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 FASEMENTS 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

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____

NOTARY PUBLIC IN AND FOR CAZORIA COUNTY, TEXAS MY COMMISSION EXPIRES: MARCH 7 701



STATE OF TEXAS

COUNTY OF COllin

WE, CAPITAL ONE, ACTING BY AND THROUGH CHERIEM SILAS, ITS AV PLANAGE 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 COUNTY, TEXAS.



STATE OF TEXAS

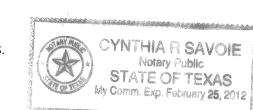
STATE OF TEXAS

COUNTY OF CONTIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHERCE M. SILKS OF CAPTAL 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 THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF

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

Coputha & Savoie NOTARY PUBLIC IN AND FOR COUNTY, TEXAS. MY COMMISSION EXPIRES: _ 2-25-12



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 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

BRAZORIA COUNTY DEED RECORDS BRAZORIA COUNTY PLAT RECORDS B.C.C.O. FND. BRAZORIA COUNTY CLERK'S OFFICE FOUND

I.P. IRON PIPE I.R. IRON ROD R.O.W.

TEXAS EASTERN

114.65

-/FND.

5/8" I.R.—

EXISTING STREETLIGHT-

TBM # 1

ELEV. 44.24'

(SEE NOTE 3)

PIPELINE MARKER -

WATER SEWER EASEMENT W.S.E.

PROPOSED STREETLIGHT

TEMPORARY BENCHMARK

LOT 1

1. CITY OF PEARLAND GPS MONUMENT NO. 4, ELEVATION OF 37.59',

COORDINATES OF N 13,770,908.46, E 3,150,021.80 (SCALE FACTOR

TBM # 1 IS A R.R. SPIKE DRIVEN IN THE NORTH SIDE OF A POWER

POLE LOCATED APPROXIMATELY 8.5' NORTHEAST OF THE WEST

PROPERTY CORNER OF THE SUBJECT TRACT. ELEVATION 44.24',

4. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE

48039C0065 J, HAVING AN EFFECTIVE DATE OF SEPTEMBER 22,

6. THE TEPPCO AND ENTERPRISE PIPELINE EASEMENT SHOWN HEREON

A SIX FOOT SIDEWALK WITH AT LEAST 80% CURVED ALIGNMENT ALONG DIXIE FARM ROAD WILL BE REQUIRED AT THE TIME OF DEVELOPMENT.

8. SIDE LOT LINES ARE THE CENTER OF SIX FOOT DRAINAGE EASEMENTS TO

9. OWNERS OF LOT 1 AND LOT 2 WILL SHARE MAINTENANCE RESPONSIBILITIES OF THE DRIVE ENTERING THIS SUBDIVISION TO ALLOW ENTRANCE OF

PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83.

PEARLAND 1952, HAVING TEXAS STATE PLANE SURFACE

0.99987) ELEVATION 45.52' NGVD 29 (87 ADJ).

5. ACCORDING TO F.I.R.M. COMMUNITY-PANEL NUMBER

1999, THE SUBJECT TRACT LIES IN ZONE "X".

IS BASED ON TEX. NAT. RES. CODE ANN § 111.0194.

0.055 ACRE S 48° 20' 21" E

- ACCESS EASEMENT

TEXAS EASTERN

NGVD 1929 (87 ADJ.).

2. PROJECT BENCHMARK:

NGVD 29 (87 ADJ).

3. PROJECT TBM:

5/8" I.R. PIPELINE MARKER



GAS PIPELINE

MARKER

SET 5/8" I.R.—

5/8" I.R.

ENTERPRISE GAS PIPELINE

MARKER —

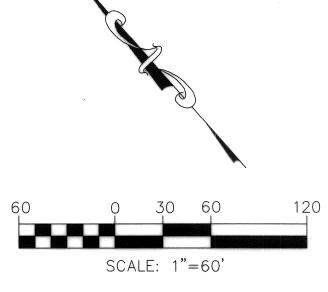
(SEE NOTE 6)

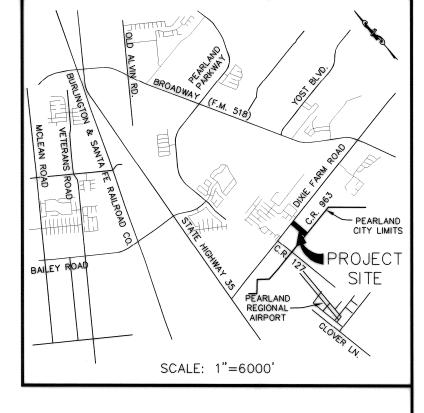
S 48° 20' 21" E

490.00'

N 48° 20' 21" W

(SEE NOTE 6) -





Doc# 201001261

LOT ACREAGE TABLE LOT 1 1.486 ACRES LOT 2 3.300 ACRE

2.5766 ACRES RICHARD E. KROPP AND WIFE, DIANNE JEANETTE KROPP VOL. 1765, PG. 82 POINT OF **BEGINNING** SET 5/8" I.R. FND. 1/2" I.R. BEARS S 04°03'19" E, 0.72'— 10' HOUSTON LIGHTING & POWER COMPANY EASEMENT-VOL. 1471, PG. 34

1/2" I.R.—

ပ

2.5760 ACRES WALTER L. TOFTE, JR. AND WIFE, GLADYS RANDALL TOFTE VOL. 1765, PG. 80 B.C.D.R. "TRACT I" NORBERT F. WOLLNEY, JR. AND DARLA RENE TINGLE-WOLLNEY 1/2" I.R. CLERK'S FILE NO. 2006067714 B.C.C.O.

4000 BLOCK OF DIXIE FARM ROAD

MINOR PLAT OF

MAI ESTATES

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

LONGER HELLISTON

Doc# 2010012615

Official Public Records of BRAZORIA COUNTY

Pages 1 04/01/2010 11:38AM

JOYCE HUDMAN COUNTY CLERK

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

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 DAY OF March , 2010. LATA KRISHNARAO, AICP

TEPPCO NATURAL

- GAS PIPELINE

MARKER

(SEE NOTE 6)

TEPPCO NATURAL

MARKER

982.90

4.786 ACRES

(208,474 SQ. FT.) TUYET-MAI NGUYEN

CLERK'S FILE NO. 2006026161 B.C.C.O.

14' UTILITY -

EASEMENT

(SEE NOTE 6)

- GAS PIPELINE

NARCISO LIRA III. P.E

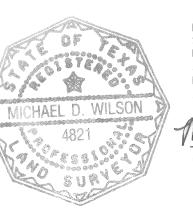
PLANNING DIRECTOR

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.

MICHAEL D. WILSON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4821





08-197