

STATE OF TEXAS

COUNTY OF BRAZORIA

I, TUYET-MAI NGUYEN, OWNER OF THE PROPERTY SUBDIVIDED IN THE MINOR PLAT OF "MAI ESTATES", DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

I, TUYET-MAI NGUYEN, DO HEREBY STATE THAT I FULLY REALIZE THAT I AM APPLYING FOR A PERMIT FROM THE CITY OF PEARLAND TO BUILD WITHIN 100 FEET OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE CITY OF PEARLAND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS INCLUDING BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFOREMENTIONED REASONS, I, TUYET-MAI NGUYEN, DO HEREBY RELEASE AND AGREE TO FOREVER HOLD HARMLESS THE CITY OF PEARLAND, TEXAS, ITS OFFICERS, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE DESCRIBED IN SAID PERMIT.

WITNESS MY HAND IN BRAZORIA COUNTY, TEXAS
THIS 25 DAY OF FEBRUARY, 2010.

BY: Ms. Nguyen
TUYET-MAI NGUYEN, OWNER

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, TUYET-MAI NGUYEN, 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 CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25 DAY OF FEBRUARY, 2010.

SIGNATURE: [Signature]
NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS
MY COMMISSION EXPIRES: MARCH 1 2011

STATE OF TEXAS

COUNTY OF COLLIN

WE, CAPITAL ONE, ACTING BY AND THROUGH CHERIE M. SINS, ITS AV Manager AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION OF SAID LIEN, AND WE HEREBY CONFIRM CAPITAL ONE, IS THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

WITNESS MY HAND IN Collin COUNTY, TEXAS.
THIS 5th DAY OF March, 2010.

BY: [Signature]

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHERIE M. SINS OF CAPITAL ONE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID BANK.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 5th DAY OF March, 2010.

SIGNATURE: Cynthia R. Savoie
NOTARY PUBLIC IN AND FOR Collin COUNTY, TEXAS.
MY COMMISSION EXPIRES: 2-25-12

STATE OF TEXAS §
COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 4.786 acre tract in the W.D.C. Hall Survey, Abstract No. 70 in Brazoria County, Texas. Said 4.786 acre tract is in Lot 90 of the George W. Jenkins Subdivision as recorded in Volume 79, Page 616 in the Brazoria County Deed Records and is that same tract of land described in a deed to Tuyet-Mai Nguyen as recorded in Clerk's File No. 2006026161 in the Brazoria County Clerk's Office and is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod set for the east corner of said Lot 90, same being the south corner of the Amending Plat of Cartercrest Subdivision as recorded in Volume 18, Page 245-246 in the Brazoria County Plat Records. Said point being in the common line of said W.D.C. Hall Survey and the Perry and Austin League, Abstract No. 111 from which a found 1/2-inch iron rod bears South 04°03'19" East, 0.72';

THENCE, South 41°39'39" West, along said common survey line, same being the southeast line of said Lot 90 for a distance of 212.10' to a 1/2-inch iron rod found for the south corner of the herein described tract, said point being the east corner of the Haddock Subdivision as recorded in Volume 18, Page 140 in the Brazoria County Plat Records;

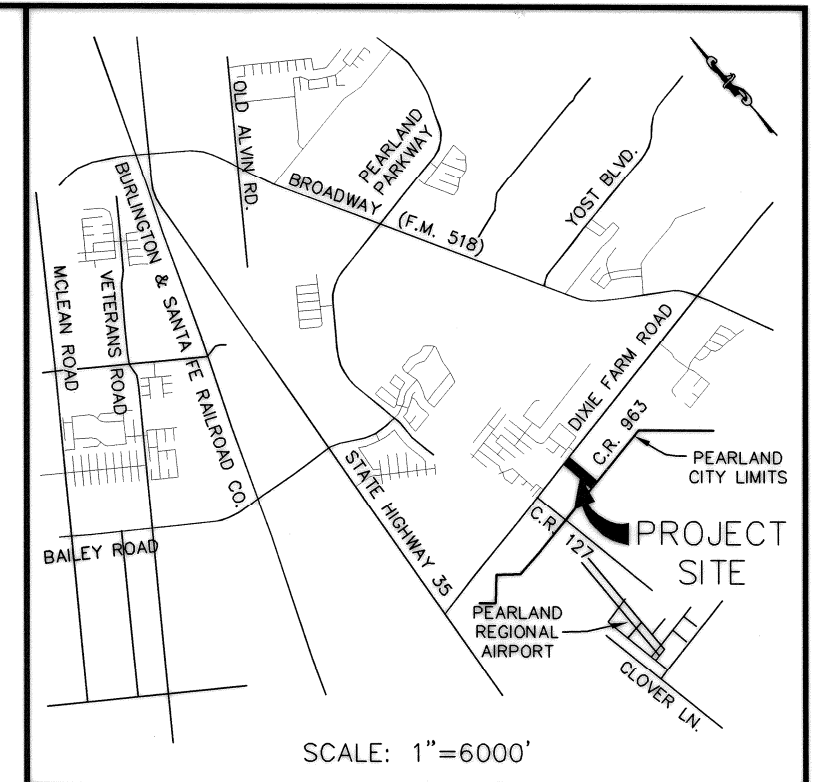
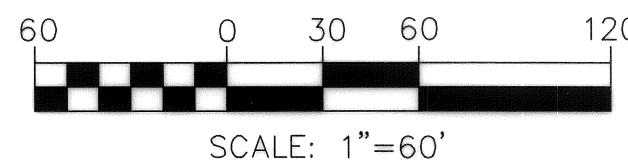
THENCE, North 48°20'21" West, along the northeast line of said Haddock Subdivision for a distance of 982.90 feet to a 5/8-inch iron rod found in the southeast right-of-way line of Dixie Farm Road, (based on a width of 120-feet), said point being the west corner of the herein described tract;

THENCE, North 41°39'39" East, along the southeast line of said Dixie Farm Road for a distance of 212.10 feet to a 5/8-inch iron rod found for the west corner of the aforementioned Amending Plat of Cartercrest Subdivision, same being the north corner of the aforementioned Lot 90 and north corner of the herein described tract;

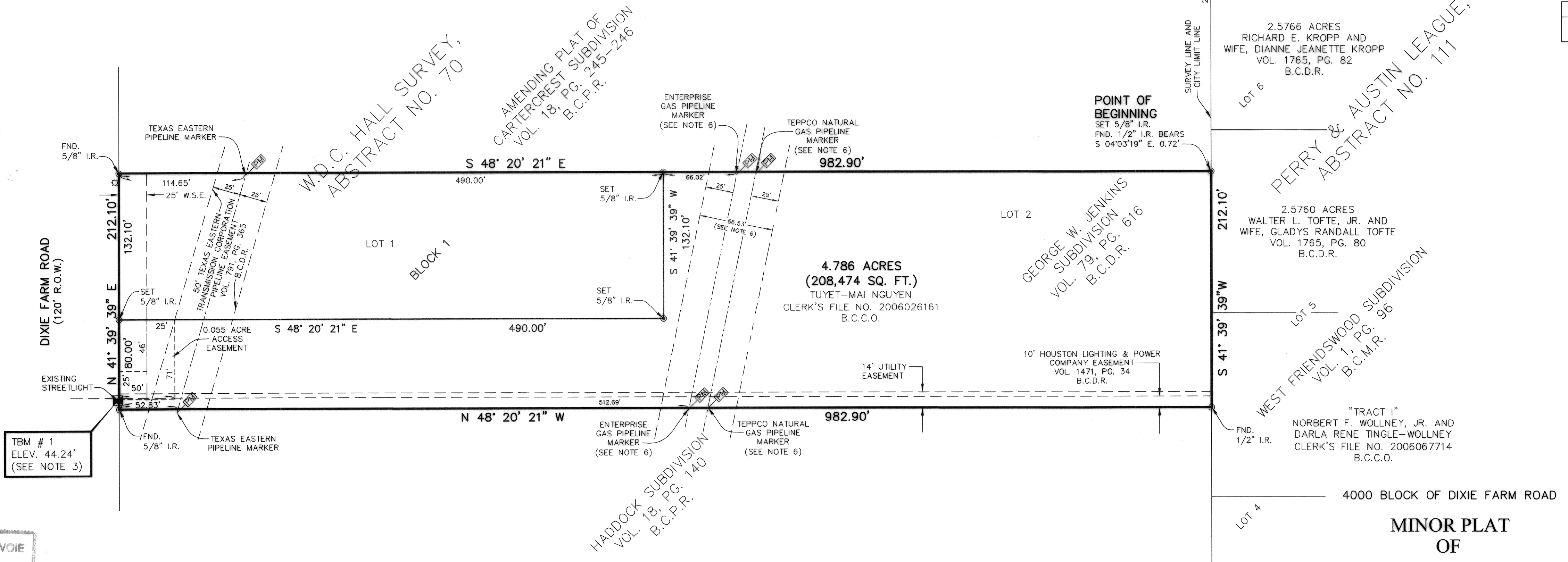
THENCE, South 48°20'21" East, along the northeast line of said Lot 90, same being the southwest line of said Amending Plat of Cartercrest Subdivision for a distance of 982.90 feet to the POINT OF BEGINNING, containing a computed area of 4.786 acres (208,474 square feet).

LEGEND

- | | |
|----------|--------------------------------|
| B.C.D.R. | BRAZORIA COUNTY DEED RECORDS |
| B.C.P.R. | BRAZORIA COUNTY PLAT RECORDS |
| B.C.C.O. | BRAZORIA COUNTY CLERK'S OFFICE |
| FND. | FOUND |
| I.P. | IRON PIPE |
| I.R. | IRON ROD |
| R.O.W. | RIGHT OF WAY |
| W.S.E. | WATER SEWER EASEMENT |
| | PIPELINE MARKER |
| | PROPOSED STREETLIGHT |
| | EXISTING STREETLIGHT |
| | TEMPORARY BENCHMARK |



Doc# 2010012615



| LOT ACREAGE TABLE | |
|-------------------|--------------|
| LOT 1 | 2.5766 ACRES |
| LOT 2 | 2.5760 ACRES |

CERTIFICATE OF CITY PLANNING DIRECTOR

THIS IS TO CERTIFY THAT THE CITY PLANNING DIRECTOR OF THE CITY OF PEARLAND, TEXAS, HAS APPROVED THIS MINOR PLAT OF MAI ESTATES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCE OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 25th DAY OF March, 2010.

[Signature]
LATA KRISHNARAO, AICP
PLANNING DIRECTOR

[Signature]
NARCISO URA III, P.E.
CITY ENGINEER
[Signature]
DARRIN COKER, CITY ATTORNEY

CERTIFICATE OF SURVEYOR

I, MICHAEL D. WILSON, 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 RODS HAVING AN OUTSIDE DIAMETER OF FIVE-EIGHTH (5/8) INCH AND A LENGTH OF TWO (2) FEET, UNLESS OTHERWISE NOTED.

[Signature]
MICHAEL D. WILSON
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4821

A SUBDIVISION OF 4.786 ACRES IN THE W.D.C. HALL SURVEY, ABSTRACT NO. 70, IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS

(CITY OF PEARLAND PLAT NO. P-615Z-2010-0004)

FEBRUARY 2010

1 BLOCK 2 LOTS

4009 DIXIE FARM ROAD

OWNER:

MS. MAI NGUYEN
11706 KIRKVALLEY DR.
HOUSTON, TEXAS 77089
PH: (832) 576-7885

PREPARED BY:

THE WILSON SURVEY GROUP
PROFESSIONAL LAND SURVEYORS
2006 E. BROADWAY PEARLAND, TEXAS
(281) 485-3991 FAX (281) 485-3998
CONTACT: CHRIS L. HENDRICK

Doc# 2010012615
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Official Public Records of
BRAZORIA COUNTY
CLERK'S OFFICE
COUNTY CLERK
Fees \$63.00

[Signature]