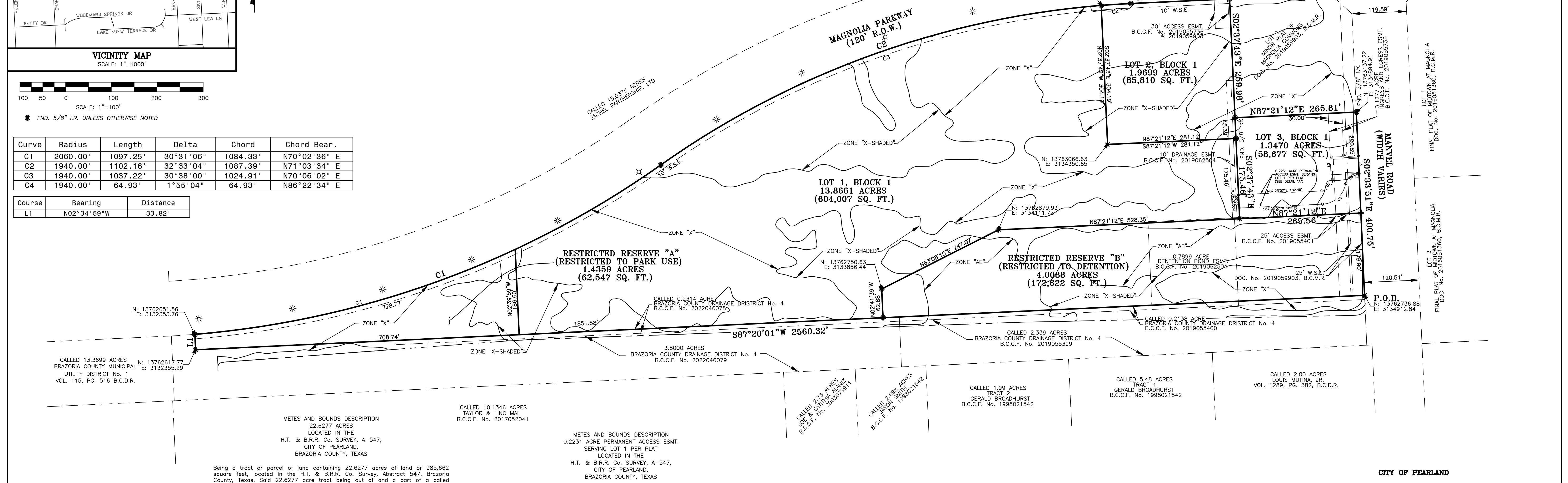


Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	2060.00'	1097.25'	30°31'06"	1084.33'	N70°02'36" E
C2	1940.00'	1102.16'	32°33'04"	1087.39'	N71°03'34" E
C3	1940.00'	1037.22'	30°38'00"	1024.91'	N70°06'02" E
C4	1940.00'	64.93'	1°55'04"	64.93'	N86°22'34" E

Course	Bearing	Distance
L1	N02°34'59"W	33.82'

- LEGEND:**
- B.L. = BUILDING LINE
  - R.O.W. = RIGHT-OF-WAY
  - P.O.B. = POINT OF BEGINNING
  - B.C.C.F. = BRAZORIA COUNTY CLERK FILE
  - B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
  - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
  - ESMT. = EASEMENT
  - U.E. = UTILITY EASEMENT
  - A.E. = AERIAL EASEMENT
  - W.L.E. = WATER LINE EASEMENT
  - W.S.E. = WATER SEWER EASEMENT
  - U.V.E. = UNOBSTRUCTED VISIBILITY EASEMENT
  - \* = STREET LIGHTS



**METES AND BOUNDS DESCRIPTION**  
 22.6277 ACRES  
 LOCATED IN THE  
 H.T. & B.R.R. Co. SURVEY, A-547,  
 CITY OF PEARLAND,  
 BRAZORIA COUNTY, TEXAS

**METES AND BOUNDS DESCRIPTION**  
 0.2231 ACRE PERMANENT ACCESS ESMT.  
 SERVING LOT 1 PER PLAT  
 LOCATED IN THE  
 H.T. & B.R.R. Co. SURVEY, A-547,  
 CITY OF PEARLAND,  
 BRAZORIA COUNTY, TEXAS

Being a tract or parcel of land containing 22.6277 acres of land or 985,662 square feet, located in the H.T. & B.R.R. Co. Survey, Abstract 547, Brazoria County, Texas, Said 22.6277 acre tract being out of and a part of a called 8.7166 acre tract of record in the name of Magnolia 8.7166 Acres, L.P. in Brazoria County Clerk's (B.C.C.F.) Number 200913537, being out of and a part of a called 22.4075 acre tract of record in the name of Signature, Eubanks & Associates, Ltd. in B.C.C.F. Number 2006028088 and being all of Lot 2 in the Minor Plat of Magnolia Commons, a subdivision duly of record in Document Number 2019059903 in the Map Records of Brazoria County, Texas; Said Lot 2 of record in the name of Magnolia 15.512 Acres, Ltd. in B.C.C.F. Number 2007012458; Said 22.6277 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD83)):

**BEGINNING**, at the southeast corner of both the herein described tract and aforesaid Lot 2, being the northeast corner of a called 0.2138 acre tract of record in the name of Brazoria County Drainage District No. 4 in B.C.C.F. Number 2019055400 and being on the west Right-of-Way (R.O.W.) line of Manvel Road;

**THENCE**, coincident the south line of the herein described tract, South 87 degrees 20 minutes 01 seconds West, a distance of 2,560.32 feet to the southwest corner of the herein described tract and being on the most westerly east line of a called 3.8000 acre tract of record in the name of Brazoria County Drainage District No. 4 in B.C.C.F. Number 2022046079;

**THENCE**, coincident the west line of the herein described tract and the most westerly east line of aforesaid 3.8000 acre tract, North 02 degrees 34 minutes 59 seconds West, a distance of 33.82 feet to the northwest corner of the herein described tract and being on the south R.O.W. line of Magnolia Parkway (120 feet wide);

**THENCE**, coincident the north line of the herein described tract and the south R.O.W. line of aforesaid Magnolia Parkway, the following three (3) courses:

- Coincident a curve to the left, an arc length of 1,097.25 feet, having a radius of 2,060.00 feet, a central angle of 30 degrees 31 minutes 06 seconds and a chord bearing of North 70 degrees 02 minutes 36 seconds East, a distance of 1,084.33 feet to the point of reverse curvature;
- Coincident aforesaid curve to the right, an arc length of 1,102.16 feet, having a radius of 1,940.00 feet, a central angle of 32 degrees 33 minutes 04 seconds and a chord bearing of North 71 degrees 03 minutes 34 seconds East, a distance of 1,087.39 feet;
- North 87 degrees 20 minutes 06 seconds East, a distance of 216.20 feet to the northeast corner of both the herein described tract and aforesaid Lot 2 and being the northeast corner of Lot 1 in aforesaid subdivision;

**THENCE**, coincident the west line of aforesaid Lot 1, South 02 degrees 37 minutes 43 seconds East, a distance of 259.98 feet to a 5/8 inch iron rod found for the southwest corner of said Lot 1;

**THENCE**, coincident the south line of aforesaid Lot 1, North 87 degrees 21 minutes 12 seconds East, a distance of 265.81 feet to the southeast corner of said Lot 1 and being on the west R.O.W. line of aforesaid Manvel Road;

**THENCE**, coincident the east line of both the herein described tract and aforesaid Lot 2, and the west R.O.W. line of aforesaid Manvel Road, South 02 degrees 33 minutes 51 seconds East, a distance of 400.75 feet to the POINT OF BEGINNING and containing 22.6277 acres of land.

Being a tract or parcel of land containing 0.2231 acre of land or 9,719 square feet, located in the H.T. & B.R.R. Co. Survey, Abstract 547, Brazoria County, Texas, Said 0.2231 acre tract being out of and a part of Lot 2 in the Minor Plat of Magnolia Commons, a subdivision duly of record in Document Number 2019059903 in the Map Records of Brazoria County, Texas; Said Lot 2 of record in the name of Magnolia 15.512 Acres, Ltd. in B.C.C.F. Number 2007012458; Said 0.2231 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD83)):

**COMMENCING** at the southeast corner of aforesaid Lot 2, being the northeast corner of a called 0.2138 acre tract of record in the name of Brazoria County Drainage District No. 4 in B.C.C.F. Number 2019055400 and being on the west Right-of-Way (R.O.W.) line of Manvel Road;

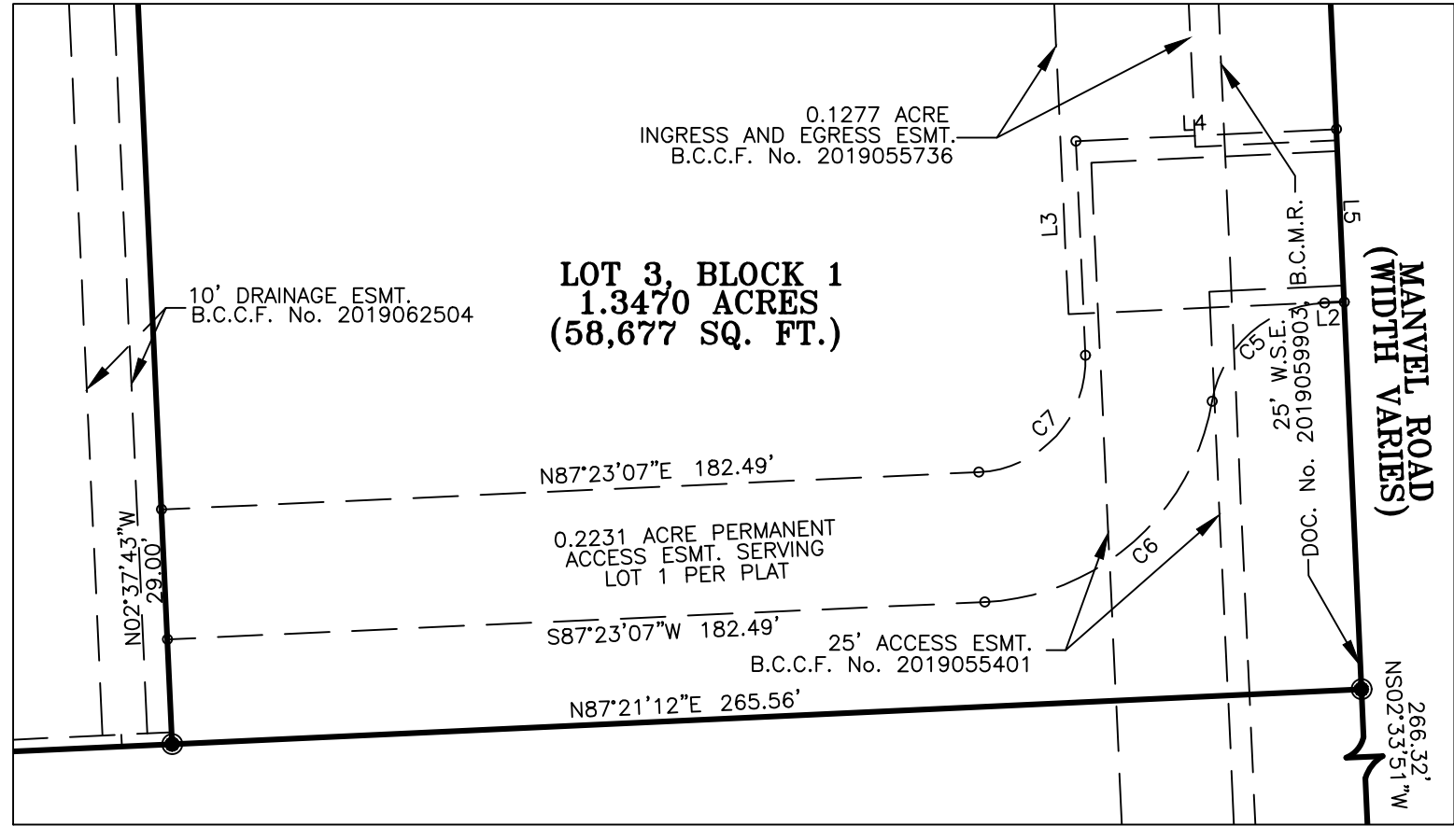
**THENCE**, coincident the west R.O.W. line of aforesaid Manvel Road and the east line of aforesaid Lot 2, North 02 degrees 33 minutes 51 seconds West, a distance of 266.32 feet to the POINT OF BEGINNING of the herein described tract;

**THENCE**, through and across aforesaid Lot 2, the following nine (9) courses:

- South 87 degrees 21 minutes 16 seconds West, a distance of 4.37 feet to the beginning of a curve to the left;
- Coincident aforesaid curve to the left, an arc length of 36.05 feet, having a radius of 26.50 feet, a central angle of 77 degrees 56 minutes 42 seconds and a chord bearing of South 48 degrees 47 minutes 19 seconds West, a distance of 33.33 feet to the beginning of reverse curvature;
- Coincident aforesaid curve to the right, an arc length of 73.11 feet, having a radius of 54.00 feet, a central angle of 77 degrees 34 minutes 14 seconds and a chord bearing of South 48 degrees 35 minutes 58 seconds West, a distance of 67.65 feet;
- South 87 degrees 23 minutes 07 seconds West, a distance of 182.49 feet;
- North 02 degrees 37 minutes 43 seconds West, a distance of 29.00 feet;
- North 87 degrees 23 minutes 07 seconds East, a distance of 182.49 feet to the beginning of a curve to the left;
- Coincident aforesaid curve to the left, an arc length of 39.23 feet, having a radius of 25.00 feet, a central angle of 89 degrees 53 minutes 58 seconds and a chord bearing of North 42 degrees 26 minutes 08 seconds East, a distance of 35.32 feet;
- North 02 degrees 33 minutes 51 seconds West, a distance of 47.83 feet;
- North 87 degrees 21 minutes 16 seconds East, a distance of 58.15 feet, being on the east line of aforesaid Lot 2;

**THENCE**, coincident the east line of both the herein described tract and aforesaid Lot 2, South 02 degrees 33 minutes 51 seconds East, a distance of 38.64 feet to the POINT OF BEGINNING and containing 0.2231 acre of land.

**DETAIL "A"**  
 0.2231 ACRE ACCESS ESMT.  
 SERVING LOT 1 PER PLAT  
 SCALE: 1"=40'



**0.2231 ACRE ACCESS ESMT. SERVING LOT 1 PER PLAT**

Course	Bearing	Distance
L2	S87°21'16"W	4.37'
L3	N02°33'51"W	47.83'
L4	N87°21'16"E	58.15'
L5	S02°33'51"E	38.64'

Curve	Radius	Length	Delta	Chord	Chord Bear.
C5	26.50'	36.05'	77°56'42"	33.33'	S48°47'19" W
C6	54.00'	73.11'	77°34'14"	67.65'	S48°35'58" W
C7	25.00'	39.23'	89°53'58"	35.32'	N42°26'08" E

# MAGNOLIA COMMONS REPLAT AND EXTENSION

BEING A SUBDIVISION OF 22.6277 ACRES BEING OUT OF AND A PART OF A CALLED 8.7166 ACRE TRACT B.C.C.F. No. 2009013537 OUT OF AND A PART OF A CALLED 22.4075 ACRE TRACT, B.C.C.F. No. 2006028088 AND BEING A REPLAT OF LOT 2 MINOR PLAT OF MAGNOLIA COMMONS B.C.C.F. No. 2019059903 LOCATED IN THE H.T. & B.R.R. Co. SURVEY, A-547, LOCATED IN THE CITY OF PEARLAND BRAZORIA COUNTY, TEXAS

SCALE: 1" = 100' March 7, 2024  
 2 RESERVES 3 LOTS 1 BLOCKS  
 REASON FOR REPLAT: TO CREATE 3 LOTS AND 2 RESERVES

**OWNERS:**  
 VC1 Pearland Limited Partnership, a Delaware limited partnership  
 854 Sprucewood Lane  
 Houston, Texas 77024  
 Phone: (713) 569-4818  
 Magnolia 15.512 Acres LTD., a Texas limited partnership  
 9337 B Katy Freeway, Ste. 377  
 Houston, Texas 77024  
 Phone: (713) 875-6252

**Guller Surveying, LLC**  
 PROFESSIONAL LAND SURVEYING  
 1244 POST OAK RD., SUITE 200  
 HOUSTON, TEXAS 77066  
 PH: 713.333.1466 / FX: 713.782.3755  
 JOB. No. 45-22225.DWG PAGE 1 OF 2

STATE OF TEXAS

COUNTY OF BRAZORIA

We, Magnolia 15,512 Acres, Ltd., a Texas limited partnership, acting by and through Magnolia 15,512 GP, LLC, its General Partner and attested by Jennifer Pollak Evans, Manager, and VC1 Pearland Limited Partnership, a Delaware limited partnership, acting by and through RD Pearland, LLC, a Texas limited liability company, its General Partner and attested by Sean Ratterree, Manager, hereinafter referred to as Owners of the 22.6277 acre tracts described in the above and foregoing map of Magnolia Commons Replat and Extension, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents 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 feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (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 feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above the 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.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all boyaws, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Pearland, Brazoria County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such obting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Magnolia 15,512 Acres, Ltd., a Texas limited partnership, acting by and through Magnolia 15,512 GP, LLC, its General Partner, has caused these presents to be signed by Jennifer Pollak Evans, Manager of Magnolia 15,512 GP, LLC, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Owner: Magnolia 15,512 Acres, Ltd., a Texas limited partnership

By: Magnolia 15,512 GP, LLC, its General Partner

By: \_\_\_\_\_  
Name: Jennifer Pollak Evans  
Title: Manager

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer Pollak Evans, Manager of Magnolia 15,512 GP, LLC, 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 in the capacity therein and herein stated, and as the act and deed of said Magnolia 15,512 Acres, Ltd., a Texas limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas  
Printed Name:

My Commission Expires:

IN TESTIMONY WHEREOF, VC1 Pearland Limited Partnership, a Delaware limited partnership, acting by and through RD Pearland, LLC, its General Partner, has caused these presents to be signed by Sean Ratterree, Manager of RD Pearland, LLC, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Owner: VC1 Pearland Limited Partnership, a Delaware limited partnership

By: RD Pearland, LLC, its General Partner

By: \_\_\_\_\_  
Name: Sean Ratterree  
Title: Manager

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Sean Ratterree, Manager of RD Pearland, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said VC1 Pearland Limited Partnership, a Delaware limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas  
Printed Name:

My Commission Expires:

General Notes:

- All bearings shown hereon are based the Texas State Plane Coordinate System South Central Zone (NAD 83).
- The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD) 83 and may be brought to surface by applying the following combined scale 0.999871934.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 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 Title Commitment prepared by Fidelity National Title Insurance Company under G.F. Number 1033212200095, 1033212200096 & 1033212200103 dated October 19, 2023.
- All Subdivision common areas including but not limited to detention facilities, easements, and open space within the 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.
- Five-eighths (5/8") iron rods three feet in length are set on all perimeter boundary corners, unless otherwise noted. Block corners or street rights-of-way have not been monumented.
- City of Pearland Benchmark No. 200, General Location: Northeast side of John Hargrave Environmental Complex. Directions: From the intersection of Harkey Rd. and Magnolia Rd. travel east on Magnolia Rd. 0.40 miles to the monument on the south side of Magnolia Rd. The monument is approximately 40' from the edge of the road. X=3142226.64 Y= 13764486.55, Elev.= 48.324'
- According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48039C0040K, with the effective date of December 30, 2020, the property lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, Zone "X-Shaded", areas determined to be inside the 0.2% annual chance floodplain and Zone "AE", areas determined to be within the 1% annual chance floodplain.
- 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.
- Any construction proposed to be installed within a dedicated easement with prescribed rights to a private entity shall 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 pavement, 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.
- Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties.
- 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.
- Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and/or Brazoria Drainage District 4.
- This property is not located in a Municipal Utility District.
- All landscaping and structures, including fences at intersection shall conform to the City of Pearland and AASHTO site distance requirements for motorists.
- Driveway requirements for the location, width and offsets from an intersection and any existing driveway or proposed driveways, shall conform to the requirements of the City of Pearland engineering design criteria manual and unified development code.
- Restricted Reserve "A" (Restricted to Park Use) to be dedicated for public use and associated with Lot 1, Block 1.

IN TESTIMONY HERETO, PNC Bank, National Association, acting by and through Sarah Montgomery our Senior Vice President, being the holder of a lien against a portion of the above described property as recorded in under Document No. \_\_\_\_\_ in the official records of Brazoria County, Texas, does hereby subordinate the said subdivision and does hereby confirm that PNC Bank, National Association, is the present owner of said lien and has not assigned the same or any part thereof.

this \_\_\_\_ day of \_\_\_\_\_, 2024.

By: PNC Bank, National Association

By: \_\_\_\_\_  
Name: Sarah Montgomery  
Title: Senior Vice President

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Sarah Montgomery, Senior Vice President of PNC Bank, National Association, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said corporations.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas  
Printed Name:

My Commission Expires:

Drainage Notes:

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by the developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT'S Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
- Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S boundary of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contact the DISTRICT'S Inspector for further clarification.
- All drainage plans and plats shall be in conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term 'Guidelines' herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.



I, Kenneth A. Gruller, R.P.L.S., 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Kenneth A. Gruller, R.P.L.S.  
Texas Registration No. 5476

I, Joyce Hudman, Clerk of the County Court of Brazoria County, Texas, do hereby certify that the written instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_, Volume \_\_\_\_\_, Page \_\_\_\_\_, Records of said County.

WITNESS MY HAND AND SEAL OF OFFICE, at \_\_\_\_\_ the day and date last above written.

Joyce Hudman  
Clerk, County Court  
Brazoria County, Texas

By: \_\_\_\_\_  
Deputy

This is to certify that the City Planner of the City of Pearland, Texas has approved this development plat Magnolia Commons Replat and Extension and subdivision of Kanawha-Texas Company, Sections 18 & 22 and Minor Plat of Magnolia Commons and is in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorizes the recording of this plat this \_\_\_\_ day of \_\_\_\_\_, 2024.

Derrill Isenberg  
Planning and Zoning  
Commission Chair

Approved for the City of Pearland, Texas this \_\_\_\_ day of \_\_\_\_\_, 2024

Rajendra Shrestha, P.E., C.F.M.  
City Engineer

APPROVED BY THE BOARD OF COMMISSIONERS ON \_\_\_\_\_

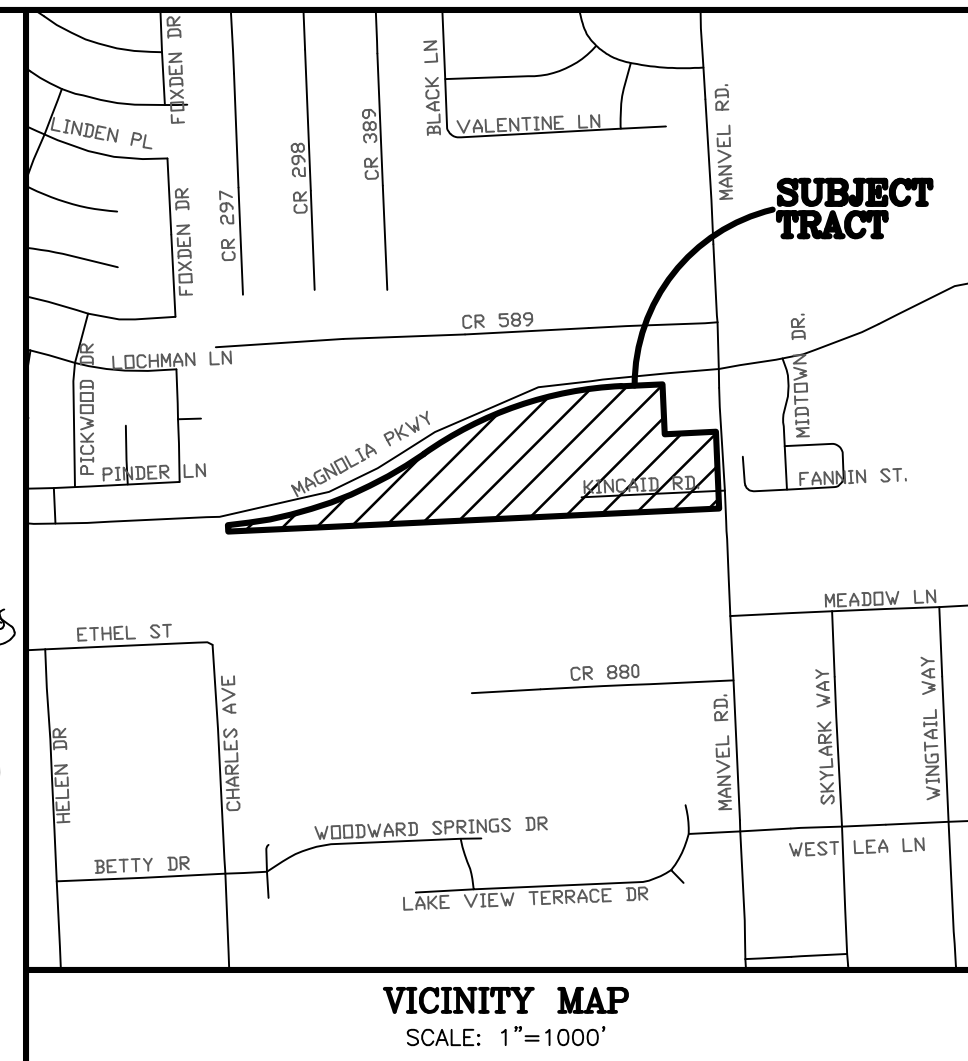
Brazoria Drainage District No. 4

District Engineer

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. In the event of any conflict or inconsistency between the DISTRICT'S "Rules, Regulations and Guidelines" and these approved drainage plans and/or plat, the DISTRICT'S "Rules, Regulations & Guidelines" shall govern and prevail. Any approved variances shall be itemized on the cover sheet and placed on the appropriate sheet where applicable. Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

NOTE: This Signature Block is for Final Drainage Plan and Final Plats only. The Signature Block shall include the notes shown above. For Final Drainage Plans, please put the Signature Block on the cover sheet only.

BDD4 Ref. ID #: 23-000246



VICINITY MAP  
SCALE: 1"=1000'



● FND. 5/8" I.R. UNLESS OTHERWISE NOTED

CITY OF PEARLAND

MAGNOLIA COMMONS  
REPLAT AND EXTENSION

BEING A SUBDIVISION  
OF 22.6277 ACRES  
BEING OUT OF AND A PART OF  
A CALLED 8.7166 ACRE TRACT  
B.C.C.F. No. 2009013537  
OUT OF AND A PART OF A CALLED  
22.4075 ACRE TRACT,  
B.C.C..F No. 2006028088  
AND BEING A  
REPLAT OF LOT 2  
MINOR PLAT OF MAGNOLIA COMMONS  
B.C.C.F. No. 2019059903  
LOCATED IN THE  
H.T. & B.R.R. CO. SURVEY, A-547,  
LOCATED IN THE  
CITY OF PEARLAND  
BRAZORIA COUNTY, TEXAS

SCALE: 1" = 100' March 7, 2024

2 RESERVES 3 LOTS 1 BLOCKS

REASON FOR REPLAT: TO CREATE 3 LOTS AND 2 RESERVES

OWNERS:

VC1 Pearland Limited Partnership, Magnolia 15,512 Acres Ltd.,  
a Delaware limited partnership a Texas limited partnership  
854 Sprucewood Lane 9337 B Katy Freeway, Ste. 377  
Houston, Texas 77024 Houston, Texas 77024  
Phone: (713) 569-4818 Phone: (713) 875-6252

Gruller Surveying, LLC

PROFESSIONAL LAND SURVEYING  
1244 N. POST OAK RD., SUITE 200  
HOUSTON, TEXAS 77058  
PH: 713.333.1466/ FX: 713.782.3755  
JOB. No. 45-22225.DWG