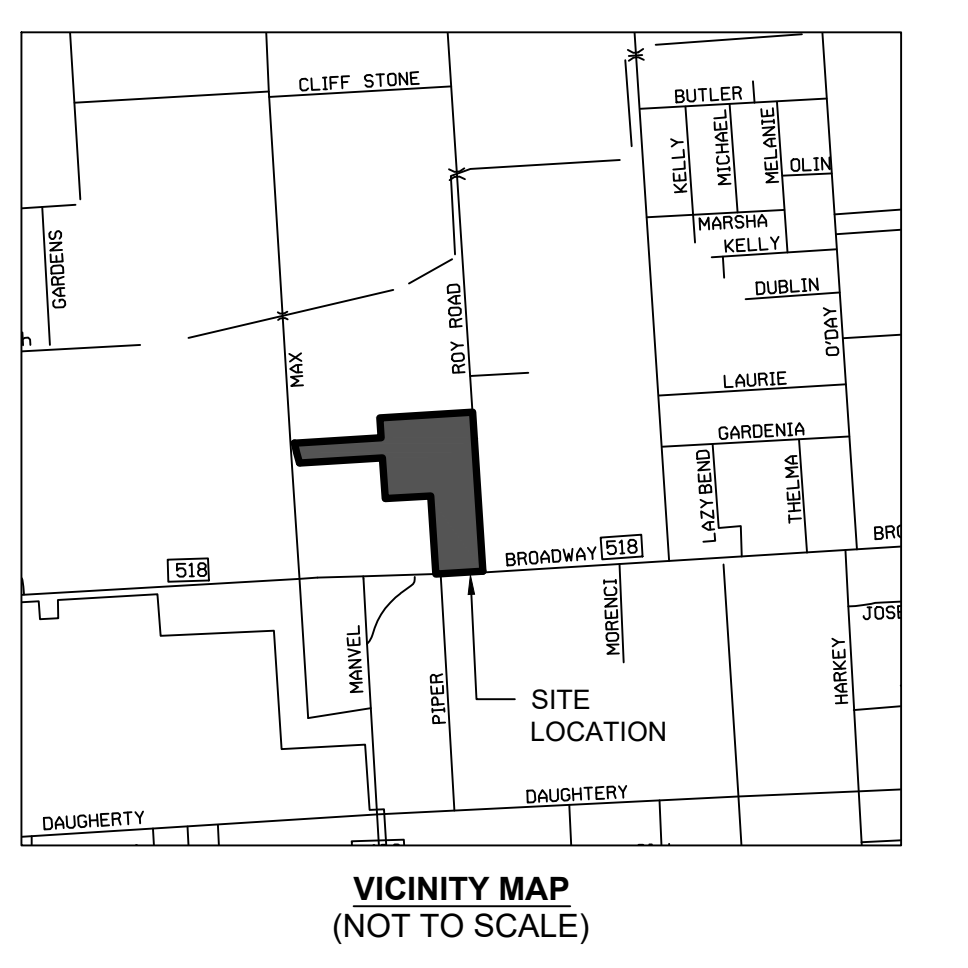
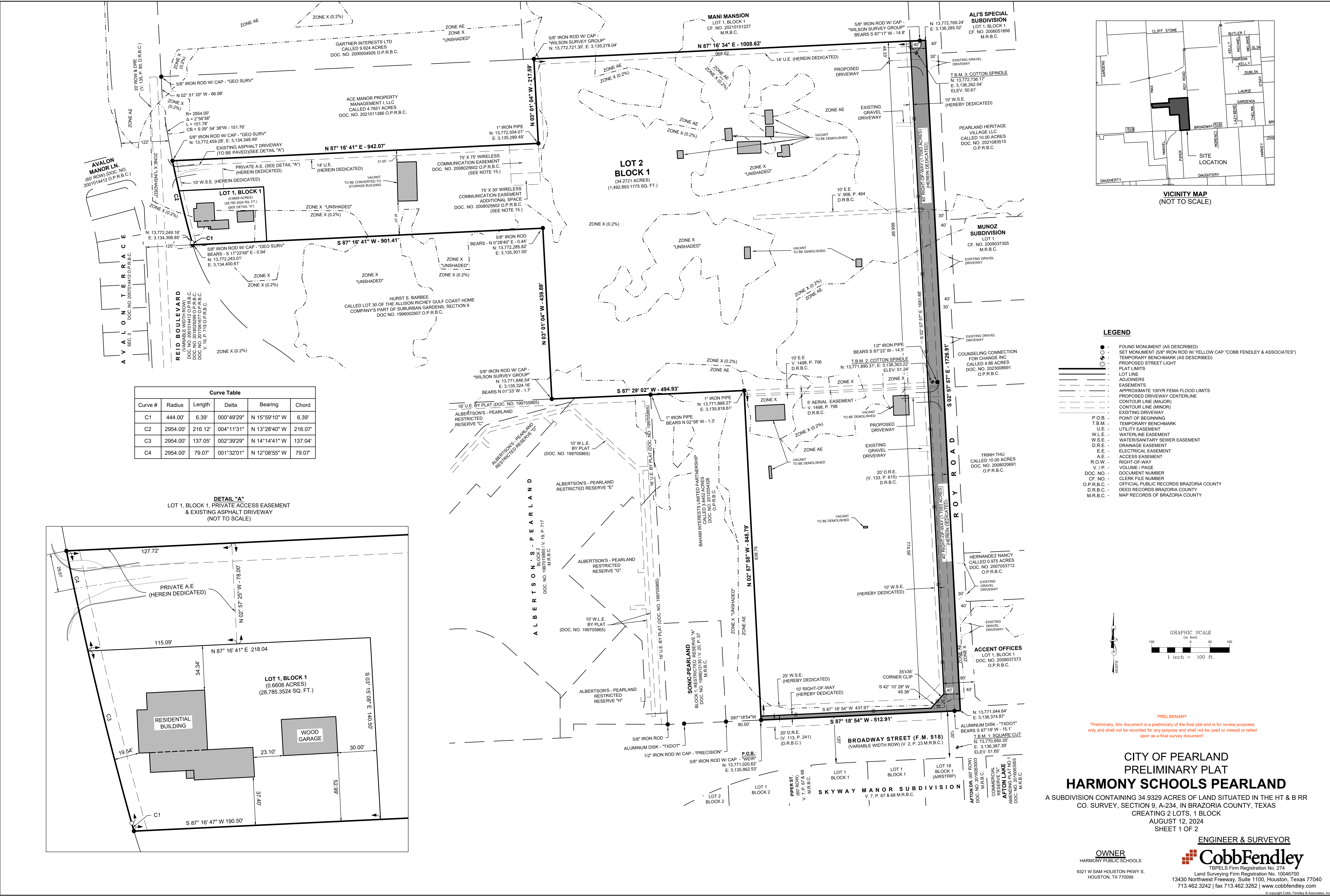


Letter of Intent for Special Exception
Lot 1, Block 1 of the Proposed Harmony Schools Pearland Plat

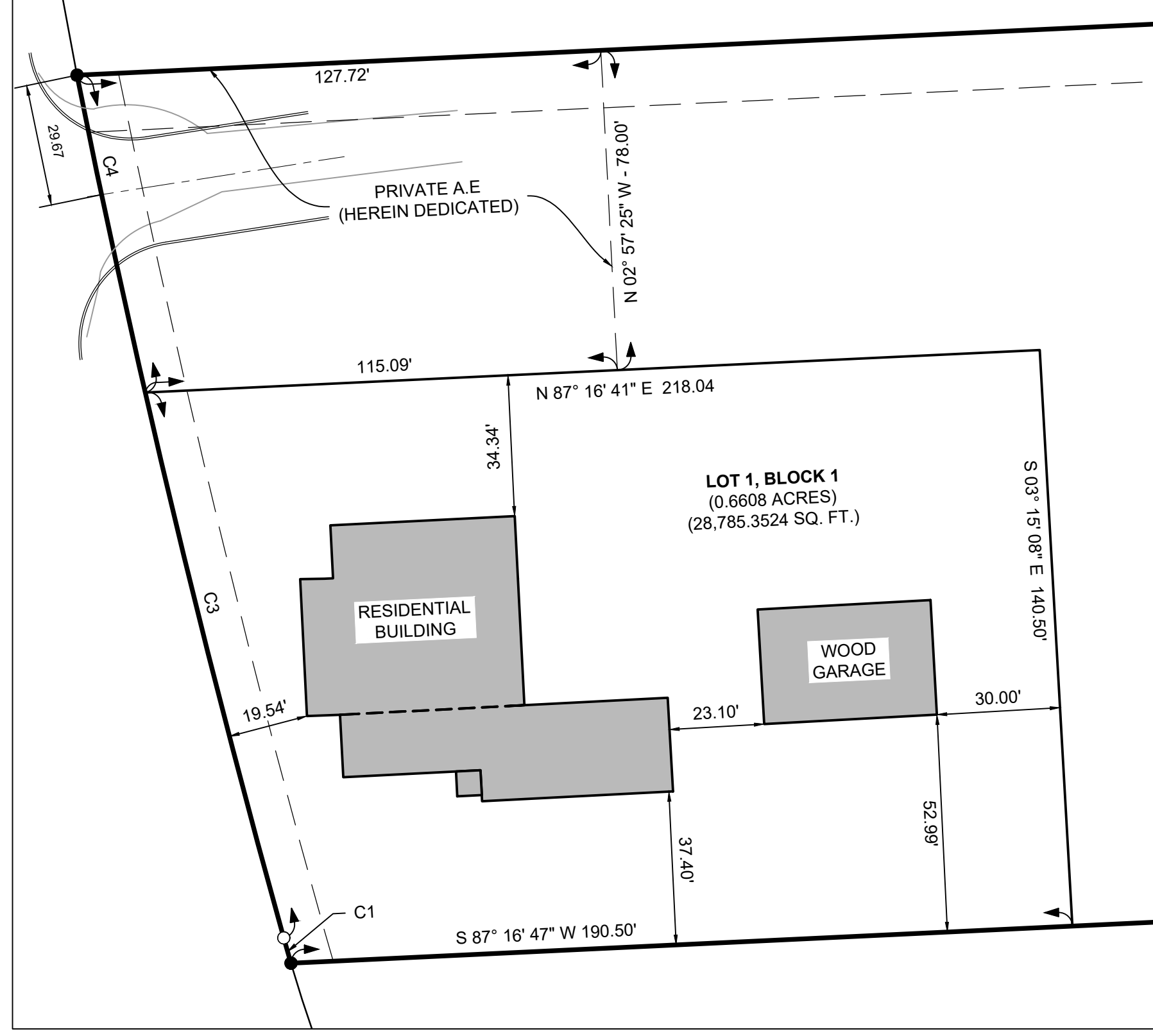
On behalf of the owner, we are requesting for a special exception for the non-conforming setback for the existing residential building on the proposed Lot 1. Since the building is existing and the lot line is against public right-of-way, we are unable to move the lot line in a direction that will place the setback away from the building. So, we would like to keep the building as it is and avoid the demolition of the existing building.



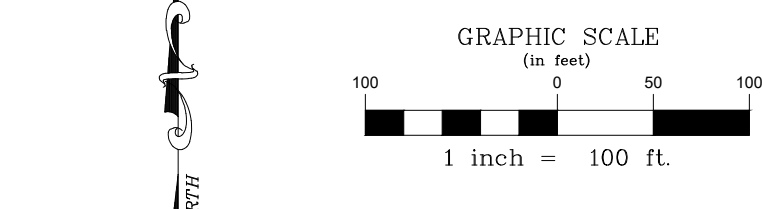
Curve Table

Curve #	Radius	Length	Delta	Bearing	Chord
C1	444.00'	6.39'	000°49'29"	N 15°59'10" W	6.39'
C2	2954.00'	216.12'	004°11'31"	N 13°28'40" W	216.07'
C3	2954.00'	137.05'	002°39'29"	N 14°14'41" W	137.04'
C4	2954.00'	79.07'	001°32'01"	N 12°08'55" W	79.07'

DETAIL "A"
LOT 1, BLOCK 1, PRIVATE ACCESS EASEMENT & EXISTING ASPHALT DRIVEWAY (NOT TO SCALE)



- LEGEND**
- FOUND MONUMENT (AS DESCRIBED)
 - SET MONUMENT (5/8" IRON ROD W/ YELLOW CAP "COBB FENDLEY & ASSOCIATES")
 - TEMPORARY BENCHMARK (AS DESCRIBED)
 - PROPOSED STREET LIGHT
 - PLAT LIMITS
 - LOT LINE
 - ADJOINERS
 - EASEMENTS
 - APPROXIMATE 100YR FEMA FLOOD LIMITS
 - PROPOSED DRIVEWAY CENTERLINE
 - CONTOUR LINE (MAJOR)
 - CONTOUR LINE (MINOR)
 - EXISTING DRIVEWAY
 - P.O.B.
 - T.B.M.
 - U.E.
 - W.L.E.
 - W.S.E.
 - D.R.E.
 - E.E.
 - A.E.
 - R.O.W.
 - V./P.
 - DOC. NO.
 - CF. NO.
 - O.P.R.B.C.
 - D.R.B.C.
 - M.R.B.C.



Preliminary, this document is a preliminary of the final plat and is for review purposes only and shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

CITY OF PEARLAND
PRELIMINARY PLAT
HARMONY SCHOOLS PEARLAND
A SUBDIVISION CONTAINING 34.9329 ACRES OF LAND SITUATED IN THE HT & BR
CO. SURVEY, SECTION 9, A-234, IN BRAZORIA COUNTY, TEXAS
CREATING 2 LOTS, 1 BLOCK
AUGUST 12, 2024
SHEET 1 OF 2

ENGINEER & SURVEYOR
CobbFendley
TBPELS Firm Registration No. 274
Land Surveying Firm Registration No. 10046700
921 W SAM HOUSTON PKWY S,
HOUSTON, TX 77009
13430 Northwest Freeway, Suite 1100, Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com
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BENCHMARK INFORMATION

CITY BENCHMARK (AS PROVIDED BY CITY OF PEARLAND GIS MAPS)

BENCHMARK NO. GPS 7
MONUMENT DESCRIPTION: BRASS DISK SET IN CONCRETE, STAMPED "CITY OF PEARLAND" (7 1995 GPS MONU).
LOCATION: FROM THE INTERSECTION OF BROADWAY ST. AND CULLEN BLVD. TRAVEL EAST ON BROADWAY APPROXIMATELY 2 MILES TO W. OAKS BLVD., THE MONUMENT IS AT THE SOUTHEAST CORNER OF BROADWAY ST. AND W. OAKS BLVD.
N = 13,769,334.11 (FEET), E = 3,138,909.45 (FEET), ELEVATION = 49.793 (FEET)
HORIZONTAL DATUM: TEXAS SOUTH CENTRAL 4204, NAD83
VERTICAL DATUM: NAVD88, 2001 ADJUSTMENT, GEOID MODEL 2018
SCALE FACTOR: 0.9998708841, ELEVATION SCALE FACTOR: 1.0000018837, COMBINED SCALE FACTOR: 0.9998727676

REFERENCE BENCHMARK
FLOODPLAIN REFERENCE MARK NUMBER 010135 IS A METAL ROD COLLER STAMPED "HGCS D 76 1986" LOCATION: FROM BELTWAY 8 AND TELEPHONE (SH 35); TRAVEL SOUTH ON TELEPHONE (SH 35) 2.5 MILES TO FM 518, CONTINUE SOUTH ON SH 35 1.3 MILES TO MAGNOLIA, THEN WEST ON MAGNOLIA 0.2 MILES TO ACE TRANSPORTATION (3801 MAGNOLIA), ELEVATION = 45.57 (FEET) NAVD 1988 (2001 ADJUSTMENT)

SITE BENCHMARKS

TBM NO. 1
SQUARE CUT ON THE NORTHWEST SIDE OF "D" INLET. LOCATED AT THE SOUTHWEST CORNER OF BROADWAY STREET AND ROY ROAD.
N = 13,770,950.35 (FEET), E = 3,136,367.39 (FEET), ELEVATION = 51.65 (FEET)

TBM NO. 2
COTTON SPINDLE IN EAST SIDE OF POWER POLE. LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ROY ROAD, APPROXIMATELY 900 FEET NORTH OF THE INTERSECTION OF BROADWAY STREET AND ROY ROAD.
N = 13,771,890.31 (FEET), E = 3,136,303.22 (FEET), ELEVATION = 51.24 (FEET)

TBM NO. 3
COTTON SPINDLE IN EAST SIDE OF POWER POLE. LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ROY ROAD, APPROXIMATELY 1,746 FEET NORTH OF THE INTERSECTION OF BROADWAY STREET AND ROY ROAD.
N = 13,772,736.17 (FEET), E = 3,136,262.04 (FEET), ELEVATION = 50.61 (FEET)

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY ON JUNE 20, 2024, REFERENCE FILE NUMBER 1076552300180. THIS SURVEYOR DID NOT RESEARCH PROPERTY TITLE INFORMATION. ALL BEARINGS REFERENCE ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION, OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
- VERTICAL DATUM: NAVD 1988 (2001 ADJUSTMENT)
REFERENCE CITY BENCHMARK NO. GPS 7
MONUMENT DESCRIPTION: BRASS DISK SET IN CONCRETE, STAMPED "CITY OF PEARLAND" (7 1995 GPS MONU).
LOCATION: FROM THE INTERSECTION OF BROADWAY ST. AND CULLEN BLVD. TRAVEL EAST ON BROADWAY APPROXIMATELY 2 MILES TO W. OAKS BLVD., THE MONUMENT IS AT THE SOUTHEAST CORNER OF BROADWAY ST. AND W. OAKS BLVD.
N = 13,769,334.11 (FEET), E = 3,138,909.45 (FEET), ELEVATION = 49.793 (FEET)
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0040K, REVISED DECEMBER 30, 2020 AND 48039C0030K, REVISED DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN (OR PARTIAL) ZONES:
- UNSHADED ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- SHADED ZONE "XC" - AREA OF MINIMAL FLOOD HAZARD INSIDE THE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- AE - SPECIAL FLOOD HAZARD AREA

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

FLOOD PLAIN REFERENCE BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER 010135 IS A METAL ROD COLLER STAMPED "HGCS D 76 1986" LOCATION: FROM BELTWAY 8 AND TELEPHONE (SH 35); TRAVEL SOUTH ON TELEPHONE (SH 35) 2.5 MILES TO FM 518, CONTINUE SOUTH ON SH 35 1.3 MILES TO MAGNOLIA, THEN WEST ON MAGNOLIA 0.2 MILES TO ACE TRANSPORTATION (3801 MAGNOLIA), ELEVATION = 45.57 (FEET) NAVD 1988 (2001 ADJUSTMENT)

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS OF THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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, 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.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET CITY OF PEARLAND REQUIREMENTS AT THE TIME OF DEVELOPMENT.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA DRAINAGE DISTRICT #4.
- THIS PROPERTY IS NOT IN A MUNICIPAL UTILITY DISTRICT
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTION SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- ACCESS RIGHTS TO PARKING AREA AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL/RESIDENTIAL PROPERTIES (AS APPLICABLE).
- WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT DATED MAY 14, 2008 EXECUTED BY AND BETWEEN LOYE W. YOUNG AND T4 UNISON SITE MANAGEMENT, LLC, FILE FOR RECORD ON MAY 20, 2008, UNDER COUNTY CLERK'S FILE NO. 2008025602, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ACCESS AND UTILITY EASEMENT EFFECTS PROPERTY, ERRONEOUS DESCRIPTION, CANNOT BE PLOTTED.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83, 2001 ADJUSTMENT, WITH A COMBINED ADJUSTMENT FACTOR OF 0.999872846.
- BASIS OF BEARINGS: ALL BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83, 2001 ADJUSTMENT.

PROPERTY DESCRIPTION:

BEING a 34.9329-acre tract of land located in the HT & B RR Co. Survey, Section 9, A-234, Brazoria County, Texas, being all of a called 9.4012 acre tract of land described in a deed to Harmony Public Schools, recorded under County Clerk File Number 2023000484 of the Official Public Records of Brazoria County, Texas, all of a called 20.014 acre tract of land described in a deed to Harmony Public Schools, recorded under County Clerk File Number 2023000926 of the Official Public Records of Brazoria County, Texas, and all of a called 4.9678 acre tract of land described in a deed to Carrie Kemper-Allen and Ricky Allen recorded under County Clerk File Number 2022034383 of the Official Public Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "WEIR" found for the most southerly southwest corner of this tract on the north right-of-way line of Broadway Street (F.M. 518) (Variable Width Right-of-Way), and being the same as the southwest corner of said 9.4012 acre tract and the southeast corner of a called 3.8452 acre tract described in a deed to Baham Interest Limited Partnership, recorded under County Clerk File Number 2012054328 of the Official Public Records of Brazoria County, Texas, from which a 1/2 inch iron rod with cap stamped "PRECISION" found for the southwest corner of said 3.8452 acre tract and for the southeast corner of Block 1 of the Sonic-Pearland Subdivision as shown in County Clerk File Number 1998013130 of the Official Public Records of Brazoria County, Texas, bears South 87°18'54" West, 90.50 feet;

THENCE North 02°57'58" West, along the west line of said 9.4012-acre tract and east line of said 3.8452-acre tract, a distance of 848.79 feet to a 1-inch iron pipe found for a corner of this tract and being the same as the northwest corner of said 9.4012-acre tract and the northeast corner of said 3.8452-acre tract, in the south line of said 20.014 acre tract;

THENCE South 87°29'02" West, along the south line of said 20.014 acre tract and north line of said 3.8452 acre tract, at a distance of 240.66 feet pass the northwest corner of said 3.8452 acre tract and the northeast corner of the plat limits of the Albertson's - Pearland Subdivision as shown in County Clerk File Number 1997015865 of the Official Public Records of Brazoria County, Texas, continuing along the south line of said 20.014 acre tract and north line of said Albertson's - Pearland Subdivision for a total distance of 494.93 feet to a Point for a southwesterly corner of this tract, same being the southwest corner of said 20.014 acre tract and southeast corner of a tract of land described as Lot 30 of the Allison Richey Gulf Coast Home Company's Part of Suburban Gardens of Section 9, a subdivision plat recorded in Volume 2, Page 23 of the Plat Records of Brazoria County, Texas, in a deed to Hurst S. Barbee, recorded under County Clerk File Number 1996002907 of the Official Public Records of Brazoria County, Texas, from which a 5/8 inch iron rod with cap stamped "WILSON SURVEY GROUP" found for reference bears North 01°33' West, 1.70 feet;

THENCE North 03°01'04" West, along the west line of said 20.014 acre tract and east line of said Lot 30, a distance of 439.89 feet to a Point for a corner of this tract, same being the northeast corner of said Lot 30 and southeast corner of said 4.9678 acre tract, from which a 5/8 inch iron rod found for reference bears North 0°28'40" East, 0.44 feet;

THENCE South 87°18'41" West, along the south line of said 4.9678 acre tract and north line of said Lot 30, a distance of 901.41 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set for the most westerly southwest corner of this tract, same being on the east right-of-way line of Reid Boulevard (Variable Width Right-of-Way), described in County Clerk File Numbers 2001014412, 2018022929, 2017061677, and Volume 19, Page 719 of the Official Public Records of Brazoria County, Texas, same also being the southwest corner of said 4.9678 acre tract and northwest corner of said Lot 30, from which a 5/8 inch iron rod with cap stamped "GEO SURV" found for reference bears South 17°22'49" East, 0.94 feet;

THENCE along the east right-of-way line of said Reid Boulevard and west line of said 4.9678 acre tract, with a Curve to the Right, having a Radius of 444.00 feet, a Delta angle of 0°49'29", an Arc Length of 6.39 feet, and a Cord bearing and distance of North 15°59'10" West, 6.39 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set for a corner of this tract and being the same as a corner of said 4.9678 acre tract;

THENCE continuing along the east right-of-way line of said Reid Boulevard and west line of said 4.9678 acre tract, with a Curve to the Right, having a Radius of 2,954.00 feet, a Delta angle of 4°11'31", an Arc Length of 216.12 feet, and a Chord bearing and distance of North 13°28'40" West, 216.07 feet, to a 5/8 inch iron rod with cap stamped "GEO SURV" found for the most westerly northwest corner of this tract, same being the northwest corner of said 4.9678 acre tract and southwest corner of a called 4.7851 acre tract described in a deed to ACE Manor Property Management 1, LLC., recorded under County Clerk File Number 2021011386, of the Official Public Records of Brazoria County, Texas, from which a 5/8 inch iron rod with cap stamped "GEO SURV" found for the northwest corner of said 4.7851 acre tract bears along a Curve to the Right, having a Radius of 2,954.00 feet, a Delta angle of 2°56'38", an Arc Length of 151.78 feet, and Chord bearing and distance of South 09°54'36" West, 151.76 feet and North 02°51'20" West, 66.98 feet;

THENCE North 87°16'41" East, along the north line of said 4.9678-acre tract and south line of said 4.7851-acre tract, a distance of 942.07 feet to a 1-inch iron pipe found for a corner of this tract, same being the northeast corner of said 4.9678-acre tract and southeast corner of said 4.7851-acre tract, same also being on the west line of said 20.014-acre tract;

THENCE North 03°01'04" West, along the west line of said 20.014-acre tract and east line of said 4.7851-acre tract, a distance of 217.59 feet to a 5/8-inch iron rod with cap stamped "WILSON SURVEY GROUP" found for the most northerly northwest corner of this tract, same being the northwest corner of said 20.014-acre tract and northeast corner of said 4.7851-acre tract, same also being in the south line of Lot 1, Block 1 of the Mani Mansion Subdivision, as shown in County Clerk File Number 20210151227 of the Map Records of Brazoria County, Texas;

THENCE North 87°16'34" East, along the north line of said 20.014-acre tract and south line of said Lot 1, Block 1 of the Mani Mansion Subdivision, at a distance of 993.66 feet pass a 5/8-inch iron rod with cap stamped "WILSON SURVEY GROUP" found for reference, and continuing for a total distance of 1,008.62 feet to a Point for the northeast corner of this tract in the centerline of Roy Road and being the same as the northeast corner of said 20.014-acre tract;

THENCE South 02°57'57" East, along the centerline of Roy Road and east lines of said 20.014-acre tract and said 9.4012-acre tract, a distance of 1,726.91 feet to a Point for the southeast corner of this tract, same being the southeast corner of said 9.4012-acre tract, same also being on the north right-of-way line of said Broadway Street;

THENCE South 87°18'54" West, along the north right-of-way line of said Broadway Street and south line of said 9.4012-acre tract, at a distance of 15.00 feet pass an Aluminum Disk stamped "TXDOT" found for reference and continuing for a total distance of 512.91 feet to the POINT OF BEGINNING and containing within these calls a calculated area of 34.9329 acres (1,521,675 square feet) of land, more or less.

OWNERS CERTIFICATION:

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, HARMONY PUBLIC SCHOOLS, BY ITS DEPUTY SUPERINTENDENT, ACTING BY AND THROUGH DR. NIHAT BAYHAN OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF HARMONY SCHOOLS PEARLAND, 30.3024 ACRES OUT OF THE HT & B RR CO. SURVEY, SECTION 9, A-234, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID HARMONY PUBLIC SCHOOLS, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR THE PUBLIC USE AS SUCH THE STREETS, ALLEY 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.

WITNESS OUR HAND, THIS _____ DAY OF _____, 20____.

DR. NIHAT BAYHAN
DEPUTY SUPERINTENDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. NIHAT BAYHAN, DEPUTY SUPERINTENDENT FOR HARMONY PUBLIC SCHOOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

LIENHOLDER'S SUBORDINATION:

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, _____ (ORGANIZATION) ACTING BY AN THROUGH _____, (NAME, TITLE) BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION THE SAID LIEN AND DOES HEREBY CONFIRM THAT _____ (NAME) IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

WITNESS OUR HAND, THIS _____ DAY OF _____, 20____.

NAME:
TITLE:

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ (NAME, TITLE) FOR _____ (ORGANIZATION), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SURVEYOR'S CERTIFICATE:

I, Christopher B. Wells, 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 the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other objects of permanent nature) pipes or rods having an outside diameter of not less than five-eighths (5/8") inch and a length not less than three (3'-0") feet; and that the plat boundary corners have been tied to the nearest survey corner.

PRELIMINARY

"Preliminary, this document is a preliminary of the final plat and is for review purposes only and shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Christopher B. Wells
Registered Professional Land Surveyor No. 6615

CITY OF PEARLAND PLANNING COMMISSION CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HARMONY SCHOOLS PEARLAND AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____.

DERRELL ISENBERG
CHAIRPERSON PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, _____.

RAJENDRA SHRESTHA, PE, CFM
CITY ENGINEER
CITY OF PEARLAND, TEXAS

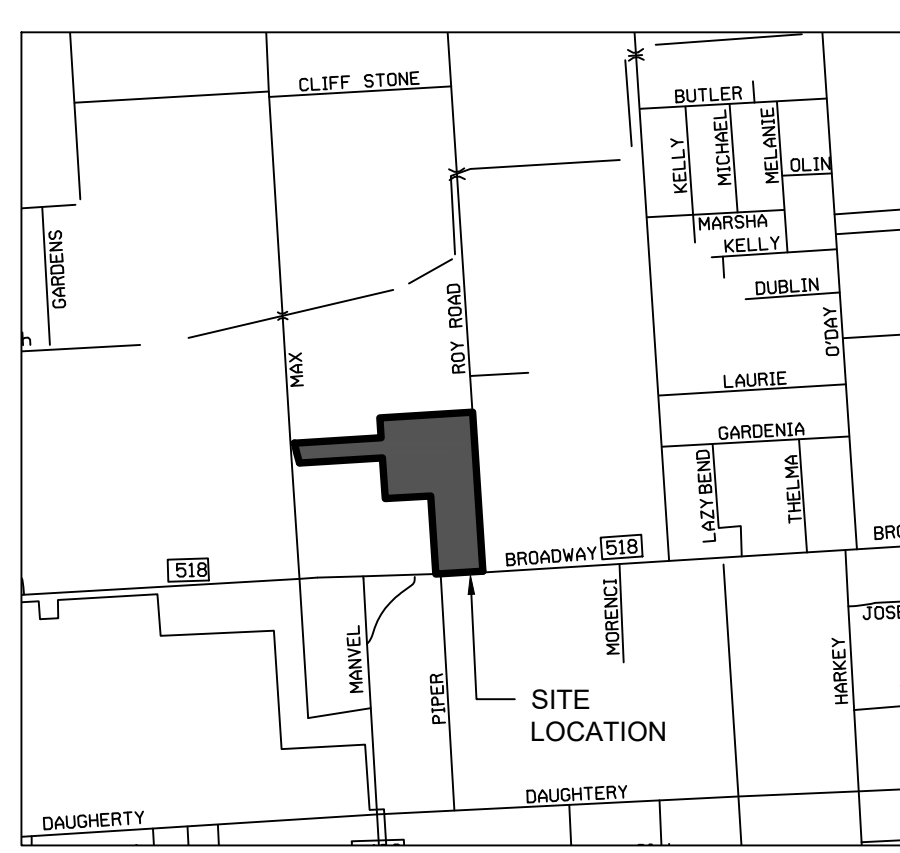
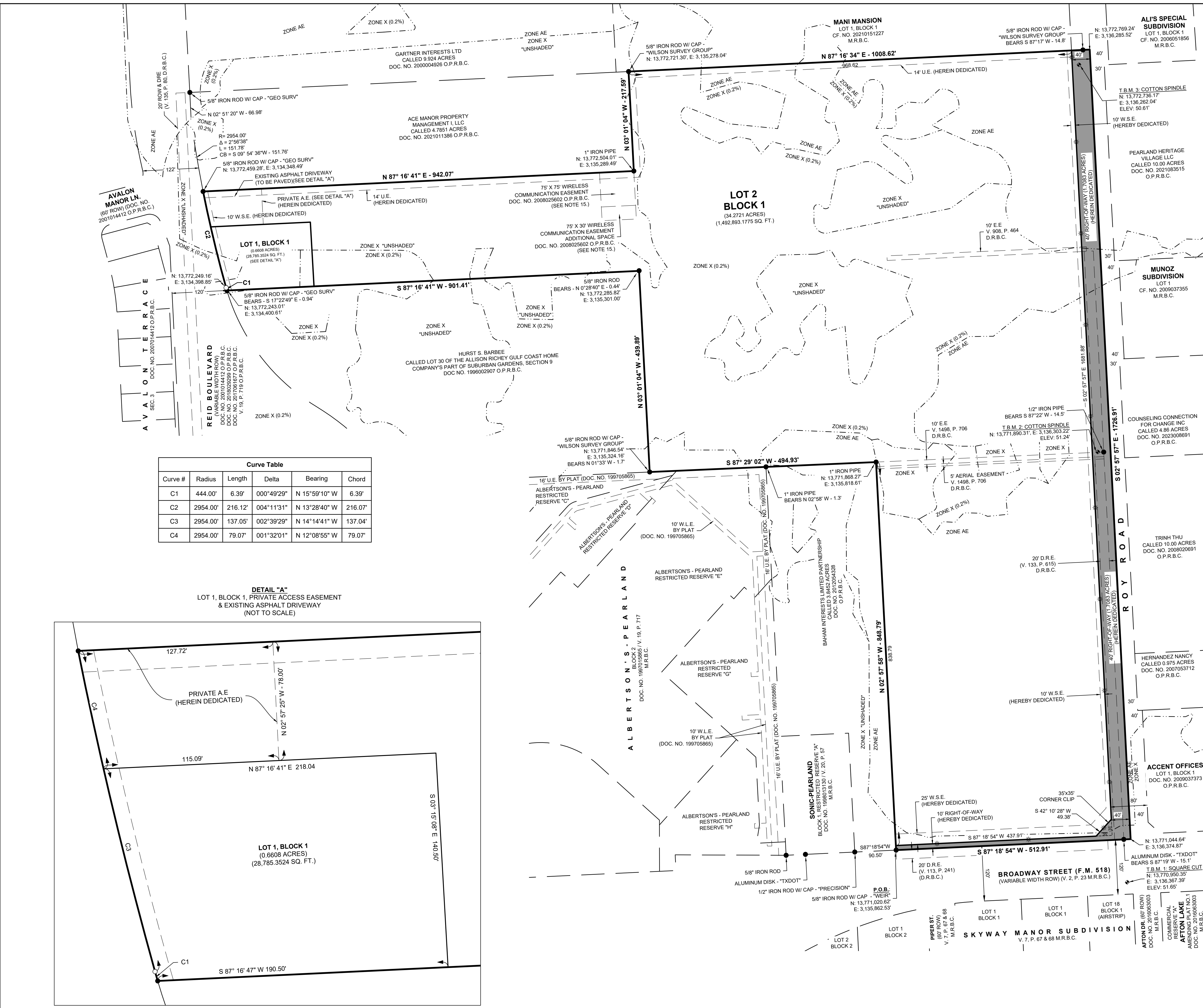
**CITY OF PEARLAND
PRELIMINARY PLAT
HARMONY SCHOOLS PEARLAND**

A SUBDIVISION CONTAINING 34.9329 ACRES OF LAND SITUATED IN THE HT & B RR CO. SURVEY, SECTION 9, A-234, IN BRAZORIA COUNTY, TEXAS
CREATING 2 LOTS, 1 BLOCK
AUGUST 12, 2024
SHEET 2 OF 2

ENGINEER & SURVEYOR

OWNER
HARMONY PUBLIC SCHOOLS
TBPELS Firm Registration No. 274
821 W SAM HOUSTON PKWY S,
HOUSTON, TX 77009

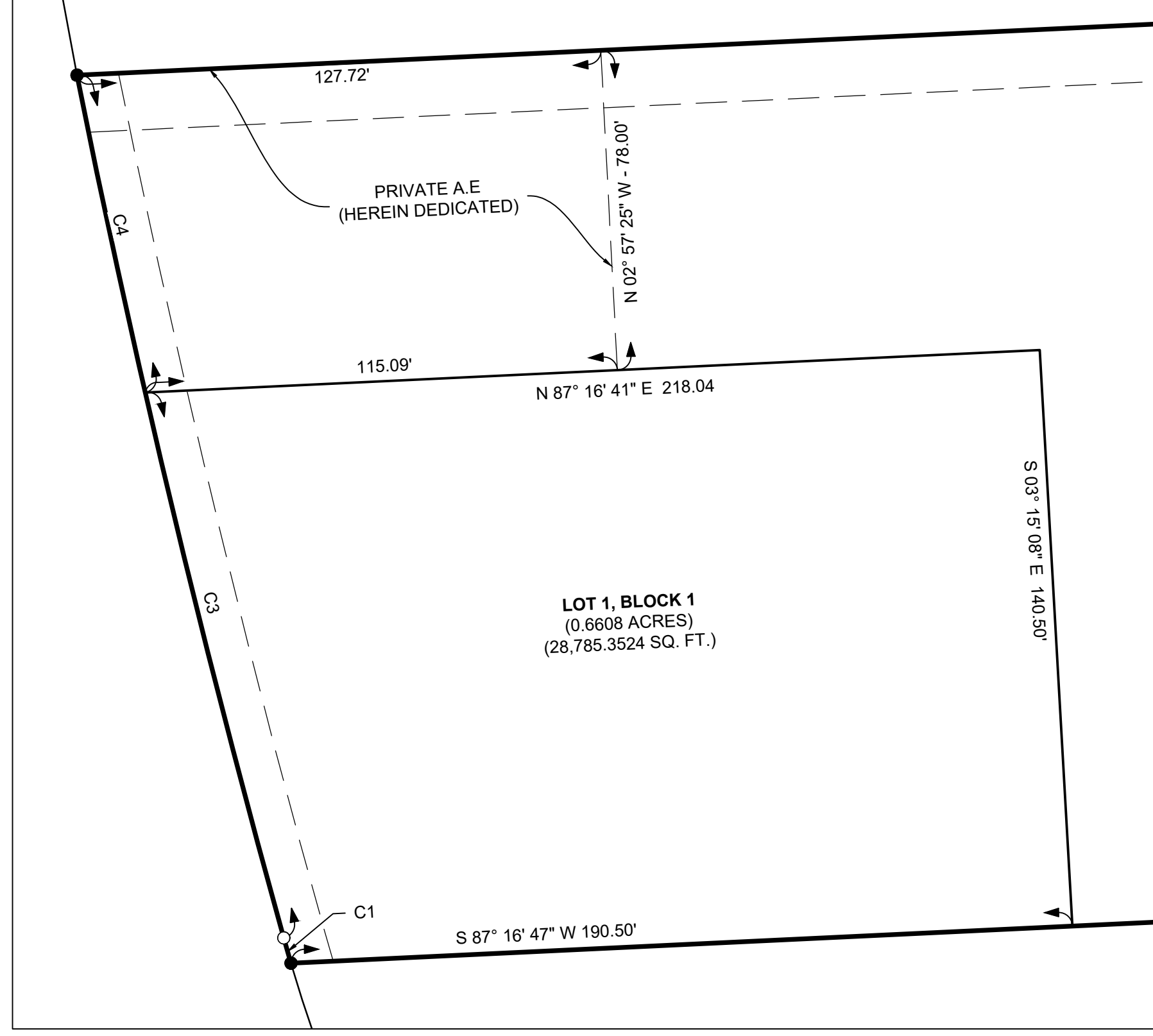
CobbFendley
Land Surveying Firm Registration No. 10046700
13430 Northwest Freeway, Suite 1100, Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com



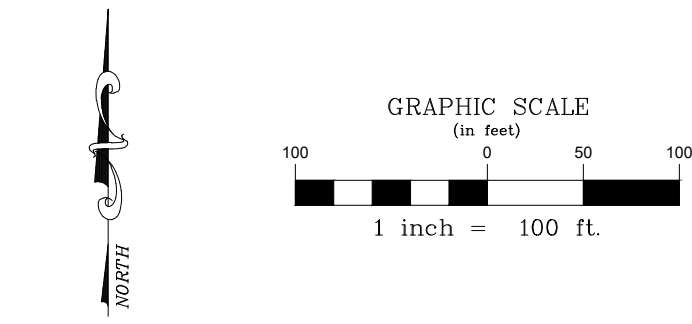
VICINITY MAP (NOT TO SCALE)

Curve Table				
Curve #	Radius	Length	Delta	Bearing
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DETAIL "A"
LOT 1, BLOCK 1, PRIVATE ACCESS EASEMENT
& EXISTING ASPHALT DRIVEWAY
(NOT TO SCALE)



- LEGEND**
- FOUND MONUMENT (AS DESCRIBED)
 - SET MONUMENT (5/8" IRON ROD W/ YELLOW CAP "COBB FENDLEY & ASSOCIATES")
 - ⊕ TEMPORARY BENCHMARK (AS DESCRIBED)
 - PROPOSED STREET LIGHT
 - PLAT LIMITS
 - LOT LINE
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 - EASEMENTS
 - APPROXIMATE 100YR FEMA FLOOD LIMITS
 - CONTOUR LINE (MAJOR)
 - CONTOUR LINE (MINOR)
 - P.O.B. - POINT OF BEGINNING
 - T.B.M. - TEMPORARY BENCHMARK
 - U.E. - UTILITY EASEMENT
 - W.L.E. - WATERLINE EASEMENT
 - W.S.E. - WATER/SANITARY SEWER EASEMENT
 - D.R.E. - DRAINAGE EASEMENT
 - E.E. - ELECTRICAL EASEMENT
 - A.E. - ACCESS EASEMENT
 - R.O.W. - RIGHT-OF-WAY
 - V.F.P. - VOLUME / PAGE
 - DOC. NO. - DOCUMENT NUMBER
 - CF. NO. - CLERK FILE NUMBER
 - O.P.R.B.C. - OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY
 - D.R.B.C. - DEED RECORDS BRAZORIA COUNTY
 - M.R.B.C. - MAP RECORDS OF BRAZORIA COUNTY



PRELIMINARY
 Preliminary, this document is a preliminary of the final plat and is for review purposes only and shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

CITY OF PEARLAND
PRELIMINARY PLAT
HARMONY SCHOOLS PEARLAND
 A SUBDIVISION CONTAINING 34.9329 ACRES OF LAND SITUATED IN THE HT & BR
 CO. SURVEY, SECTION 9, A-234, IN BRAZORIA COUNTY, TEXAS
 CREATING 2 LOTS, 1 BLOCK
 AUGUST 12, 2024
 SHEET 1 OF 2

ENGINEER & SURVEYOR
CobbFendley
 TBPELS Firm Registration No. 274
 Land Surveying Firm Registration No. 10046700
 9321 W SAM HOUSTON PKWY S,
 HOUSTON, TX 770099
 13430 Northwest Freeway, Suite 1100, Houston, Texas 77040
 713.462.3242 | fax 713.462.3262 | www.cobbendley.com
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BENCHMARK INFORMATION

CITY BENCHMARK (AS PROVIDED BY CITY OF PEARLAND GIS MAPS)

BENCHMARK NO. GPS 7
MONUMENT DESCRIPTION: BRASS DISK SET IN CONCRETE, STAMPED "CITY OF PEARLAND" (7 1995 GPS MONU).
LOCATION: FROM THE INTERSECTION OF BROADWAY ST. AND CULLEN BLVD. TRAVEL EAST ON BROADWAY APPROXIMATELY 2 MILES TO W. OAKS BLVD., THE MONUMENT IS AT THE SOUTHEAST CORNER OF BROADWAY ST. AND W. OAKS BLVD.
N = 13,769,334.11 (FEET), E = 3,138,909.45 (FEET), ELEVATION = 49.793 (FEET)
HORIZONTAL DATUM: TEXAS SOUTH CENTRAL 4204, NAD83
VERTICAL DATUM: NAVD88, 2001 ADJUSTMENT, GEOID MODEL 2018
SCALE FACTOR: 0.9998708841, ELEVATION SCALE FACTOR: 1.0000018837, COMBINED SCALE FACTOR: 0.9998727676

REFERENCE BENCHMARK
FLOODPLAIN REFERENCE MARK NUMBER 010135 IS A METAL ROD COLLER STAMPED "HGCS D 76 1986" LOCATION: FROM BELTWAY 8 AND TELEPHONE (SH 35); TRAVEL SOUTH ON TELEPHONE (SH 35) 2.5 MILES TO FM 518, CONTINUE SOUTH ON SH 35 1.3 MILES TO MAGNOLIA, THEN WEST ON MAGNOLIA 0.2 MILES TO ACE TRANSPORTATION (3801 MAGNOLIA), ELEVATION = 45.57 (FEET) NAVD 1988 (2001 ADJUSTMENT)

SITE BENCHMARKS

TBM NO. 1
SQUARE CUT ON THE NORTHWEST SIDE OF "D" INLET. LOCATED AT THE SOUTHWEST CORNER OF BROADWAY STREET AND ROY ROAD.
N = 13,770,950.35 (FEET), E = 3,136,367.39 (FEET), ELEVATION = 51.65 (FEET)

TBM NO. 2
COTTON SPINDLE IN EAST SIDE OF POWER POLE. LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ROY ROAD, APPROXIMATELY 900 FEET NORTH OF THE INTERSECTION OF BROADWAY STREET AND ROY ROAD.
N = 13,771,890.31 (FEET), E = 3,136,303.22 (FEET), ELEVATION = 51.24 (FEET)

TBM NO. 3
COTTON SPINDLE IN EAST SIDE OF POWER POLE. LOCATED ON THE WEST RIGHT-OF-WAY LINE OF ROY ROAD, APPROXIMATELY 1,746 FEET NORTH OF THE INTERSECTION OF BROADWAY STREET AND ROY ROAD.
N = 13,772,736.17 (FEET), E = 3,136,262.04 (FEET), ELEVATION = 50.61 (FEET)

NOTES:

- THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF PEARLAND.
- THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY CHARTER TITLE COMPANY ON JUNE 20, 2024, REFERENCE FILE NUMBER 1076552300180. THIS SURVEYOR DID NOT RESEARCH PROPERTY TITLE INFORMATION. ALL BEARINGS REFERENCE ARE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION, OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF PEARLAND OR BRAZORIA COUNTY.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
- VERTICAL DATUM: NAVD 1988 (2001 ADJUSTMENT)
REFERENCE CITY BENCHMARK NO. GPS 7
MONUMENT DESCRIPTION: BRASS DISK SET IN CONCRETE, STAMPED "CITY OF PEARLAND" (7 1995 GPS MONU).
LOCATION: FROM THE INTERSECTION OF BROADWAY ST. AND CULLEN BLVD. TRAVEL EAST ON BROADWAY APPROXIMATELY 2 MILES TO W. OAKS BLVD., THE MONUMENT IS AT THE SOUTHEAST CORNER OF BROADWAY ST. AND W. OAKS BLVD.
N = 13,769,334.11 (FEET), E = 3,138,909.45 (FEET), ELEVATION = 49.793 (FEET)
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0040K, REVISED DECEMBER 30, 2020 AND 48039C0030K, REVISED DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN (OR PARTIAL) ZONES:
- UNSHADED ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- SHADED ZONE "X" - AREA OF MINIMAL FLOOD HAZARD INSIDE THE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- AE - SPECIAL FLOOD HAZARD AREA

DETERMINATION OF THE FLOOD ZONE IS BASED ON THE GRAPHICAL DELINEATION OF THE ZONES AS DEPICTED ON THE FLOOD PLAIN MAPS.

FLOOD PLAIN REFERENCE BENCHMARK:
FLOODPLAIN REFERENCE MARK NUMBER 010135 IS A METAL ROD COLLER STAMPED "HGCS D 76 1986" LOCATION: FROM BELTWAY 8 AND TELEPHONE (SH 35); TRAVEL SOUTH ON TELEPHONE (SH 35) 2.5 MILES TO FM 518, CONTINUE SOUTH ON SH 35 1.3 MILES TO MAGNOLIA, THEN WEST ON MAGNOLIA 0.2 MILES TO ACE TRANSPORTATION (3801 MAGNOLIA), ELEVATION = 45.57 (FEET) NAVD 1988 (2001 ADJUSTMENT)

IF THIS PROPERTY IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS INFORMATION DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOODPLAIN INFORMATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS OF THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- 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, 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.
- THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET CITY OF PEARLAND REQUIREMENTS AT THE TIME OF DEVELOPMENT.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND/OR BRAZORIA DRAINAGE DISTRICT #4.
- THIS PROPERTY IS NOT IN A MUNICIPAL UTILITY DISTRICT
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTION SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTH AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- ACCESS RIGHTS TO PARKING AREA AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL/RESIDENTIAL PROPERTIES (AS APPLICABLE).
- WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT DATED MAY 14, 2008 EXECUTED BY AND BETWEEN LOYE W. YOUNG AND T4 UNISON SITE MANAGEMENT, LLC, FILE FOR RECORD ON MAY 20, 2008, UNDER COUNTY CLERK'S FILE NO. 2008025602, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ACCESS AND UTILITY EASEMENT EFFECTS PROPERTY, ERRONEOUS DESCRIPTION, CANNOT BE PLOTTED.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83, 2001 ADJUSTMENT, WITH A COMBINED ADJUSTMENT FACTOR OF 0.999872846.
- BASIS OF BEARINGS: ALL BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83, 2001 ADJUSTMENT.

PROPERTY DESCRIPTION:

BEING a 34.9329-acre tract of land located in the HT & B RR Co. Survey, Section 9, A-234, Brazoria County, Texas, being all of a called 9.4012 acre tract of land described in a deed to Harmony Public Schools, recorded under County Clerk File Number 2023000484 of the Official Public Records of Brazoria County, Texas, all of a called 20.014 acre tract of land described in a deed to Harmony Public Schools, recorded under County Clerk File Number 2023000926 of the Official Public Records of Brazoria County, Texas, and all of a called 4.9678 acre tract of land described in a deed to Carrie Kemper-Allen and Ricky Allen recorded under County Clerk File Number 2022034383 of the Official Public Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "WEIR" found for the most southerly southwest corner of this tract on the north right-of-way line of Broadway Street (F.M. 518) (Variable Width Right-of-Way), and being the same as the southwest corner of said 9.4012 acre tract and the southeast corner of a called 3.8452 acre tract described in a deed to Baham Interest Limited Partnership, recorded under County Clerk File Number 2012054328 of the Official Public Records of Brazoria County, Texas, from which a 1/2 inch iron rod with cap stamped "PRECISION" found for the southwest corner of said 3.8452 acre tract and for the southeast corner of Block 1 of the Sonic-Pearland Subdivision as shown in County Clerk File Number 1998013130 of the Official Public Records of Brazoria County, Texas, bears South 87°18'54" West, 90.50 feet;

THENCE North 02°57'58" West, along the west line of said 9.4012-acre tract and east line of said 3.8452-acre tract, a distance of 848.79 feet to a 1-inch iron pipe found for a corner of this tract and being the same as the northwest corner of said 9.4012-acre tract and the northeast corner of said 3.8452-acre tract, in the south line of said 20.014 acre tract;

THENCE South 87°29'02" West, along the south line of said 20.014 acre tract and north line of said 3.8452 acre tract, at a distance of 240.66 feet pass the northwest corner of said 3.8452 acre tract and the northeast corner of the plat limits of the Albertson's - Pearland Subdivision as shown in County Clerk File Number 1997015865 of the Official Public Records of Brazoria County, Texas, continuing along the south line of said 20.014 acre tract and north line of said Albertson's - Pearland Subdivision for a total distance of 494.93 feet to a Point for a southwesterly corner of this tract, same being the southwest corner of said 20.014 acre tract and southeast corner of a tract of land described as Lot 30 of the Allison Richey Gulf Coast Home Company's Part of Suburban Gardens of Section 9, a subdivision plat recorded in Volume 2, Page 23 of the Plat Records of Brazoria County, Texas, in a deed to Hurst S. Barbee, recorded under County Clerk File Number 1996002907 of the Official Public Records of Brazoria County, Texas, from which a 5/8 inch iron rod with cap stamped "WILSON SURVEY GROUP" found for reference bears North 01°33' West, 1.70 feet;

THENCE North 03°01'04" West, along the west line of said 20.014 acre tract and east line of said Lot 30, a distance of 439.89 feet to a Point for a corner of this tract, same being the northeast corner of said Lot 30 and southeast corner of said 4.9678 acre tract, from which a 5/8 inch iron rod found for reference bears North 0°28'40" East, 0.44 feet;

THENCE South 87°18'41" West, along the south line of said 4.9678 acre tract and north line of said Lot 30, a distance of 901.41 feet to a 5/8 inch iron rod with cap stamped "Cobb Fendley & Associates" set for the most westerly southwest corner of this tract, same being on the east right-of-way line of Reid Boulevard (Variable Width Right-of-Way), described in County Clerk File Numbers 2001014412, 2018022929, 2017061677, and Volume 19, Page 719 of the Official Public Records of Brazoria County, Texas, same also being the southwest corner of said 4.9678 acre tract and northwest corner of said Lot 30, from which a 5/8 inch iron rod with cap stamped "GEO SURV" found for reference bears South 17°22'49" East, 0.94 feet;

THENCE along the east right-of-way line of said Reid Boulevard and west line of said 4.9678 acre tract, with a Curve to the Right, having a Radius of 444.00 feet, a Delta angle of 0°49'29", an Arc Length of 6.39 feet, and a Cord bearing and distance of North 15°59'10" West, 6.39 feet to a 5/8 inch iron rod with cap stamped "COBB FENDLEY & ASSOCIATES" set for a corner of this tract and being the same as a corner of said 4.9678 acre tract;

THENCE continuing along the east right-of-way line of said Reid Boulevard and west line of said 4.9678 acre tract, with a Curve to the Right, having a Radius of 2,954.00 feet, a Delta angle of 4°11'31", an Arc Length of 216.12 feet, and a Chord bearing and distance of North 13°28'40" West, 216.07 feet, to a 5/8 inch iron rod with cap stamped "GEO SURV" found for the most westerly northwest corner of this tract, same being the northwest corner of said 4.9678 acre tract and southwest corner of a called 4.7851 acre tract described in a deed to ACE Manor Property Management 1, L.L.C., recorded under County Clerk File Number 2021011386, of the Official Public Records of Brazoria County, Texas, from which a 5/8 inch iron rod with cap stamped "GEO SURV" found for the northwest corner of said 4.7851 acre tract bears along a Curve to the Right, having a Radius of 2,954.00 feet, a Delta angle of 2°56'38", an Arc Length of 151.78 feet, and Chord bearing and distance of South 09°54'36" West, 151.76 feet and North 02°51'20" West, 66.98 feet;

THENCE North 87°16'41" East, along the north line of said 4.9678-acre tract and south line of said 4.7851-acre tract, a distance of 942.07 feet to a 1-inch iron pipe found for a corner of this tract, same being the northeast corner of said 4.9678-acre tract and southeast corner of said 4.7851-acre tract, same also being on the west line of said 20.014-acre tract;

THENCE North 03°01'04" West, along the west line of said 20.014-acre tract and east line of said 4.7851-acre tract, a distance of 217.59 feet to a 5/8-inch iron rod with cap stamped "WILSON SURVEY GROUP" found for the most northerly northwest corner of this tract, same being the northwest corner of said 20.014-acre tract and northeast corner of said 4.7851-acre tract, same also being in the south line of Lot 1, Block 1 of the Mani Mansion Subdivision, as shown in County Clerk File Number 20210151227 of the Map Records of Brazoria County, Texas;

THENCE North 87°16'34" East, along the north line of said 20.014-acre tract and south line of said Lot 1, Block 1 of the Mani Mansion Subdivision, at a distance of 993.66 feet pass a 5/8-inch iron rod with cap stamped "WILSON SURVEY GROUP" found for reference, and continuing for a total distance of 1,008.62 feet to a Point for the northeast corner of this tract in the centerline of Roy Road and being the same as the northeast corner of said 20.014-acre tract;

THENCE South 02°57'57" East, along the centerline of Roy Road and east lines of said 20.014-acre tract and said 9.4012-acre tract, a distance of 1,726.91 feet to a Point for the southeast corner of this tract, same being the southeast corner of said 9.4012-acre tract, same also being on the north right-of-way line of said Broadway Street;

THENCE South 87°18'54" West, along the north right-of-way line of said Broadway Street and south line of said 9.4012-acre tract, at a distance of 15.00 feet pass an Aluminum Disk stamped "TXDOT" found for reference and continuing for a total distance of 512.91 feet to the POINT OF BEGINNING and containing within these calls a calculated area of 34.9329 acres (1,521,675 square feet) of land, more or less.

OWNERS CERTIFICATION:

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, HARMONY PUBLIC SCHOOLS, BY ITS DEPUTY SUPERINTENDENT, ACTING BY AND THROUGH DR. NIHAT BAYHAN OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF HARMONY SCHOOLS PEARLAND, 30.3024 ACRES OUT OF THE HT & B RR CO. SURVEY, SECTION 9, A-234, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID HARMONY PUBLIC SCHOOLS, ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR THE PUBLIC USE AS SUCH THE STREETS, ALLEY 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.

WITNESS OUR HAND, THIS _____ DAY OF _____, 20__.

DR. NIHAT BAYHAN
DEPUTY SUPERINTENDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DR. NIHAT BAYHAN, DEPUTY SUPERINTENDENT FOR HARMONY PUBLIC SCHOOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

LIENHOLDER'S SUBORDINATION:

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, _____ (ORGANIZATION) ACTING BY AN THROUGH _____ (NAME, TITLE) BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DOES HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DECLARATION THE SAID LIEN AND DOES HEREBY CONFIRM THAT _____ (NAME) IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

WITNESS OUR HAND, THIS _____ DAY OF _____, 20__.

NAME:
TITLE:

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ (NAME, TITLE) FOR _____ (ORGANIZATION), KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

SURVEYOR'S CERTIFICATE:

I, Christopher B. Wells, 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 the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other objects of permanent nature) pipes or rods having an outside diameter of not less than five-eighths (5/8") inch and a length not less than three (3'-0") feet; and that the plat boundary corners have been tied to the nearest survey corner.

PRELIMINARY

"Preliminary, this document is a preliminary of the final plat and is for review purposes only and shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document".

Christopher B. Wells
Registered Professional Land Surveyor No. 6615

CITY OF PEARLAND PLANNING COMMISSION CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF HARMONY SCHOOLS PEARLAND AND IS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF PEARLAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____.

DERRELL ISENBERG
CHAIRPERSON PLANNING & ZONING COMMISSION
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS _____ OF _____, _____.

RAJENDRA SHRESTHA, PE, CFM
CITY ENGINEER
CITY OF PEARLAND, TEXAS

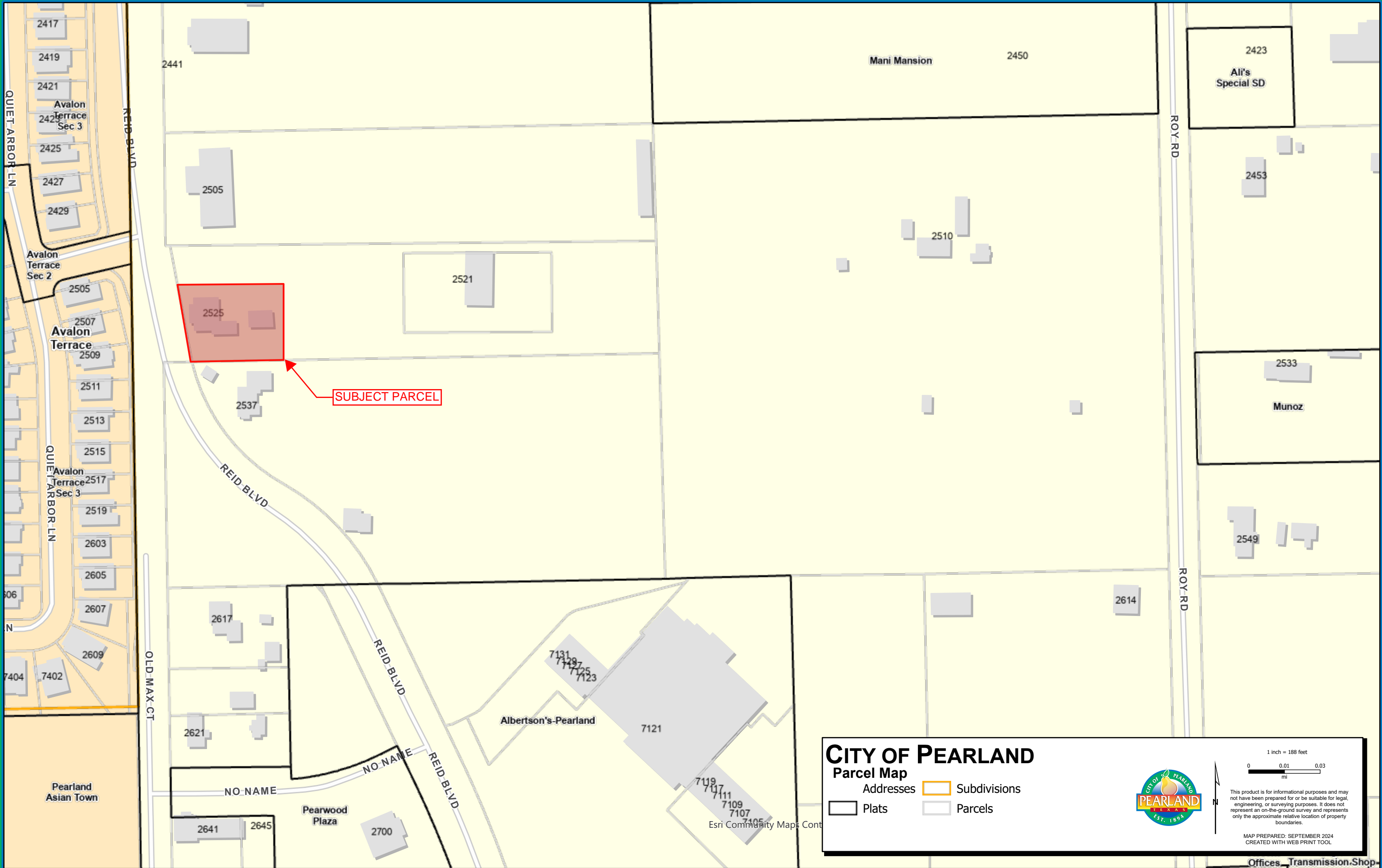
**CITY OF PEARLAND
PRELIMINARY PLAT
HARMONY SCHOOLS PEARLAND**

A SUBDIVISION CONTAINING 34.9329 ACRES OF LAND SITUATED IN THE HT & B RR CO. SURVEY, SECTION 9, A-234, IN BRAZORIA COUNTY, TEXAS
CREATING 2 LOTS, 1 BLOCK
AUGUST 12, 2024
SHEET 2 OF 2

ENGINEER & SURVEYOR

OWNER
HARMONY PUBLIC SCHOOLS
821 W SAM HOUSTON PKWY S,
HOUSTON, TX 77009

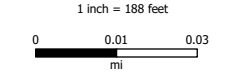
CobbFendley
TBPELS Firm Registration No. 274
Land Surveying Firm Registration No. 10046700
13430 Northwest Freeway, Suite 1100, Houston, Texas 77040
713.462.3242 | fax 713.462.3262 | www.cobbfendley.com



SUBJECT PARCEL

CITY OF PEARLAND Parcel Map

- Addresses
- Subdivisions
- Plats
- Parcels



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

MAP PREPARED: SEPTEMBER 2024
CREATED WITH WEB PRINT TOOL