

CALLED 0.5193 ACRE
PEARLAND ENT. PA
B.C.C.F. NO. 2006073554

LOT 1, BLOCK 1
P.H.E. OFFICE PARK
PLAT NO. 2006064592
B.C.P.R.

LOT 2, BLOCK 1
P.H.E. OFFICE PARK
PLAT NO. 2006064592
B.C.P.R.

LOT 1, BLOCK 1
THE VILLAGE AT
PEARLAND
PLAT NO. 2006011759
B.C.P.R.

LOT 1 BLOCK 1
CULLEN PARKWAY AND
OLD CHOCOLATE BAYOU
PLAT NO. 2020011820
B.C.P.R.

CALLED 0.4977 ACRES
FITE INTERESTS, LTD
B.C.C.F. NO. 2018064764

W.S.E.
B.C.C.F. No. 201001455

LOT 1 BLOCK 1
CULLEN PARKWAY AND
OLD CHOCOLATE BAYOU
PLAT NO. 2020011820
B.C.P.R.

CALLED 0.1760 ACRE
PARCEL "A"
PHE-FITE INTERESTS, LP
B.C.C.F. NO. 2010019156

CALLED 0.0331 ACRE
PARCEL "B"
PHE-FITE INTERESTS, LP
B.C.C.F. NO. 2010019156

CALLED 7.7144 ACRES
PHE-FITE INTERESTS, LP
B.C.C.F. NO. 2010016718

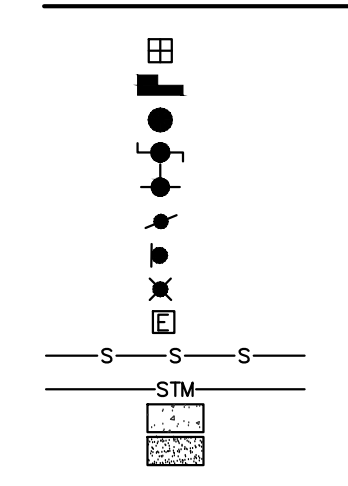
COMMERCIAL RESERVE "E"
BLOCK 3
TRANQUILITY LAKE ESTATES
SECTION 4
PLAT NO. 2019010684
B.C.P.R.

COMMERCIAL RESERVE "E"
BLOCK 3
TRANQUILITY LAKE ESTATES
SECTION 4
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B.C.P.R.

LOT 1072 ACRE
4,671 S.F.

0.0170 ACRE
739 S.F.

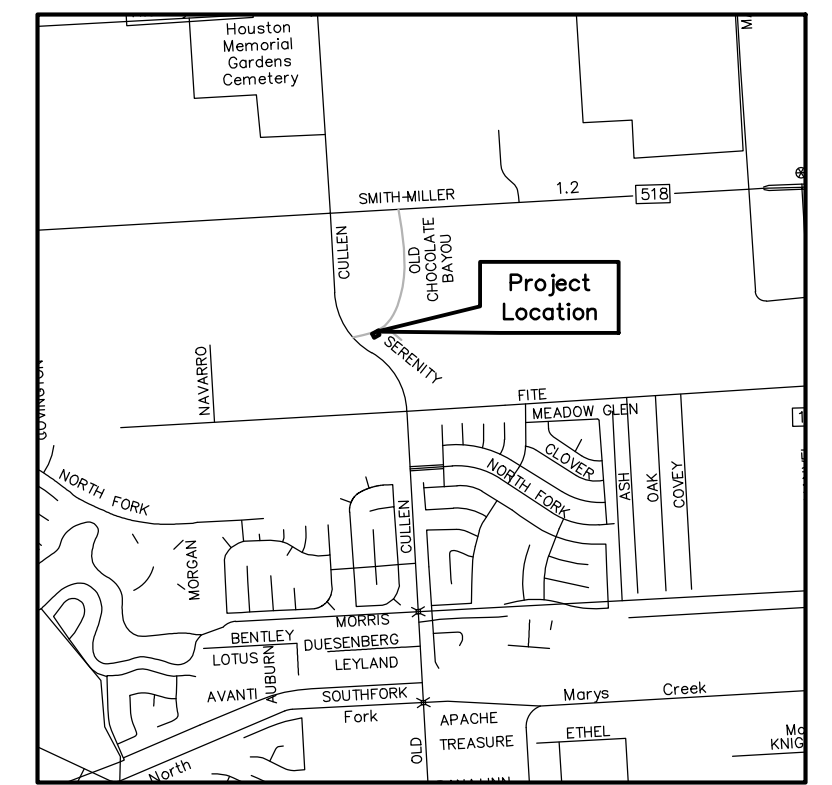
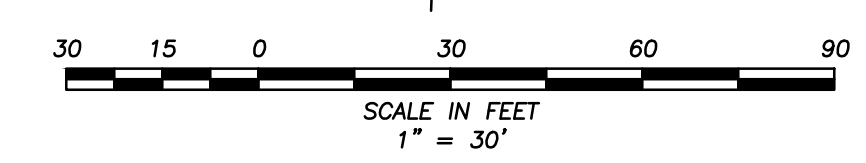
LEGEND



AREA INLET
C INLET
MANHOLE
POWER POLE
FIRE HYDRANT
WATER VALVE
STREET SIGN
AREA LIGHT
ELECTRIC BOX
SANITARY SEWER
STORM SEWER
CONCRETE
GRAVEL

ABBREVIATIONS

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 PLAT RECORDS
No. = NUMBER
PG. = 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
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
I.P. = IRON PIPE
P.O.B. = POINT OF BEGINNING



VICINITY MAP
SCALE: 1" = 1/2 MI.

LINE #	DIRECTION	LENGTH
L1	S 2°39'55" E	30.38'
L2	S 61°07'17" W	76.46'
L3	N 28°52'43" W	55.00'
L4	N 61°07'17" E	97.35'
L5	S 28°48'23" E	5.47'
L6	S 53°27'44" W	18.17'
L7	N 30°44'17" W	17.87'
L8	N 61°07'17" E	13.57'

CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	81.03'	20°25'31"	28.89'	S 13°48'06" E	28.73'
C2	20.54'	89°41'18"	32.16'	S 73°39'02" E	28.98'
C3	81.03'	5°46'07"	8.16'	S 45°26'47" E	8.15'
C4	80.63'	1°32'23"	2.17'	S 49°08'55" E	2.17'
C5	23.21'	72°46'50"	29.49'	N 70°56'15" W	27.55'

METES AND BOUNDS DESCRIPTION OF 0.0170 ACRE ACCESS EASEMENT AREA
Being a tract of land containing 0.0170 acre (739 square feet), located in the H.T. & B. R.R. Co. Survey, Section 17, Abstract 242, in Brazoria County, Texas; Said 0.0170 acre tract being out of Lot 1, Block 1, of Cullen Parkway and Old Chocolate Bayou, a subdivision of record in Plat Number (No.) 2020011820 of the Brazoria County Plat Records (B.C.P.R.), same being out of a called 0.4977 acre tract of land recorded in the name of Fite Interests, Ltd., in Brazoria County Clerk's File (B.C.C.F.) No. 2018064764; Said 0.0170 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):

COMMENCING, at a 5/8-inch capped iron rod found at the northerly northwest corner of said Lot 1, some being the northeast end of a transition line from the northeast Right-of-Way (R.O.W.) line of Cullen Parkway (one hundred feet wide per B.C.C.F. No.(s) 2004022249 and 2004037171) to the southeast R.O.W. line of Old Chocolate Bayou Road (sixty-five feet wide per B.C.C.F. No. 2004010762);

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 67.63 feet to an angle point;

THENCE, through and across said Lot 1, the following three (3) courses:

1. South 28° 48' 23" East, a distance of 55.00 feet to the northerly corner and POINT OF BEGINNING of the herein described tract;
2. South 28° 48' 23" East, a distance of 5.47 feet to a point at the beginning of a curve to the left;
3. 32.16 feet along the arc of said curve to the left, having a radius of 20.54 feet, a central angle of 89° 41' 18"; and a chord that bears South 73° 39' 02" East, a distance of 28.98 feet to a point on a northeast line of said Lot 1, same being on the southwest R.O.W. line of said Serenity Court;

THENCE, with the northeast lines of said Lot 1 and with the southwest R.O.W. line of said Serenity Court, the following two (2) courses:

1. 8.16 feet along the arc of a curve to the left, having a radius of 81.03 feet, a central angle of 05° 46' 07", and a chord that bears South 45° 26' 47" East, a distance of 8.15 feet to a point at the beginning of a curve to the left;
2. 2.17 feet along the arc of said curve to the left, having a radius of 80.63 feet, a central angle of 01° 32' 23", and a chord that bears South 49° 08' 55" East, a distance of 2.17 feet to a point for the easterly corner of the herein described tract;

THENCE, through and across said Lot 1, the following four (4) courses:

1. South 53° 27' 44" West, a distance of 18.17 feet to a point at the beginning of a curve to the right;
2. 29.49 feet along the arc of said curve to the right, having a radius of 23.21 feet, a central angle of 72° 46' 50", and a chord that bears North 70° 56' 15" West, a distance of 27.55 feet to a point of tangency;
3. North 30° 44' 17" West, a distance of 17.87 feet to a point for the westerly corner of the herein described tract;
4. North 61° 07' 17" East, a distance of 13.57 feet to the POINT OF BEGINNING and containing 0.0170 acre (739 square feet) of land.

METES AND BOUNDS DESCRIPTION OF 0.1072 ACRE TOWER EASEMENT AREA
Being a tract of land containing 0.1072 acre (4,671 square feet), located in the H.T. & B. R.R. Co. Survey, Section 17, Abstract 242, in Brazoria County, Texas; Said 0.1072 acre tract being out of Lot 1, Block 1, of Cullen Parkway and Old Chocolate Bayou, a subdivision of record in Plat Number (No.) 2020011820 of the Brazoria County Plat Records (B.C.P.R.); Said 0.1072 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 found at the northerly corner of said Lot 1, same being the south intersection of Old Chocolate Bayou Road (sixty-five feet wide per Brazoria County Clerk's File (B.C.C.F.) No. 2004010762) and Serenity Court (sixty five feet wide per Plat No. 2019010684, of the B.C.P.R.), for the northerly corner of the herein described tract;

THENCE, with the northeast line of said Lot 1 and with the southwest Right-of-Way (R.O.W.) line of said Serenity Court, the following two (2) courses:

1. South 02° 39' 55" East, a distance of 30.38 feet to a 5/8-inch capped iron rod found at the beginning of a curve to the left;
2. 28.89 feet along the arc of said curve to the left, having a radius of 81.03 feet, a central angle of 20° 25' 31"; and a chord that bears South 13° 48' 06" East, a distance of 28.73 feet to a 5/8-inch capped iron rod set for the easterly corner of the herein described tract

THENCE, through and across said Lot 1, the following two (2) courses:

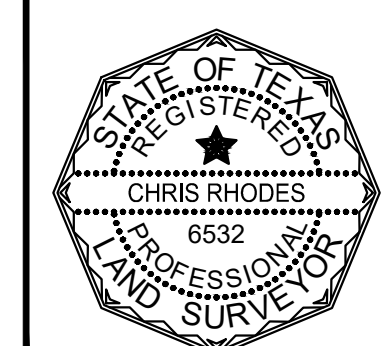
1. South 61° 07' 17" West, a distance of 76.46 feet to a 5/8-inch capped iron rod set for the southerly corner of the herein described tract;
2. North 28° 52' 43" West, a distance of 55.00 feet to a 5/8-inch capped iron rod set on the northwest line of said Lot 1 and on the southeast R.O.W. line of said Old Chocolate Bayou Road, for the westerly 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 97.35 feet to the POINT OF BEGINNING and containing 0.1072 acre (4,671 square feet) of land.

- NOTES
1. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY, THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY NOT SHOWN HEREON.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
 3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
 4. ANY UTILITY LINES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVED EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION OF UNDERGROUND LINES SHOWN HEREON. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.
 5. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

FLOOD STATEMENT: 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 THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 48039C0040K. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CHRIS RHODES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO: 6532



DATE: 11/08/2022
SCALE: 1" = 30'
BOOK NO.:
DRAWN BY: CGR
CHECKED BY: CGR
PROJECT NO.: CS 21181
DRAWING NO.: 1 OF 1

10590 WESTOFFICE DRIVE, SUITE #100
HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181

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HOUSTON, TEXAS 77042
OFFICE: (713) 839-9181
TBPELS No. 10143800
Email: michael@civl-srv.net

EXHIBIT
OF
0.1072 ACRE
AND
0.0170 ACRE
BEING OUT 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
H.T. & B. R.R. Co. SURVEY
SECTION 17
ABSTRACT NO. 242
CULLEN PARKWAY, CITY OF PEARLAND,
BRAZORIA COUNTY, TEXAS