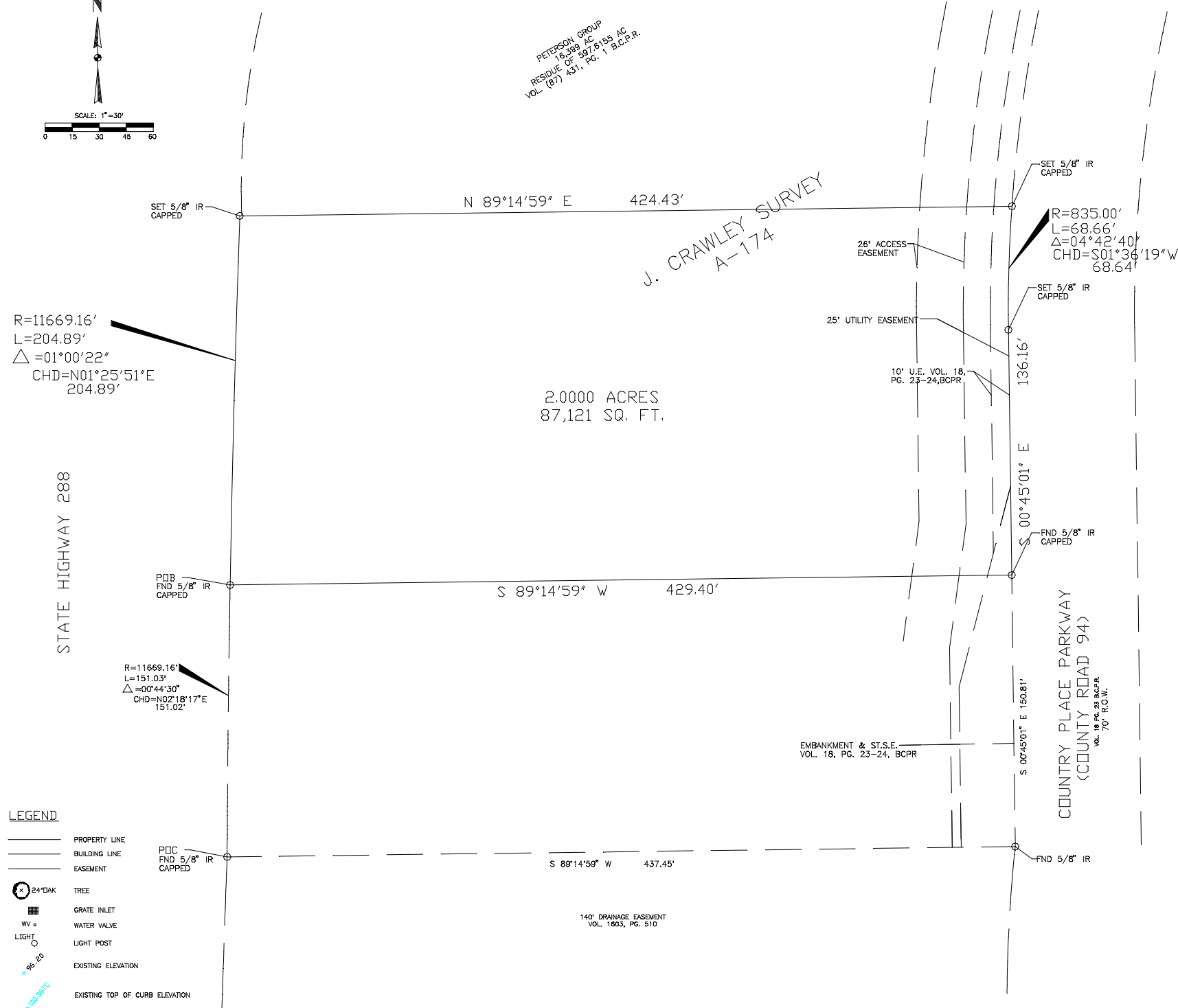
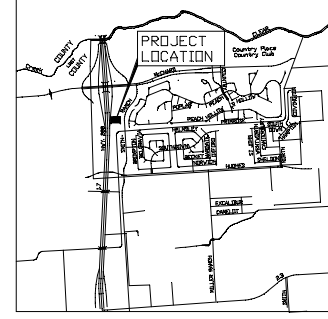


PETERSON GROUP
16.399 AC.
RESIDUE OF 597.6156 AC
VOL. (87) 431, PG. 1 B.C.P.R.

J. CRAWLEY SURVEY
A-174



- LEGEND**
- PROPERTY LINE
 - BUILDING LINE
 - - - EASEMENT
 - ⊙ 24" DIA. TREE
 - GRATE INLET
 - WV = WATER VALVE
 - LIGHT POST
 - ⊕ 86-20 EXISTING ELEVATION
 - + 165-312C EXISTING TOP OF CURB ELEVATION
 - FL(NW)=56.11 EXISTING FLOWLINE ELEVATION
 - TR=62.71 EXISTING TOP OF RIM ELEVATION
 - PP ● POWER POLE
 - GAS METER
 - TELEPHONE PEDESTAL
 - FIBER OPTIC CABLE MKR.
 - F.H. FIRE HYDRANT
 - MANHOLE
 - ✱ SIGN



VICINITY MAP
NTS

METES AND BOUNDS

DESCRIPTION OF 2.0000 ACRES OR 87,121 ACRES OF LAND OUT OF A 16,399 ACRE TRACT OF LAND BEING THE RESIDUE OF A 597.6156 ACRE TRACT OF LAND RECORDED IN VOLUME 431, PAGE 1 OF THE DEED RECORDS, ALSO IN THE J. CRAWLEY SURVEY ABSTRACT 174, BRAZORIA COUNTY, TEXAS WITH BEARINGS BEING REFERENCED TO THE NORTH LINE OF SAID 16,399 BEING NORTH 75 DEGREES 43 MINUTES 20 SECONDS WEST:

COMMENCING at a 5/8 inch iron rod with cap found at the Southwest corner of said 16,399 acre tract, said point also being the Northwest corner of a Brazoria County Drainage Easement as recorded in Volume 1603, Page 510 of the deed records, said point also being in the East line of State Highway 288;

THENCE along a curve to the left along the East line of Highway 288 having a radius of 11669.16 feet, an arc length of 151.03 feet, a central angle of 00 degrees 44 minutes 30 seconds and a chord bearing North 02 degrees 18 minutes 17 seconds East for 151.02 feet to a 5/8 inch iron rod found at the POINT OF BEGINNING;

THENCE continuing along said curve to the left along Highway 288 having a radius of 11669.16 feet, an arc length of 204.89 feet, a central angle of 01 degrees 00 minutes 22 seconds and a chord bearing North 01 degrees 25 minutes 51 seconds East for 204.89 feet to a 5/8 inch iron rod with cap set;

THENCE North 89 degrees 14 minutes 59 seconds East, 424.43 feet to 5/8 inch iron rod with cap set;

THENCE along a curve to the left along the West line of County Road 94 having a radius of 835.00 feet, an arc length of 68.66 feet, a central angle of 04 degrees 42 minutes 40 seconds and a chord bearing South 01 degrees 36 minutes 19 seconds West for 68.64 feet to a 5/8 inch iron rod found;

THENCE South 00 degrees 45 minutes 01 seconds East, along the West line of Brazoria County Road 94 (Country Place Parkway) 136.16 feet to a 5/8 inch iron rod with cap set;

THENCE South 89 degrees 14 minutes 59 seconds West, 429.40 feet returning to the POINT OF BEGINNING.

BENCHMARK

BRASS DISC IN CONCRETE SET IN THE NORTH END OF ESPLANADE IN KIRBY DRIVE AT THE SOUTHEAST INTERSECTION OF KIRBY DRIVE AND SHADOW CREEK PARKWAY (FM 2234).

ELEVATION: 60.49' PER CITY OF PEARLAND ENGINEERING DEPT. 1973 Adj.

FLOOD PLAIN

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP NO.48039C0010 I REVISED DATE SEPTEMBER 22, 1999 THE SUBJECT PROPERTY LIES WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOOD, BASED ON FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION: 57.20'

COUNTRY PLACE SP-7
VOL. 19 PG. 288 B.C.P.R.

NOTES:

1. RIGHT-OF WAY CONVEYED TO OR RESERVED BY TEXAS EASTERN TRANSMISSION CORPORATION AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 465, PG. 430 DOES NOT AFFECT THE SUBJECT TRACT.
2. PARTIAL DENIAL TO ACCESS OF STATE HIGHWAY 288 FREEWAY AS SET FORTH IN VOL. 1028, PG. 631, DEED RECORDS, BRAZORIA COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT.

CERTIFICATE

I, Donald C. Bradford, a Registered Professional Land Surveyor in the State of Texas do hereby certify that This plat represents the results of a on the ground survey prepared by me or under my supervision.

Survey Date: Nov. 15, 2003

Donald C. Bradford
Texas Registration No. 4728
BRADFORD SURVEYING Co.,
Inc. 6161 Savoy Suite 310
Houston, Texas 77036

K. Chen Engineering
A Division of KC United, Inc.
Consulting Civil Engineers Houston Dallas
6161 Savoy, Suite 310, Houston, Texas 77036
Phone: 713.952.6888 Fax: 713.952.9994

SURVEY OF 2.0000 ACRES OR 87,121 ACRES OF LAND OUT OF A 16,399 ACRE TRACT OF LAND BEING THE RESIDUE OF A 597.6156 ACRE TRACT OF LAND RECORDED IN VOLUME 431, PAGE 1 OF THE DEED RECORDS, ALSO IN THE J. CRAWLEY SURVEY ABSTRACT 174, BRAZORIA COUNTY, TEXAS

DRAWN BY: HAL	DATE: 11/11/2003	SCALE: 1"=30'
CHECKED BY: DCB	JOB NO.: 0284-01	SHEET NO.: 1 OF 1