';

THENCE, NORTH 67° 25' 13" EAST, WITH THE NORTH LINE OF SAID 7.7144 ACRE TRACT AND WITH THE SOUTH LINE OF SAID COMMERCIAL RESERVE 'E', A DISTANCE OF 666.00 FEET TO A 5/8-INCH CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF SAID 7.7144 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID COMMERCIAL RESERVE 'E', THE SOUTHWEST CORNER OF SAID SECTION 4, AND THE NORTHWEST CORNER OF AFRS SAID 4.814 ACRE TRACT, FOR THE EASTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02° 40' 35" EAST, WITH THE EAST LINE OF SAID 7.7144 ACRE TRACT AND WITH THE WEST LINE OF SAID 4.814 ACRE TRACT, A DISTANCE OF 633.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.507 ACRES OF LAND.

CITY OF PEARLAND DEVELOPMENT REPLAT
 THE OAKS AT CULLEN PARKWAY

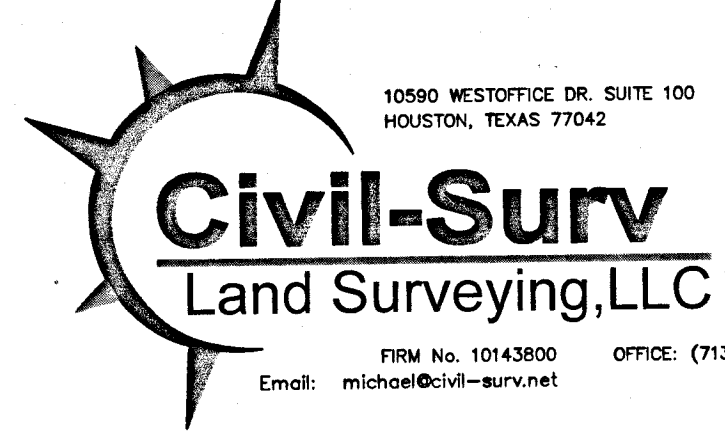
A SUBDIVISION OF 10.507 ACRES INCLUSIVE OF A REPLAT OF LOT 1, BLOCK 1, OF CULLEN PARKWAY AND OLD CHOCOLATE BAYOU, A SUBDIVISION OF RECORD IN PLAT NO. 202001820 OF THE B.C.P.R., LOCATED IN THE H.T. & B. R.R. CO. SURVEY SECTION 17 ABSTRACT NO. 242 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK 3 LOTS 1 RESERVE

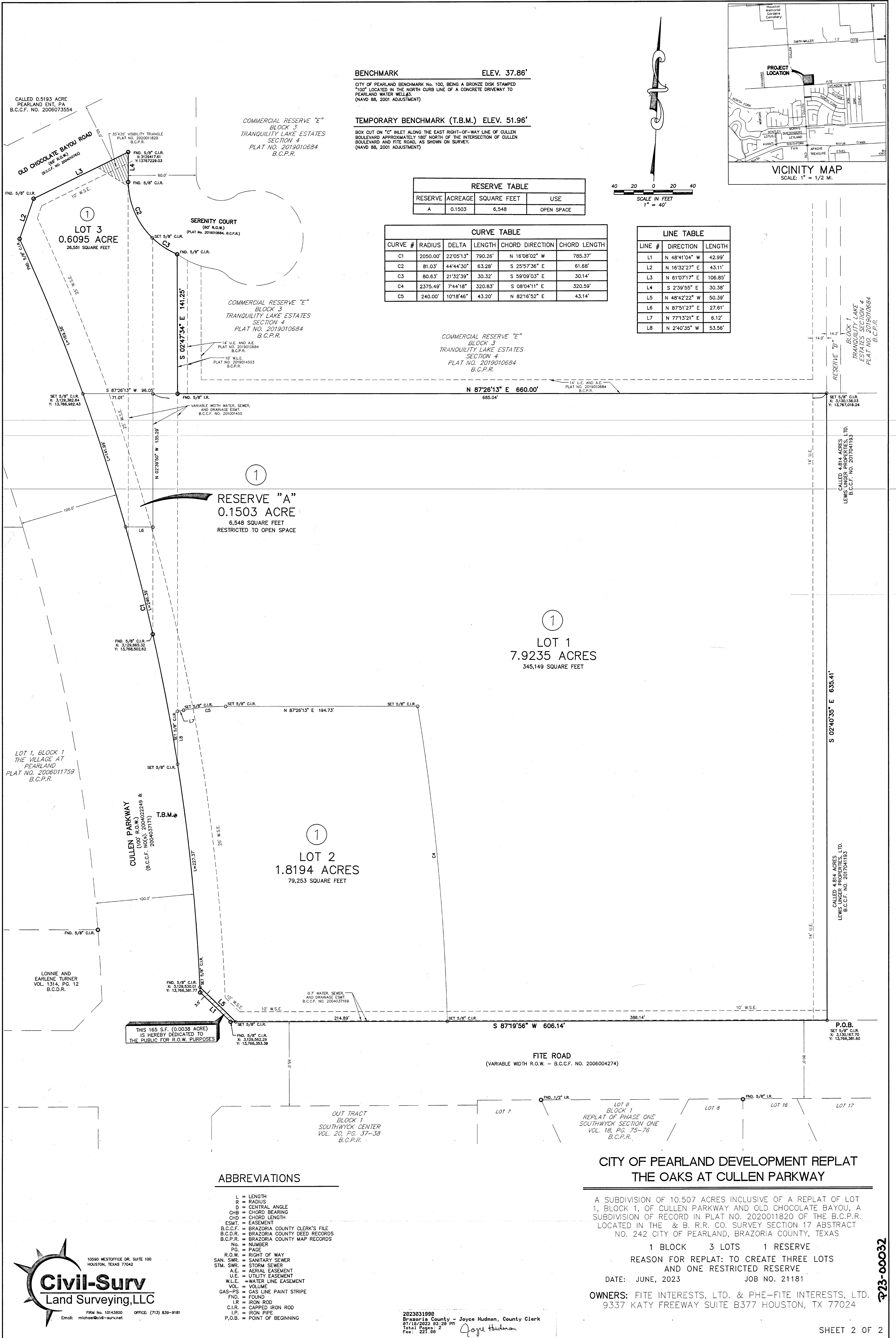
REASON FOR REPLAT: TO CREATE THREE LOTS AND ONE RESTRICTED RESERVE

DATE: JUNE, 2023 JOB NO. 21181

OWNERS: FITE INTERESTS, LTD. & PHE-FITE INTERESTS, LTD.
 9337 KATY FREEWAY SUITE B377 HOUSTON, TX 77024



P213-00082



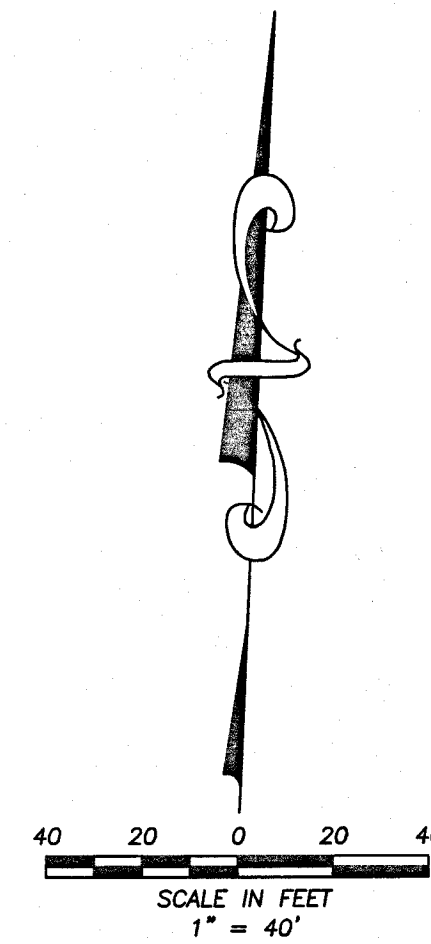
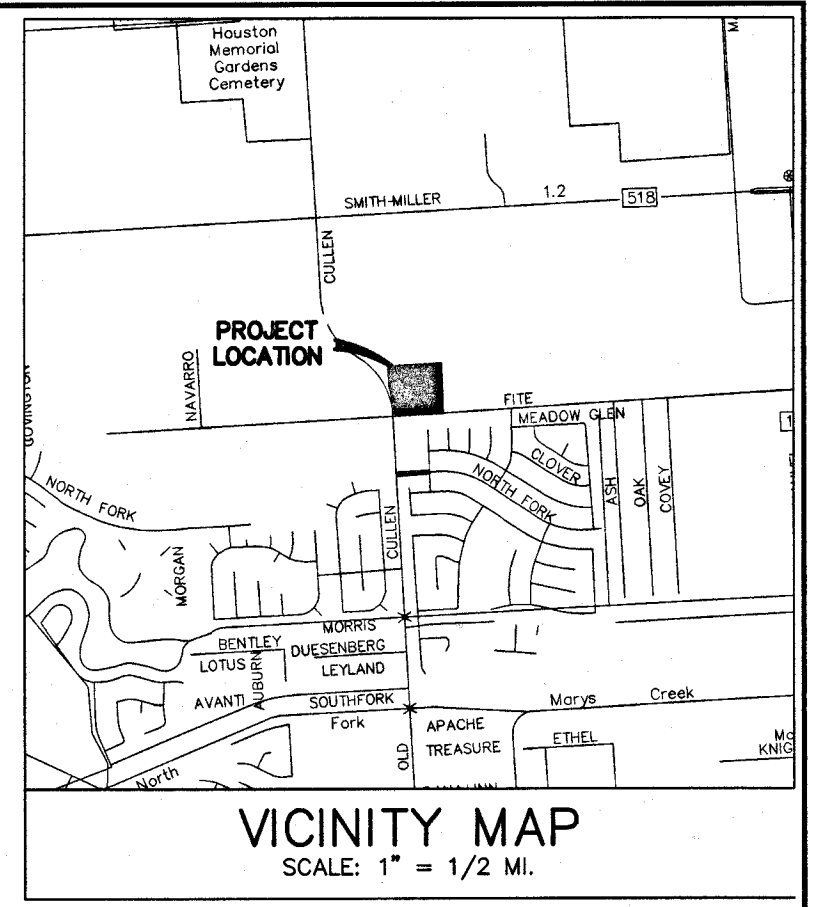
BENCHMARK ELEV. 37.86'
 CITY OF PEARLAND BENCHMARK No. 100, BEING A BRONZE DISK STAMPED "100" LOCATED IN THE NORTH CURB LINE OF A CONCRETE DRIVEWAY TO PEARLAND WATER WELL #3. (NAVD 88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK (T.B.M.) ELEV. 51.96'
 BOX CUT ON "C" INLET ALONG THE EAST RIGHT-OF-WAY LINE OF CULLEN BOULEVARD APPROXIMATELY 180' NORTH OF THE INTERSECTION OF CULLEN BOULEVARD AND FITE ROAD, AS SHOWN ON SURVEY. (NAVD 88, 2001 ADJUSTMENT)

RESERVE TABLE			
RESERVE	ACREAGE	SQUARE FEET	USE
A	0.1503	6,548	OPEN SPACE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	2050.00'	22°05'13"	790.26'	N 16°08'02" W	785.37'
C2	81.03'	44°44'30"	63.28'	S 25°57'36" E	61.68'
C3	80.63'	21°32'39"	30.32'	S 59°09'03" E	30.14'
C4	2375.49'	7°44'18"	320.83'	S 08°04'11" E	320.59'
C5	240.00'	10°18'46"	43.20'	N 82°16'52" E	43.14'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 48°41'04" W	42.99'
L2	N 16°32'27" E	43.11'
L3	N 61°07'17" E	106.85'
L4	S 2°39'55" E	30.38'
L5	N 48°42'22" W	50.39'
L6	N 87°51'27" E	27.61'
L7	N 77°13'21" E	6.12'
L8	N 2°40'35" W	53.56'



RESERVE "A"
 0.1503 ACRE
 6,548 SQUARE FEET
 RESTRICTED TO OPEN SPACE

LOT 1
 7.9235 ACRES
 345,149 SQUARE FEET

LOT 2
 1.8194 ACRES
 79,253 SQUARE FEET

LOT 3
 0.6095 ACRE
 26,551 SQUARE FEET

ABBREVIATIONS

- L = LENGTH
- R = RADIUS
- D = CENTRAL ANGLE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- ESMT. = EASEMENT
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. = BRAZORIA COUNTY MAP RECORDS
- No. = NUMBER
- P.G. = PAGE
- R.O.W. = RIGHT OF WAY
- SAN. SWR. = SANITARY SEWER
- STM. SWR. = STORM SEWER
- A.E. = AERIAL EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- VOL. = VOLUME
- GAS-PS = GAS LINE PAINT STRIPE
- FND. = FOUND
- LR = IRON ROD
- C.I.R. = CAPPED IRON ROD
- I.P. = IRON PIPE
- P.O.B. = POINT OF BEGINNING

10590 WESTOFFICE DR. SUITE 100
 HOUSTON, TEXAS 77042
Civil-Surv
 Land Surveying, LLC
 FIRM No. 10143800 OFFICE: (713) 839-9181
 Email: michael@civil-surv.net

CITY OF PEARLAND DEVELOPMENT REPLAT THE OAKS AT CULLEN PARKWAY

A SUBDIVISION OF 10.507 ACRES INCLUSIVE OF A REPLAT OF LOT 1, BLOCK 1, OF CULLEN PARKWAY AND OLD CHOCOLATE BAYOU, A SUBDIVISION OF RECORD IN PLAT NO. 2020011820 OF THE B.C.P.R. LOCATED IN THE & B. R.R. CO. SURVEY SECTION 17 ABSTRACT NO. 242 CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

1 BLOCK 3 LOTS 1 RESERVE
 REASON FOR REPLAT: TO CREATE THREE LOTS AND ONE RESTRICTED RESERVE
 DATE: JUNE, 2023 JOB NO. 21181

OWNERS: FITE INTERESTS, LTD. & PHE-FITE INTERESTS, LTD.
 9337 KATY FREEWAY SUITE B377 HOUSTON, TX 77024

2023031990
 Brazoria County - Joyce Hudman, County Clerk
 07/19/2023 03:26 PM
 Total Pages: 2
 Fee: 221.00
 Joyce Hudman

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