

STATE OF LOUISIANA  
PARISH OF EAST BATON ROUGE

ME, TEX PROJ 2008 LLC ACTING BY AND THROUGH DAN BROWN, MANAGING MEMBER OF TEX PROJ 2008 LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THE PLAT OF PROVINCE VILLAGE, 18 RESERVES, 20 OFFICE BUILDING LOTS, 18 RESERVES (20.029 ACRES) AND 8 OFFICE PROFESSIONAL LOTS, BRAZORIA COUNTY, ABSTRACT 290, HARRIS COUNTY, AND THE W.D.C. HALL SURVEY, ABSTRACT 70, BRAZORIA COUNTY, ABSTRACT 23, HARRIS COUNTY, CITY OF PEARLAND, HARRIS COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE RESERVES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH, THE STREETS (EXCEPT THOSE STREETS DEDICATED AS PRIVATE STREETS), ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS 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, OF ANY PORTION OF SAID DRAINAGE EASEMENTS, TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

GENERAL PLAT NOTES

- 1. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY AMERICAN TITLE COMPANY, CITY PLANNING FILE NO. ATC4635/CPL, DATED JULY 7, 2006. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83), WITH COORDINATES GIVEN IN FEET. COORDINATES SHOWN ARE GRID NAD 83, AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99988666.
- 3. T.B.M. # TOP OF 5/8 INCH IRON ROD WITH CAP MARKED "LJA ENC" LOCATED AT THE SOUTHWEST CORNER OF PROVINCE VILLAGE (AS SHOWN BY SYMBOL).

ELEV. = 42.53 NAVD29, 1987 ADJUSTMENT

- 4. THIS PLAT LIES WITHIN BRAZORIA MUNICIPAL UTILITY DISTRICT NO. 28.
- 5. EFFECTIVE FLOODPLAIN: ACCORDING TO THE EFFECTIVE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 48039C0045J, DATED SEPTEMBER 22, 1999, AND 48039C0045K, DATED APRIL 20, 2000, A PORTION OF THIS TRACT LIES WITHIN ZONE AE.

- 6. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT.
- 7. ALL SIDE LOT LINES ARE THE CENTERLINE OF A SIX-FOOT DRAINAGE EASEMENT TO EACH ADJACENT LOT NOT OCCUPIED BY A STRUCTURE FOR BLOCKS 1, 2, 6 AND 7.
- 8. ALL LOTS SHALL BE RESTRICTED TO DRIVEWAY ACCESS FROM THE FRONT OF THE LOT.

- 9. 6-FOOT SIDEWALKS SHALL BE BUILT ALONG ALL THOROUGHFARE AND COLLECTOR STREETS INCLUDING COUNTRY CLUB DRIVE, PROVINCE VILLAGE DRIVE AND CURVILINE ALONG PEARLAND PARKWAY, WITH 4-FOOT SIDEWALKS PROVIDED ON ALL OTHER STREETS AT THE TIME OF DEVELOPMENT.

- 10. THERE ARE 25 STREET LIGHTS PROPOSED WITH THIS PLAT.
- 11. BENCHMARK USED, CITY OF PEARLAND MONUMENT - SURVEY MARKER NO. 2 GPS MONUMENT, NAVD-29 (1987 ADJ.), ELEV. 42.48, NAVD-88 (2001 ADJ.) ELEV. 42.00 (I.S.A.R.P.), BEING A BRASS DISK SET FLUSH WITH THE GROUND IN CONCRETE STAMPED - CITY OF PEARLAND 2 GPS MON 1995. MONUMENT IS LOCATED IN THE SOUTHWESTERLY INTERSECTION OF BROADWAY I.F.M. 518 AND LIBERTY ROAD, APPROXIMATELY 4 FEET SOUTHWEST FROM THE SOUTHWESTERLY CURB AT THE INTERSECTION, AND 8.7 FEET NORTHWEST, FROM A METAL LIGHT POLE. (SEE NOTE 3)

- 12. AT THE TIME OF BUILDING PERMIT APPLICATION, A SITE PLAN WILL BE PROVIDED SHOWING THE ACTUAL LOCATION OF A PEDESTRIAN PATH ALONG THE DITCH CONNECTING PROVINCE VILLAGE DRIVE, AS DEFINED IN THE PUD, TO THE PROPOSED STRUCTURES ON THE PLAT OF PROVINCE VILLAGE GENERAL BUSINESS AMENDING PLAT 1.

- 13. THE MASTER PLAT IS ZONED AS PROVINCE VILLAGE PLANNED UNIT DEVELOPMENT AS APPROVED ON MAY 16, 2005 AND TO BE AMENDED ON DECEMBER 14, 2009. TRACT ONE IS OFFICE PROFESSIONAL, TRACT TWO CONTAINS DETENTION, R4-PUD SINGLE-FAMILY RESIDENTIAL TOWNHOMES AND A 5 ACRE GENERAL BUSINESS. TRACT THREE CONTAINS 27 R-4 PUD SINGLE FAMILY GATED GARDEN HOMES.
- 14. THIS AREA IS NOT CURRENTLY SHOWN ON HARRIS COUNTY FIRM PANEL 48039C0045J EFFECTIVE JUNE 18, 2007 OR BRAZORIA COUNTY FIRM PANEL 48039C0045K EFFECTIVE SEPTEMBER 22, 1999.

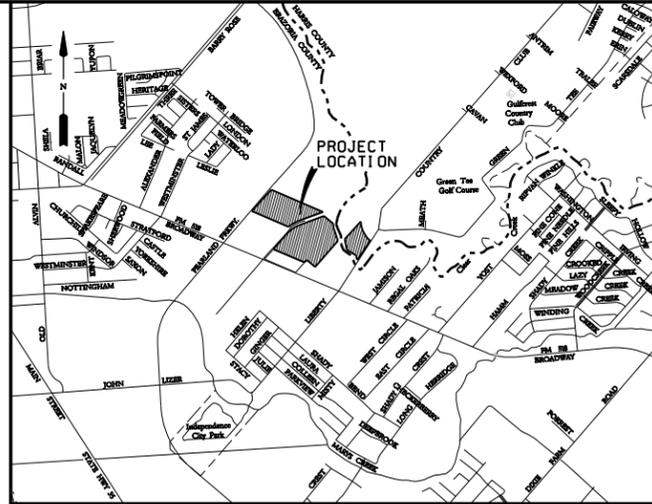
- 15. PUE/PAE INDICATES PUBLIC UTILITY EASEMENTS/PRIVATE ACCESS EASEMENTS.

Table with columns: RESERVE, ACREAGE, SO. FT., TYPE. Includes rows for LOT A, LOT B, LOT 1, LOT 2, C, D, E, F, G, H, I, J, K, L, M, N, O, P, R, S, and a TOTAL row.

\* LOT "A", LOT "B", RESERVE "D", "E", AND "L" RECORDED IN BRAZORIA RECORDS 2007070406

CURVE TABLE with columns: CURVE, RADIUS, TANGENT, CHORD, ANG, DELTA, CHORD BEARING. Lists curve data for various points in the plat.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists line data for various points in the plat.



VICINITY MAP SCALE: 1" = 1900'

REASON FOR PLAT REVISION: SUBMITTING MASTER PLAT IN PLACE OF EXPIRED PRELIMINARY PLAT

Table with columns: LAND USE TYPE, ACREAGE. Includes rows for LOTS R-4, STREETS, LOT "A", LOT "I", RESERVES, and TOTAL.

REVISED MASTER PLAT OF PROVINCE VILLAGE 43.051 ACRES BEING IN THE THOMAS J. GREEN SURVEY, ABSTRACT 198, BRAZORIA COUNTY, ABSTRACT 290, HARRIS COUNTY AND THE W.D.C. HALL SURVEY, ABSTRACT 70, BRAZORIA COUNTY, ABSTRACT 23, HARRIS COUNTY, CITY OF PEARLAND, BRAZORIA COUNTY AND HARRIS COUNTY, TEXAS

112 RESIDENTIAL LOTS 18 RESERVES (20.029 ACRES) 8 BLOCKS 2 OFFICE PROFESSIONAL LOTS JANUARY, 2010 SCALE: 1" = 100'

OWNER: TEX PROJ 2008 LLC DAN BROWN, MANAGING MEMBER 3049 SHERWOOD FOREST BATON ROUGE, LOUISIANA 70816 (225) 927-4290

ENGINEER: LJA Engineering & Surveying, Inc. 2529 Briarport Drive Suite 600 Houston, Texas 77042-3703 Phone 713.953.6200 Fax 713.953.6208

CONTACT: WARREN ESCOVO P-615R-2009-0015 SHEET 2 OF 2