

STATE OF TEXAS)
COUNTY OF BRAZORIA)

WE, ALVIN INDEPENDENT SCHOOL DISTRICT, ACTING BY AND THROUGH JAMES GILCREASE, ED. D., SUPERINTENDENT AND REGAN METOYER, SECRETARY, BEING OFFICERS OF ALVIN INDEPENDENT SCHOOL DISTRICT, OWNERS HEREIN AFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF ALVIN ISD SCHOOL SITE NO. 1, STERLING LAKES, 15,000 ACRES OUT OF THE WILLIAM PETTUS SURVEY, ABSTRACT 714, SECTION 55 CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ALSO BEING A REPLAT OF FELDER ESTATES, A ONE LOT SUBDIVISION RECORDED IN VOLUME 24, PAGE 57 OF BRAZORIA COUNTY PLAT RECORDS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID ALVIN INDEPENDENT SCHOOL DISTRICT, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE 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, OR ANY PORTION OF THE STREETS OR 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.

- NOTES:
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF IOWA COLONY.
 2. THIS SURVEY WAS CREATED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 14002598, EFFECTIVE DATE: SEPTEMBER 16, 2014.
 3. ALL BEARINGS ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NAD 83).
 4. FIVE-EIGHTS INCH (5/8") IRON RODS THREE FEET IN LENGTH, ENCASED IN CONCRETE, ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
 5. ALL PERMANENT REFERENCE MONUMENTS ("PRM") ARE OR SHALL BE SET AT ALL BOUNDARY LINE ANGLE POINTS, BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVATURE, AND ALL INTERVALS NOT TO EXCEED ONE THOUSAND (1,000) FEET. PERMANENT REFERENCE MONUMENTS SHALL CONFORM TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURE AND PRACTICES.
 6. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS SHALL BE A MINIMUM OF 5/8 INCH IRON ROD OR 3/4 INCH IRON PIPE AT LEAST THIRTY SIX (36) INCHES LONG, ENCASED IN CONCRETE FOR A MINIMUM OF EIGHTEEN (18) INCHES BELOW THE SURFACE OF THE GROUND.
 7. BENCHMARK: NGS DISK L688 ELEV.= 72.30', VERTICAL DATUM ON NAVD83, GRID 99.
 8. TBM: SQUARE CUT IN CONCRETE 160' SOUTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT AS SHOWN HEREON. TBM INDICATES TEMPORARY BENCHMARK.
 9. THIS TRACT LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR BRAZORIA COUNTY, TEXAS, DATED JUNE 5, 1989, MAP NO. 4803900105H. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATION FOR THE FLOOD INFORMATION. ALL THE FLOOD PLAIN INFORMATION IN THE PLAT IS BASED ON GRAPHICAL PLOTTING AND REFLECTS THE STATUS PER THE FEMA THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOOD PLAN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 10. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY 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, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
 11. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 12 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET OR 12 INCHES ABOVE THE ELEVATION OF THE EDGE OF THE ROADWAY IF NO CURB EXISTS, OR (2) 12 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 12. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF IOWA COLONY AND BRAZORIA DRAINAGE DISTRICT # 5.
 13. THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 31.
 14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF IOWA COLONY AND ASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
 15. DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF IOWA COLONY ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
 16. ALL SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT, IF SIDEWALKS ARE REQUIRED BY THE CITY'S SIDEWALK MASTER PLAN OR AMENDMENT #1 OF THE CITY OF IOWA COLONY ORDINANCE #2007-10.
 17. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM SEWER DRAINAGE IMPROVEMENTS, IF ANY AND WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 18. THIS FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY CITY COUNCIL. IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY CITY COUNCIL.
 19. RESTRICTED RESERVE "A" IS RESTRICTED TO PUBLIC SCHOOL AND RELATED PURPOSES.
 20. BOUNDARY CLOSURE CALCULATIONS MEETS THE MINIMUM OF WHICH SHALL BE 1:15,000.
 21. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 22. A MINIMUM OF FIVE(5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL COLLECTORS AND SIX(6) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL MAJOR ARTERIALS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 23. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.

Being a tract or parcel of land containing 15,000 acres of land or 117,221 square feet, located in the Jesse Pruitt Survey, Abstract 608, Harris County, Texas; Said 15,000 acre tract being of record in the name of Alvin Independent School District in Brazoria County Clerk's File Number 2014039947; Said 15,000 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone (NAD83)):

BEGINNING at a 5/8 inch iron rod with cap found for the northwest corner of the herein described tract, being 150 south of the centerline of a called 40 foot wide County Road of record in Volume 3, Page 128 in the Plat Records of Brazoria County, Texas;

THENCE, coincident the north line of the herein described tract, North 86 degrees 54 Minutes 42 Seconds East, a distance of 725.23 feet to a 5/8 inch iron rod with cap found for the northeast corner of the herein described tract;

THENCE, coincident the east line of the herein described tract, South 02 degrees 40 Minutes 40 Seconds East, a distance of 840.89 feet to a 5/8 inch iron with cap found for the beginning of a curve to the right;

THENCE, coincident aforesaid curve to the right, an arc length of 39.33 feet, having a radius of 25.00 feet, a central angle of 90 degrees 08 minutes 41 seconds, and a chord bearing of South 42 degrees 23 minutes 59 seconds West, a distance of 35.40 feet to a 5/8 inch iron rod with cap found for the end of said curve;

THENCE, coincident the south line of the herein described tract, South 87 degrees 28 Minutes 38 Seconds West, a distance of 147.11 feet to a 5/8 inch iron rod with cap found for the beginning of a curve to the left;

THENCE, coincident aforesaid curve to the left, an arc length of 173.96 feet, having a radius of 550.00 feet, a central angle of 18 degrees 07 minutes 21 seconds, and a chord bearing of South 78 degrees 24 minutes 57 seconds West, a distance of 173.24 feet to a 5/8 inch iron rod with cap found for the end of said curve;

THENCE, coincident the south line of the herein described tract, South 69 degrees 21 Minutes 17 Seconds West, a distance of 166.63 feet to a 5/8 inch iron rod with cap found for the beginning of a curve to the right;

THENCE, coincident aforesaid curve to the right, an arc length of 219.24 feet, having a radius of 450.00 feet, a central angle of 27 degrees 54 minutes 53 seconds, and a chord bearing of South 83 degrees 18 minutes 43 seconds West, a distance of 219.24 feet to a 5/8 inch iron rod with cap found for the southwest corner of the herein described tract;

THENCE, coincident the west line of the herein described tract, North 03 degrees 05 minutes 18 seconds West, a distance of 953.72 feet to the POINT OF BEGINNING and containing 15,000 acres of land.

IN TESTIMONY HERETO, ALVIN INDEPENDENT SCHOOL DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES GILCREASE, ED. D., SUPERINTENDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, REGAN METOYER, THIS ____ DAY OF _____, 2015.

ALVIN INDEPENDENT SCHOOL DISTRICT

BY: James Gilcrease
NAME: JAMES GILCREASE, ED. D.
TITLE: SUPERINTENDENT

ATTEST: Regan Metoyer
NAME: REGAN METOYER
TITLE: SECRETARY

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Gilcrease OF ALVIN INDEPENDENT SCHOOL DISTRICT, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF Aug, 2015.

Maureen M. ...
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: 3-18-19



STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Regan Metoyer OF ALVIN INDEPENDENT SCHOOL DISTRICT, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

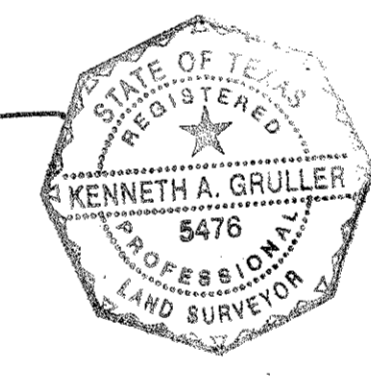
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14 DAY OF Aug, 2015.

Maureen M. ...
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: 3-18-19



I, Kenneth A. Gruller, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECT SUPERVISION ON THE GROUND IN ACCORDANCE WITH THE INFORMATION PROVIDED ME AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF SURVEY AND IS TRUE AND CORRECT AND THAT ALL BOUNDARY CORNERS, LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE ARE PROPERLY MARKED WITH 5/8 INCH DIAMETER IRON RODS THREE FEET LONG OR AS SHOWN ON THE PLAT. (SEE NOTE 4)

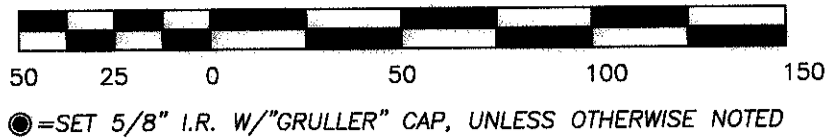
Kenneth A. Gruller
Kenneth A. Gruller, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 5476



CITY OF IOWA COLONY APPROVAL

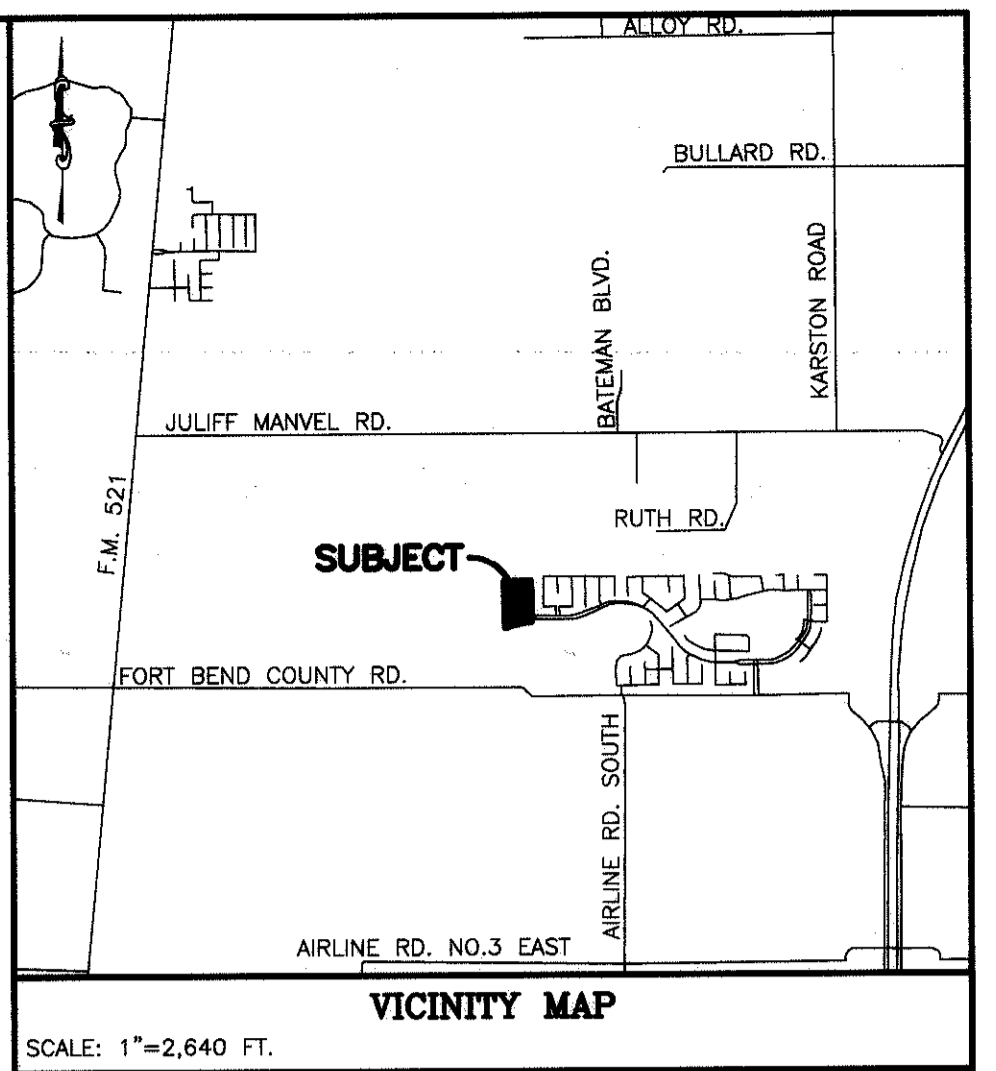
<u>Michael Holton</u> MICHAEL HOLTON, MAYOR	PLANNING AND ZONING COMMISSION APPROVAL
<u>Deborah Gregory</u> DEBORAH GREGORY, COUNCIL MEMBER	<u>Les Husey</u> LENNIE HUSEY, CHAIRMAN PLANNING COMMISSION
<u>Robin Brabbury</u> ROBIN BRABBRURY, COUNCIL MEMBER	<u>Robert Wall</u> MICHAEL HOLTON PLANNING COMMISSION MEMBER
<u>Kacy Smoot</u> KACY SMOOT, MAYOR PRO-TEM	<u>David Hurs</u> DAVID HURS PLANNING COMMISSION MEMBER
<u>Les Husey</u> LES HUSEY, COUNCIL MEMBER	<u>Ronald Mudd</u> RONALD MUDD PLANNING COMMISSION MEMBER
<u>Susan Cottrell</u> SUSAN COTTRELL, COUNCIL MEMBER	<u>Richard Salvera</u> RICHARD SALVERA PLANNING COMMISSION MEMBER
<u>Joseph Alan Johnston, P.E.</u> JOSEPH ALAN JOHNSTON, P.E., CITY ENGINEER	

ALVIN ISD
SCHOOL SITE #1, STERLING LAKES
A SUBDIVISION OF A
15,000 ACRE TRACT OF LAND
OUT OF A CALLED 300.9 ACRE TRACT
B.C.C.F. NO. 2006003948
LOCATED IN THE
WILLIAM PETTUS SURVEY, A-714
BRAZORIA COUNTY, TEXAS
SCALE: 1" = 50' JULY 2015
1 RESERVE 1 BLOCK
OWNER:
ALVIN INDEPENDANT SCHOOL DISTRICT
301 EAST HOUSE SREET, ALVIN TX. 77511
PHONE: 281-388-1130
ENGINEER:
ADICO, LLC
1506 WINDING WAY, SUITE 201, FRIENDSWOOD, TX. 77546
TBPE NO. 16423
Gruller Surveying, LLC
PROFESSIONAL LAND SURVEYING
5699 SAN FELIPE, STE 1420
HOUSTON, TEXAS 77056
PH: 713.393.1466 / FX: 713.782.3755
JOB. No. 45-1662



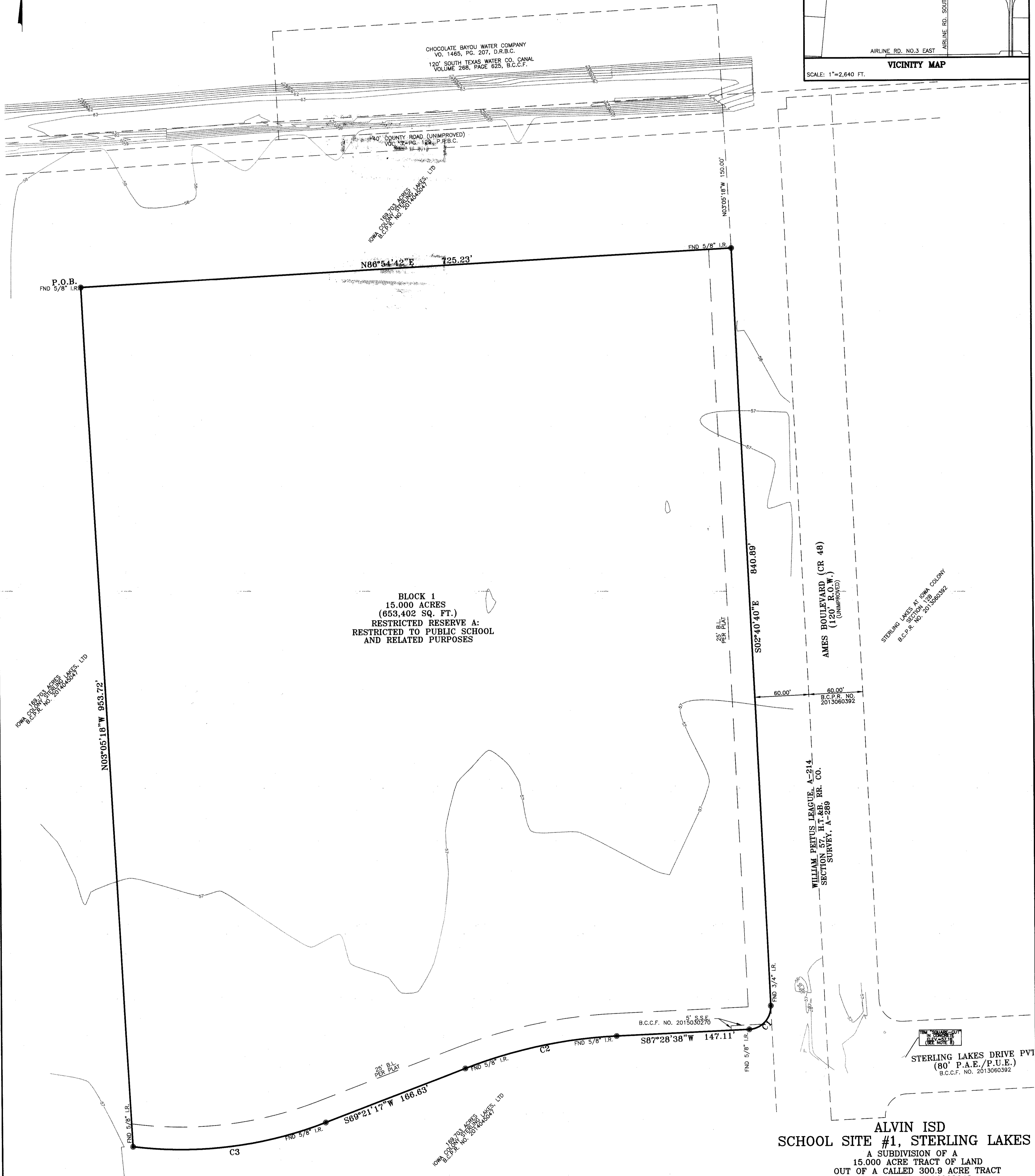
●=SET 5/8" I.R. W/"GRULLER" CAP, UNLESS OTHERWISE NOTED

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.33'	28.00'	90°08'41"	S 42°23'59" W	35.40'
C2	173.96'	550.00'	18°07'21"	S 78°24'57" W	173.24'
C3	219.24'	450.00'	27°54'53"	S 83°18'43" W	217.08'



SCALE: 1"=2,640 FT.

VICINITY MAP



ALVIN ISD SCHOOL SITE #1, STERLING LAKES

A SUBDIVISION OF A
15,000 ACRE TRACT OF LAND
OUT OF A CALLED 300.9 ACRE TRACT
B.C.C.F. NO. 2006003948
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5509 SAN FELIPE, STE 1420
HOUSTON, TEXAS 77056
PH: 713.333.1466 / FX: 713.782.3755
JOB. No. 45-1562

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