

STATE OF TEXAS
 COUNTY OF BRAZORIA

A-L-L-141 SEDONA LAKES, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH STEVEN D. ALVIS, MANAGER OF A-L-L-141 SEDONA LAKES, L.P., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, OWNER OF THIS PLAT OF SEDONA COMMERCIAL CORNER, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AN ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, BUILDING LINES, ERECTIONS AND EASEMENTS AS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE CLAIM FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CORNER TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, A-L-L-141 SEDONA LAKES, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN D. ALVIS, MANAGER OF A-L-L-141 SEDONA LAKES, L.P., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, THEREunto AUTHORIZED, AND ITS COMMON SEAL HERETO AFFIXED, THIS 2nd DAY OF October, 2018.

A-L-L-141 SEDONA LAKES, L.P.
 A TEXAS LIMITED PARTNERSHIP

A-L-L-141, L.C.
 A TEXAS LIMITED LIABILITY COMPANY
 ITS GENERAL PARTNER

Steven D. Alvis
 STEVEN D. ALVIS, MANAGER

STATE OF Texas
 COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN D. ALVIS, MANAGER OF A-L-L-141, L.C., A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF A-L-L-141 SEDONA LAKES, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS 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 STATED, AND AS THE ACT AND DEED OF SAID ENTRY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF October, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Nancy Ost
 MY COMMISSION EXPIRES 4-17-21

MANUELO OTI
 Notary Public
 My Commission Expires
 April 10, 2021

CITY COUNCIL CERTIFICATION:

APPROVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, THIS 5th DAY OF November, 2018.

Alvin Davison
 ALVIN DAVISON, MAYOR

James Wilson
 JAMES WILSON, COUNCIL MEMBER

Jason Albritton
 JASON ALBRITTON, COUNCIL MEMBER

Sam Perry
 LARRY ANEXY, COUNCIL MEMBER

I, BRIAN NEWBAM, AM AUTHORIZED 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, AND PREPARED FROM AN ACCURATE 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 NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET, OR NO SHOW HEREON.

B. Newbam
 BRIAN NEWBAM
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 5776



FINAL DRAINAGE PLAN AND PLAT:
 APPROVED BY THE BOARD OF COMMISSIONERS ON 10-3-2017 updated: 10-9-2018

M. G. Cox
 BRAZORIA DRAINAGE DISTRICT NO. 4

William
 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. 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.

RECORDER'S MEMORANDUM
 At the time of recording, this instrument was found to be in compliance with the provisions of the Texas Property Code, Chapter 61, Section 101, which requires that all instruments be recorded on public paper, unless the instrument is a deed or a mortgage, in which case the instrument may be recorded on private paper. All instruments, including but not limited to deeds, mortgages, and other instruments, must be recorded on public paper. This instrument was found to be in compliance with the provisions of the Texas Property Code, Chapter 61, Section 101, and was recorded on public paper.

A FIELD NOTE DESCRIPTION OF A 4.3013 acre (197,363 square feet) tract of land in the A.C.H.B. Survey (R. B. LYKE), Section 88, Abstract No. 540, in the A.C.H.B. Survey (Harris & Brooke), Section 87, Abstract No. 415, and in the M. V. O'Donnell Survey, Abstract No. 469, Brazoria County, Texas, said 4.3013 acre tract being a portion of Lot 60, Section 88 of the Allison-Richey Gulf Coast Home Company Subdivision, according to the map or plat recorded in Volume 2, Page 98 of the Brazoria County Map Records and also being a portion of Lot 4, Section 87 of the Allison-Richey Gulf Coast Home Company Subdivision, according to the map or plat recorded in Volume 2, Page 95 of the Brazoria County Map Records and being the same tract of land (Tract 4) conveyed to A-L-L-141 SEDONA LAKES, L.P., as recorded in Brazoria County Clerk's File No. 2017020202, said tract being more particularly described by meter-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone, GPS Observations Using National Geodetic Survey Continuously Operating Reference Station:

BEGINNING at a 1/2-inch iron pipe with cap stamped "Brown & Goy" found at the southwest end of a setback at the intersection of the north-right-of-way line of County Road No. 101 (Baley Road) (120 feet wide at this point), as recorded in Brazoria County Clerk's File No. 2008001144 with the west right-of-way line of County Road No. 94 (46th north), as recorded in Brazoria County Clerk's File No. 200804127;

THENCE, South 86° 39' 40" West - 225.15 feet with the north line of said County Road No. 101 to a 1/2-inch iron pipe with cap stamped "Brown & Goy" found for a southwest corner of this tract;

THENCE, North 02° 18' 05" West - 65.64 feet with a peg in said County Road No. 101 to a 1/2-inch iron pipe with cap stamped "Brown & Goy" found for an interior corner of this tract;

THENCE, South 89° 29' 21" West - 218.68 feet with the north right-of-way line of said County Road No. 101 to a 1/2-inch iron pipe with cap stamped "Brown & Goy" found for the southeast corner of a 5.9562 acre tract of land conveyed to Brazoria County, as recorded in Brazoria County Clerk's File No. 2008023883 and for a southeast corner of this tract;

THENCE, North 02° 20' 39" West - 412.50 feet with the east line of said 5.9562 acre tract to a 3/4-inch iron rod with cap stamped "Cotton" found in the south line of a tract of land conveyed to Spouse Interests, L.L.C., as recorded in Brazoria County Clerk's File No. 1995010457 for the northeast corner of said 5.9562 acre tract and for the northeast corner of this tract;

THENCE, North 86° 39' 40" East - 221.19 feet with the south line of said Spouse Interests tract to a 3/4-inch iron rod with cap stamped "Cotton" found for a southeast corner of said Spouse Interests tract and for an interior corner of this tract;

THENCE, North 02° 59' 18" West - 45.79 feet with the east line of said Spouse Interests tract to a 1/2-inch iron pipe with cap stamped "Brown & Goy" found in the west right-of-way line of said County Road No. 94 for the north corner of this tract;

THENCE, in a southeasterly direction with the southwest right-of-way line of said County Road No. 94 and with a curve to the left having a radius of 487.50 feet, a length of 641.61 feet, a central angle of 02° 51' 45" and a chord bearing South 37° 37' 52" East - 641.61 feet to a 1/2-inch iron pipe found for the end of said curve;

THENCE, South 52° 03' 04" East - 1111.18 feet with the southwest right-of-way line of said County Road No. 94 to a 1/2-inch iron pipe with cap stamped "Brown & Goy" found for an angle point of this tract;

THENCE, South 01° 43' 05" East - 253.77 feet with the southwest right-of-way line of said County Road No. 94 to a 1/2-inch iron pipe with cap stamped "Brown & Goy" found for the point-of-curvature of a curve to the right;

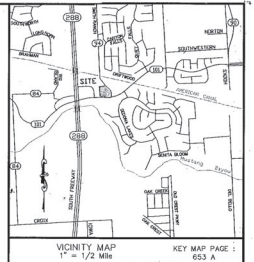
THENCE, in a southeasterly direction with the southwest right-of-way line of said County Road No. 94 and with a curve to the right having a radius of 340.00 feet, a length of 287.59 feet, a central angle of 48° 27' 52" and a chord bearing South 27° 29' 09" East - 279.10 feet with said pipe with cap stamped "Brown & Goy" found for a point-of-tangency;

THENCE, South 02° 15' 13" East - 96.00 feet with the west right-of-way line of said County Road No. 94 to a 1/2-inch iron pipe with cap stamped "Brown & Goy" found for the northeast end of said setback at the intersection of 94 north right-of-way line of said County Road No. 101 with the west right-of-way line of said County Road No. 94;

THENCE, South 41° 54' West - 432.44 feet with said setback to the POINT OF BEGINNING and containing 4.3013 acres (197,363 square feet) of land.

- GENERAL NOTES:
- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF MANVEL.
 - ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83), WITH COORDINATES GIVEN IN FEET, COORDINATES SHOWN ARE SURFACE.
 - 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, THE RESPONSIBILITY TO SECURING APPROVAL FROM THE PRIVATE ENTITY TO BUILD WITHIN AN EASEMENT BELONGS TO THE PROPERTY OWNER.
 - THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP CURB ELEVATION OF A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY, IF NO CURB EXISTS, OR (2) 24 INCHES ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION OF STRUCTURES LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
 - ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNATED TO MEET THE REQUIREMENT OF THE CITY OF MANVEL AND BRAZORIA DRAINAGE DISTRICT NO. 4.
 - THIS PROPERTY IS LOCATED WHOLLY WITHIN SEDONA LAKES MUNICIPAL UTILITY DISTRICT NO. 1.
 - THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANVEL. A ZONING ORDINANCE AND ASSOCIATED ZONING CLASSIFICATION IS NOT APPLICABLE TO THE PROPERTY AT THE TIME OF PLATING.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
 - A FOUR (4) FOOT SIDEWALK SHALL BE BUILT ALONG COUNTY ROAD 101 AND COUNTY ROAD 94 WITHIN SUBJECT PLATTED AREA, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN.
 - BUILDING SETBACK LINES FRONTING COUNTY ROADS WILL HAVE THE APPROPRIATE SETBACKS IN ACCORDANCE WITH THE CLASSIFICATION OF THE ROAD THAT THEY ARE FRONTING. THESE SETBACKS ARE AS FOLLOWS: RESIDENTIAL LOCAL AND RESIDENTIAL COLLECTOR-25 FEET FROM ROW, MAJOR COLLECTOR-35 FEET FROM ROW, MAJOR ARTERIAL-40 FEET FROM ROW, MAJOR ARTERIAL-50 FEET FROM ROW.
 - THE GEOMETRIC DATA FOR THE BOUNDARY OF THIS SUBDIVISION SHOWN HEREON DEFINES A CLOSED GEOMETRIC FIGURE WITH A CLOSED PRECISION GREATER THAN 1 PART IN 15,000.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
 - THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS WILL NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0020 IS EFFECTIVELY DATED JUNE 2, 1989. THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT. SPECIAL FLOOD HAZARD DESIGNATION: THE BASE FLOOD ELEVATION IS 63.
 - ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - SUBJECT TO CENTERPOINT EASEMENT RECORDED IN B.C.C.F. NO. 2014031269; SUBJECT TO EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN B.C.C.F. NO. 2008003419; SUBJECT TO AGREEMENT TO THE PUBLIC RECORDED IN B.C.C.F. NO. 2008013494; SUBJECT TO STRATEGIC PARTNERSHIP AGREEMENT RECORDED IN B.C.C.F. NOS. 2009045013 2009046014; SUBJECT TO AMENDMENT AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN B.C.C.F. NO. 2010077622; SUBJECT TO ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS AND OBLIGATIONS RECORDED IN B.C.C.F. NO. 2013023260; SUBJECT TO AGREEMENT FOR WATER SERVICE RECORDED IN B.C.C.F. NO. 201001143.
 - THE "ACCESS DENIAL" SHOWN HEREON HAS BEEN PLOTTED FROM RIGHT-OF-WAY PARCEL MAPS FOR COUNTY ROAD 101 / STATE HIGHWAY 288 OVERPASS PREPARED BY CL DAVIS & CO. LAND SURVEYING, DATED 10-15-2006.
- DRAINAGE NOTES:
- ANY CONTRACTOR 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 ERRECTED IN A DRAINAGE 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 DEVELOPERS FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
 - CONTRACTOR SHALL NOTIFY THE DISTRICT IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE PLACING ANY CONCRETE OR DRAINAGE STRUCTURES.
 - 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 SOE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL 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.
 - THERE IS NO PUBLIC INFRASTRUCTURE INCLUDED OR PLANNED FOR THIS DEVELOPMENT. ANY AND ALL IMPROVEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER.
 - THE DISTRICT'S APPROVAL 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-OR-INTERESTS IN THIRD PARTIES' PROPERTIES OR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTINGATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

2018056707 PLAT
 Total Pages: 2
 NP



PLANNING, DEVELOPMENT, AND ZONING COMMISSION

RECOMMENDED FOR APPROVAL BY THE PLANNING, DEVELOPMENT, AND ZONING COMMISSION OF THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, THIS 22nd DAY OF October, 2018.

Kyle Blawie
 KYLE BLAWIE, MEMBER

Dalibor
 DALIBOR, MEMBER

George
 GEORGE, MEMBER

Jason Rain
 JASON RAIN, SECRETARY

Steph Dutton
 STEPH DAVISON, MEMBER

Alvin Davison
 ALVIN DAVISON, MAYOR

FINAL PLAT OF
SEDONA COMMERCIAL CORNER

A SUBDIVISION OF A 4.3013 ACRE TRACT OF LAND BEING A PARTIAL REPLAT OF LOT 60, SECTION 88, ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION (VOL. 2, PG. 98; B.C.M.R.) AND LOT 4, SECTION 87, ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION (VOL. 2, PG. 91; B.C.M.R.) IN THE A.C.H.B. SURVEY (R. B. LYKE), SECTION 88, ABSTRACT NO. 540, IN THE A.C.H.B. SURVEY (HARRIS AND BROOKE), SECTION 87, ABSTRACT NO. 415, AND IN THE M. V. O'DONNELL SURVEY, ABSTRACT NO. 469, BRAZORIA COUNTY TEXAS.

1 BLOCK 2 LOTS

~ OWNER ~
 A-L-L-141 SEDONA LAKES, L.P.
 A Texas limited partnership
 8827 W Sam Houston Parkway
 Houston, Texas 77040
 PHONE: 281-491-5500

~ ENGINEER/SURVEYOR ~
 TEXAS ENGINEERING AND MAPPING COMPANY
 12718 Century Drive
 Stafford, Texas 77477
 PHONE: 281-491-5555 FAX: 281-491-5555
 SURVEYING FIRM NO. 10115000 / ENGINEERING FIRM NO. P-2900
 JOB NO. 208-211
 OCTOBER 1, 2018

