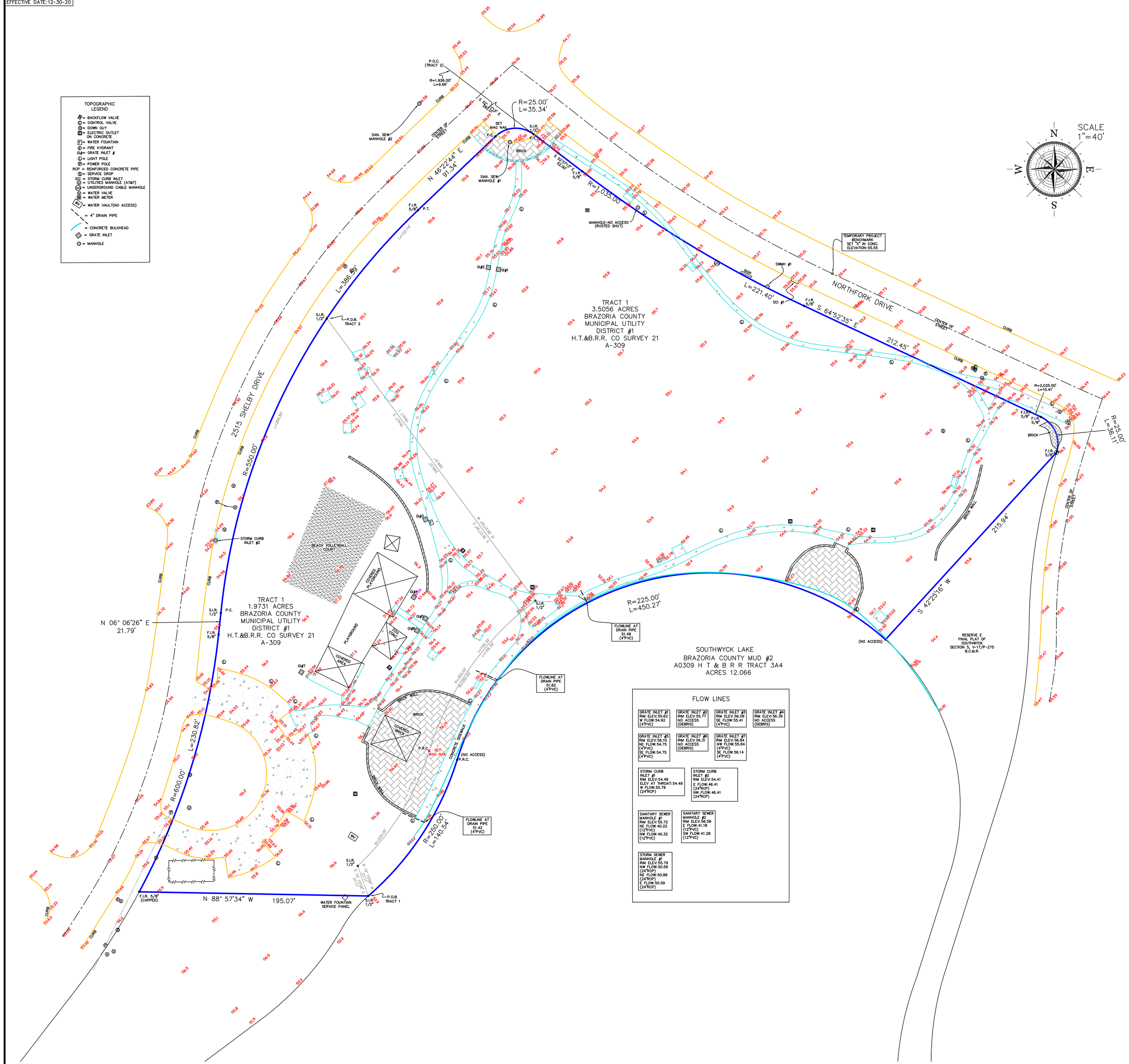
TOPOGRAPHIC SURVEY
FLOOD NOTE
FLOOD ZONE:X
PANEL #:48039C 0042K
EFFECTIVE DATE:12-30-20

LEGEND * ITEMS THAT MAY APPEAR IN * DRAWING BELOW

A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
BRG = BEARS
C.F.# = CLEAN'S FILE NUMBER
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
F.I.R. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FND. = FOUND
M.F. = METAL FENCE
M.U.E. = MUNICIPAL UTILITY EASEMENT
P.A.E. = PERMANENT ACCESS EASEMENT
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
P.P. = POWER POLE
P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
P.U.E. = PUBLIC UTILITY EASEMENT
S.B.L. = SETBACK LINE
S.S.E. = SANITARY SEWER EASEMENT
STM.S.E. = STORM SEWER EASEMENT
U.G.P.L. = UNDERGROUND CURVATURE
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
W.S.E. = WATER & SEWER EASEMENT

= NOT TO SCALE
= GUY ANCHOR
= POWER POLE
= SERVICE DROP
= ELEVATIONS
= CONTROL MONUMENT
= PROPERTY CORNER
= PROPERTY LINE
= EASEMENT LINE
= BUILDING SETBACK LINE
= BUILDING WALL
= WOODEN FENCE
= CHAIN LINK FENCE
= METAL FENCE
= WIRE FENCE
= VINYL FENCE
= OVERHEAD ELECTRIC DISTRIBUTION
S.F.N.F.=SEARCHED FOR, NOT FOUND



TRACT 1: A TRACT OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF BRAZORIA, CONTAINING 3.5056 ACRES OF LAND OUT OF A TRACT OF LAND NOW OF FORMERLY OWNED BY GENERAL LAND HOMES CORPORATION, WITHIN THE BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 2, AND BEING ALSO WITHIN THE H.T.&B.R.R. CO. SURVEY, SECTION 21, A-309, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT SET 1/2" IRON ROD FOR A POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT OF BEGINNING BEING COMMON WITH A NORTHWESTERLY CORNER OF LAKE SITE, PHASE I.

THENCE N 19° 15'08" W, 27.11 FEET ALONG THE SOUTHERNMOST WEST BOUNDARY OF THIS TRACT TO A SET 1/2" IRON ROD FOR CORNER AND POINT OF CURVATURE.

THENCE ALONG THE WESTERLY BOUNDARY OF THE TRACT HEREIN BEING DESCRIBED AS FOLLOWS:

ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 29° 40'33", BASED ON A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 116.54 FEET, AND HAVING A CORD CALL OF N31° 51'02" W, 115.24 FEET TO SET MAG NAIL FOR A POINT OF REVERSE CURVE;

ALONG AN ARC TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36° 31'45", BASED ON A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 159.39 FEET, AND HAVING A CHORD CALL OF N 35° 16'38" E, 159.70 FEET TO A "X" SET IN CONCRETE FOR A POINT FOR CORNER AND POINT OF CURVATURE;

N 36° 27'30" W, 299.01 FEET TO A SET 1/2" IRON ROD SET FOR POINT FOR CORNER AND POINT OF CURVATURE,

ALONG AN ARC TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12° 34'42", BASED ON A RADIUS OF 550.00 FEET, HAVING AN ARC LENGTH 120.74 FEET AND HAVING A CHORD CALL OF N 40° 05'27" E, 120.50 FEET TO A 5/8" IRON ROD FOUND FOR POINT OF TANGENCY;

NORTH 46° 22'44" E, 91.34' TO A "MAG" NAIL SET AT A POINT OF CURVATURE;

ALONG AN ARC TO THE RIGHT, HAVING A CENTRAL ANGLE OF 81° 00'00", BASED ON A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 35.24 FEET, AND HAVING A CHORD CALL OF N 86° 52'47" E, 32.47 FEET TO A SET 1/2" IRON ROD FOR POINT OF TANGENCY AT ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY BOUNDARY OF NORTHFORK DRIVE, HAVING A RIGHT OF WAY OF 70 FEET;

THENCE ALONG THE NORTHEASTERLY BOUNDARY OF THIS TRACT, BEING COMMON WITH THE SOUTHERLY RIGHT OF WAY BOUNDARY OF THE ABOVEMENTIONED NORTHFORK DRIVE, AS FOLLOWS:

S 52° 37'13" E, 52.00 FEET TO A FOUND 5/8" IRON ROD FOR POINT OF CURVATURE

ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 12° 15'23" BASED IN A RADIUS OF 1,035.00 FEET, AN ARC LENGTH OF 221.40 FEET, AND HAVING A CHORD CALL OF S 58° 44'54" E, 220.98 FEET TO A FOUND 5/8" IRON ROD FOR POINT OF TANGENCY;

S 64° 52'35" E, 212.45 FEET TO A FOUND 5/8" IRON ROD FOR POINT OF CURVATURE;

ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00° 17'35", BASED ON A RADIUS OF 2,035.00 FEET, AN ARC LENGTH OF 10.41, AND HAVING A CHORD CALL OF S 65° 01'23" E, 10.41 FEET TO A FOUND 5/8" IRON ROD FOR POINT OF COMPOUND CURVE,

ALONG AN ARC TO THE RIGHT, HAVING A CENTRAL ANGLE OF 82° 45'52", BASED ON A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 36.11 FEET, AND HAVING A CHORD CALL OF S 23° 47'14" E, 33.05 FEET TO A FOUND 5/8" IRON ROD FOR POINT FOR CORNER;

THENCE S 42° 25'16" W,M 215.94 FEET TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, AND BEING AT ITS INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED LAKE SITE, PHASE I;

THENCE ALONG THE SOUTH BOUNDARY OF THE TRACT HEREIN BEING DESCRIBED, BEING COMMON WITH THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED LAKE SITE, PHASE I, AS FOLLOWS:

ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 114° 39'34", BASED ON A RADIUS OF 225,00 FEET, AN ARC LENGTH OF 450.27 FEET, AND HAVING A CHORD CALL OF S 74° 20'33" W, 378.81 FEET TO A POINT OF REVERSE CURVE;

ALONG AN ARC TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32° 12'35", BASED ON A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 140.54 FEET, AND HAVING A CHORD CALL OF S 33° 07'03" W, 138.70 FEET TO THE POINT OF BEGINNING CONTAINING 3.5056 ACRES OF LAND, MORE OR LESS.

TRACT 2: BEING 1.9731 ACRES OR 85,947 SQUARE FEET OF LAND BEING OUT OF THE H.T.&.B.R.R. COMPANY SURVEY, ABSTRACT NO. 309, SECTION 21 IN BRAZORIA COUNTY, TEXAS, SAID 1.9731 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SOUTHWYCK SUBDIVISION, SECTION 5, AS RECORDED UNDER VOLUME 17, PAGE 27 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, ALSO BEING IN THE SOUTHWESTERLY LINE OF NORTHFORK DRIVE, HAVING A WIDTH OF 70.00 FEET;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID SOUTHWESTERLY LINE OF NORTHFORK DRIVE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,965.00 FEET, A CENTRAL ANGLE OF 00° 16'54", AN ARC LENGTH OF 9.66 FEET AND CHORD BEARING OF SOUTH 52° 45'39" EAST, A CHORD DISTANCE OF 9.66 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 52° 37'13" EAST ALONG SAID SOUTHWESTERLY LINE OF NORTHFORK DRIVE, A DISTANCE OF 282.01 FEET TO A POINT FOR CORNER;

THENCE IN A WESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81° 00'00", AN ACRE LENGTH OF 35.34 FEET AND A CHORD BEARING OF SOUTH 86° 52'47" WEST, A CHORD DISTANCE OF 32.47 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 46° 22'47" WEST ALONG THE EASTERLY LINE OF SHELBY DRIVE, A DISTANCE OF 91.34 FEET TO A 1/2" IRON ROD SET FOR A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG SAID EASTERLY LINE OF SHELBY DRIVE WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 120.74 FEET TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 36° 27'30" EAST A DISTANCE OF 299.01 FEET TO A 1/2" IRON ROD SET FOR A POINT FOR CORNER IN A CURVE TO THE LEFT;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 36° 31'45", AN ARC LENGTH OF 159.39 FEET, AND A CHORD BEARING OF SOUTH 35° 16'38" WEST, A CHORD DISTANCE OF 159.70 FEET TO A MAG NAIL SET FOR A POINT OF REVERSE CURVE TO THE RIGHT;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 29° 40'33", AN ARC LENGTH OF 116.54 FEET AND A CHORD BEARING OF SOUTH 35° 16'38" WEST, A CHORD DISTANCE OF 115.24 FEET TO 1/2" IRON ROD SET FOR A POINT FOR CORNER;

THENCE SOUTH 19° 15'08" EAST A DISTANCE OF 27.11 FEET TO A 1/2" IRON ROD SET FOR A POINT FOR CORNER;

THENCE NORTH 88° 57'34" WEST A DISTANCE OF 195.07 FEET TO A 5/8" IRON ROD FOUND FOR A POINT FOR CORNER IN A CURVE TO THE LEFT, BEING IN SAID EASTERLY LINE OF PROPOSED SHELBY DRIVE;

THENCE IN A NORTHERLY DIRECTION ALONG SAID EASTERLY LINE OF PROPOSED SHELBY DRIVE, WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 22° 02'32", AN ARC LENGTH OF 230.82 FEET AND A CHORD BEARING OF NORTH 17° 07'42" EAST, A CHORD DISTANCE OF 229.40 FEET TO 5/8" IRON ROD SET FOR A POINT OF TANGENCY;

THENCE NORTH 06° 06'26" EAST, ALONG A EASTERLY LINE OF PROPOSED SHELBY DRIVE, A DISTANCE OF 21.79 FEET TO 1/2" IRON ROD SET FOR A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG SAID EASTERLY LINE OF SHELBY DRIVE, AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 27° 41'39", AN ARC LENGTH OF 265.85 FEET AND A CHORD BEARING OF NORTH 19° 57'16" EAST, A CHORD DISTANCE OF 263.27 FEET TO THE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT, AND CONTAINING WITHIN THESE CALLS 1.9731 ACRES OR 85,947 SQUARE FEET OF LAND

NOTES:
- BEARING BASIS: C.F. #1985006532
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY.
- UNDERGROUND UTILITY INSTALLATIONS/UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT/COMMITMENT. ADDITIONAL BUILDING SETBACK LINES, EASEMENTS OR RIGHTS-OF-WAY MAY EXIST AND BUILDING ORDINANCES EFFECTING THE PROPERTY AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- ALL ELEVATIONS BASED ON CITY OF PEARLAND BENCHMARK 30L, NAVD88, 2001ADJ ELEVATION:57.37
- REVISED 11-9-22 TO ADD TRACT 2

LEGAL DESCRIPTION
TRACT 1: BEING A TRACT OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF BRAZORIA, CONTAINING 3.5056 ACRES OF LAND OUT OF A TRACT OF LAND NOW OF FORMERLY OWNED BY GENERAL LAND HOMES CORPORATION, WITHIN THE BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 2, AND BEING ALSO WITHIN THE H.T.&B.R.R. CO. SURVEY, SECTION 21, A-309, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.
TRACT 2: BEING 1.9731 ACRES OR 85,947 SQUARE FEET OF LAND BEING OUT OF THE H.T.&.B.R.R. COMPANY SURVEY, ABSTRACT NO. 309, SECTION 21 IN BRAZORIA COUNTY, TEXAS, SAID 1.9731 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

SOUTHWYCK COMMUNITY ASSOCIATION

ADDRESS
2515 SHELBY DRIVE

STATE OF TEXAS REGISTERED TONY PAUL COLEMAN 5154 PRO-SURV

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

JOB #	2204120
DATE	6-13-22, REVISED 11-9-22
GF#	N/A

PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113 FAX: 281-996-0112
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10193300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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