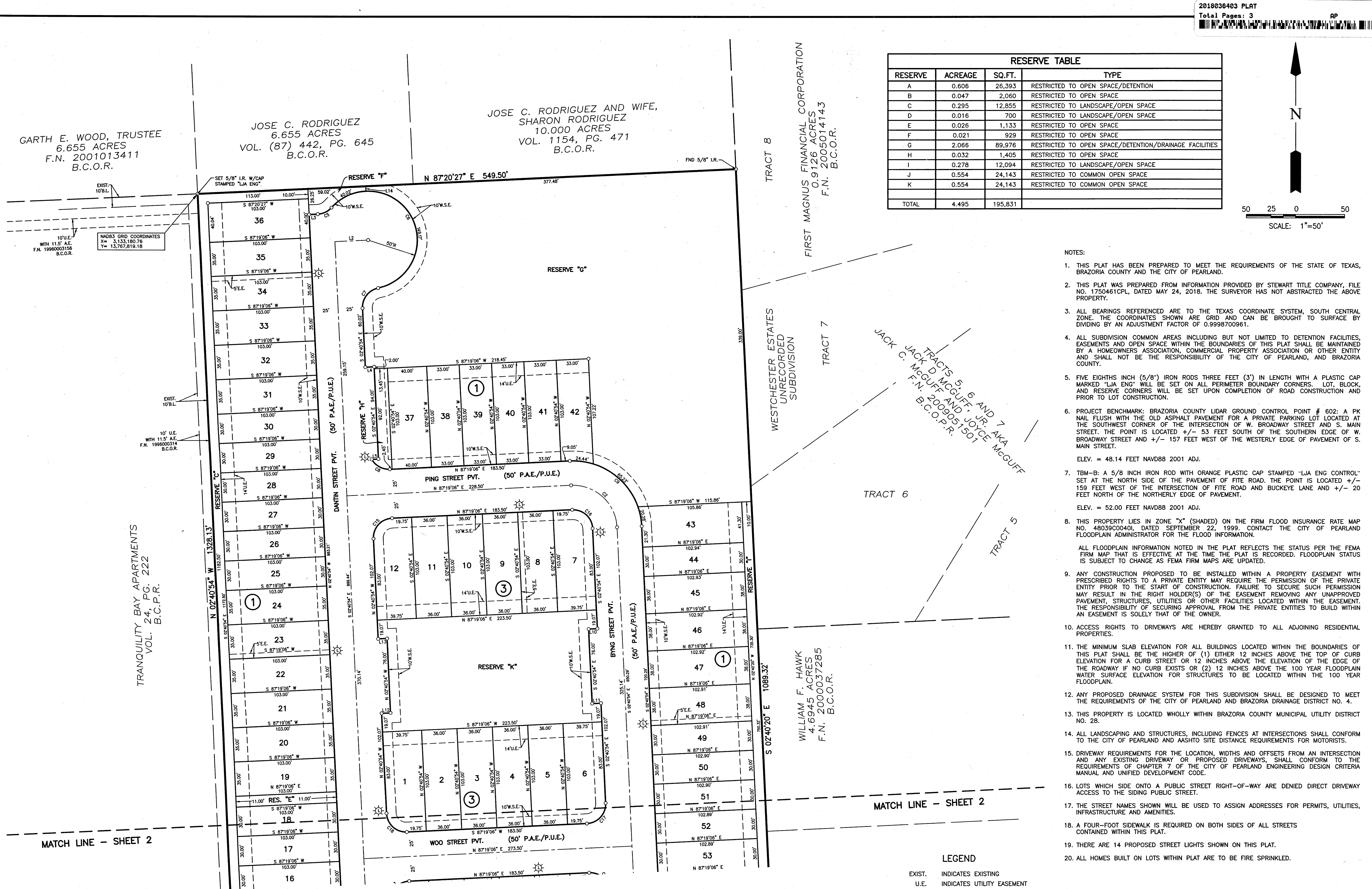




RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.606	26,393	RESTRICTED TO OPEN SPACE/DETENTION
B	0.047	2,060	RESTRICTED TO OPEN SPACE
C	0.295	12,855	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.016	700	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.028	1,133	RESTRICTED TO OPEN SPACE
F	0.021	929	RESTRICTED TO OPEN SPACE
G	2.066	89,976	RESTRICTED TO OPEN SPACE/DETENTION/DRAINAGE FACILITIES
H	0.032	1,405	RESTRICTED TO OPEN SPACE
I	0.278	12,094	RESTRICTED TO LANDSCAPE/OPEN SPACE
J	0.554	24,143	RESTRICTED TO COMMON OPEN SPACE
K	0.554	24,143	RESTRICTED TO COMMON OPEN SPACE
TOTAL	4.495	195,831	

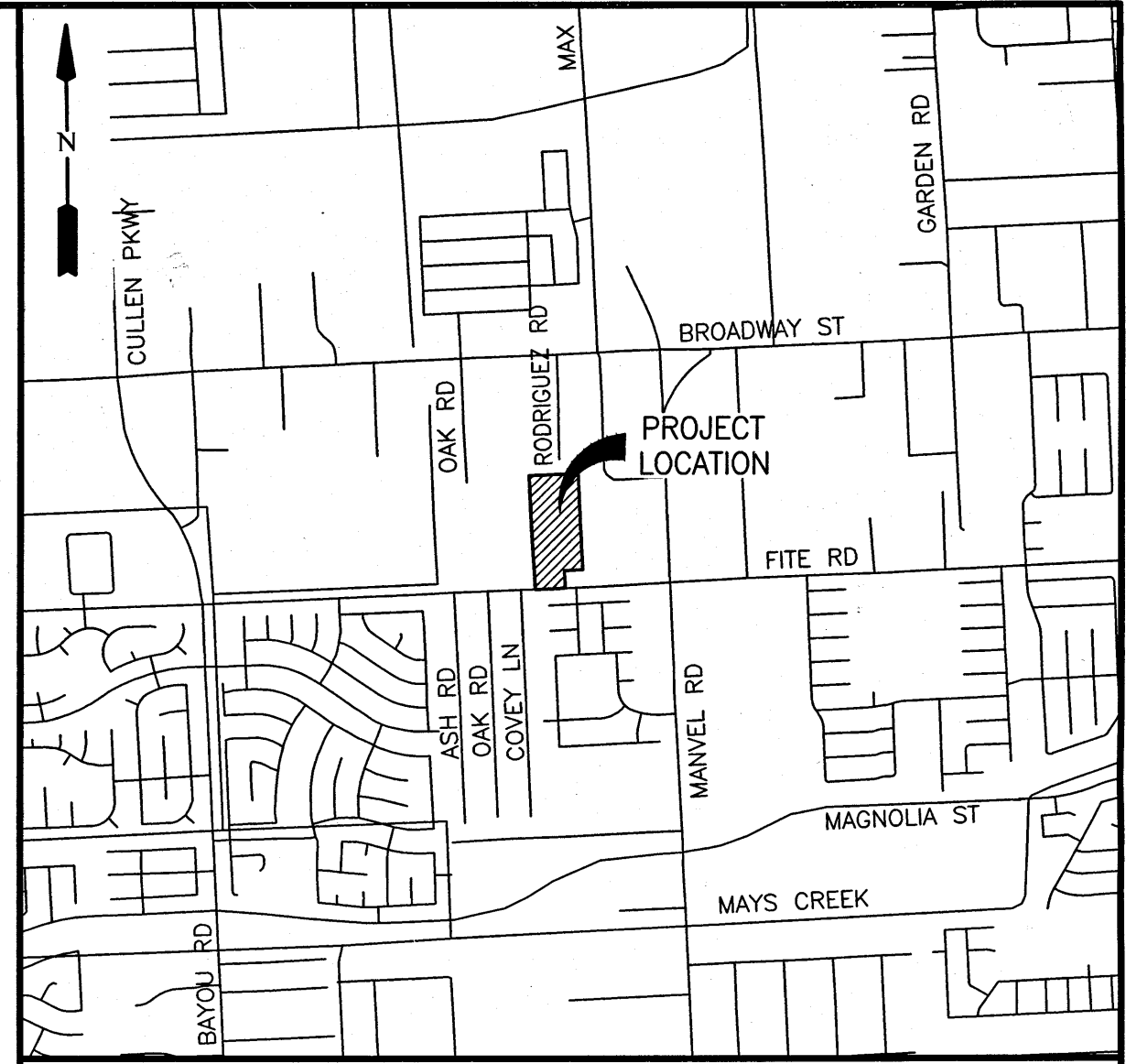
50 25 0 50
SCALE: 1"=50'

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 STEWART TITLE COMPANY, FILE NO. 1750461CPL, DATED MAY 24, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL BEARINGS REFERENCED ARE TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. THE COORDINATES SHOWN ARE GRID AND CAN BE BROUGHT TO SURFACE BY DIVIDING BY AN ADJUSTMENT FACTOR OF 0.9998700961.
- ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS AND OPEN SPACE WITHIN THE 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, AND BRAZORIA COUNTY.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
ELEV. = 48.14 FEET NAVD83 2001 ADJ.
- TBM-B: A 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "LJA ENG CONTROL" SET AT THE NORTH SIDE OF THE PAVEMENT OF FITE ROAD. THE POINT IS LOCATED +/- 159 FEET WEST OF THE INTERSECTION OF FITE ROAD AND BUCKEYE LANE AND +/- 20 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT.
ELEV. = 52.00 FEET NAVD83 2001 ADJ.
- THIS PROPERTY LIES IN ZONE "X" (SHADED) ON THE FIRM FLOOD INSURANCE RATE MAP NO. 480390040, DATED SEPTEMBER 22, 1999. CONTACT THE CITY OF PEARLAND FLOODPLAIN ADMINISTRATOR FOR THE FLOOD INFORMATION.
ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
- ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY 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 OWNER.
- ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.
- 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.
- ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.
- THIS PROPERTY IS LOCATED WHOLLY WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 28.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATION, WIDTHS AND OFFSETS FROM AN INTERSECTION AND ANY EXISTING DRIVEWAY OR PROPOSED DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 7 OF THE CITY OF PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.
- LOTS WHICH SIDE ONTO A PUBLIC STREET RIGHT-OF-WAY ARE DENIED DIRECT DRIVEWAY ACCESS TO THE SIDING PUBLIC STREET.
- THE STREET NAMES SHOWN WILL BE USED TO ASSIGN ADDRESSES FOR PERMITS, UTILITIES, INFRASTRUCTURE AND AMENITIES.
- A FOUR-FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL STREETS CONTAINED WITHIN THIS PLAT.
- THERE ARE 14 PROPOSED STREET LIGHTS SHOWN ON THIS PLAT.
- ALL HOMES BUILT ON LOTS WITHIN PLAT ARE TO BE FIRE SPRINKLED.

LEGEND

- EXIST. INDICATES EXISTING
U.E. INDICATES UTILITY EASEMENT
W.S.E. INDICATES WATER AND SEWER EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
E.E. INDICATES ELECTRICAL EASEMENT
B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
* INDICATES PROPOSED STREET LIGHT
INDICATES EXISTING STREET LIGHT
F.N. INDICATES FILE NUMBER
T.B.M. INDICATES TEMPORARY BENCHMARK
RES. INDICATES RESERVE
R.O.W. INDICATES RIGHT-OF-WAY
P.O.B. INDICATES POINT OF BEGINNING
VOL. INDICATES VOLUME
PG. INDICATES PAGE
P.A.E./P.U.E. INDICATES PRIVATE ACCESS EASEMENT/
PUBLIC UTILITY EASEMENT
PVT. INDICATES PRIVATE
A.E. INDICATES AERIAL EASEMENT
B.L. INDICATES BUILDING LINE
FND. INDICATES FOUND
I.R. INDICATES IRON ROD



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 614N

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°40'54" E	39.97'
L2	S 87°19'06" W	34.00'
L3	N 87°19'06" E	8.79'
L4	N 87°19'06" E	9.00'
L5	S 87°19'06" W	6.86'
L6	S 87°19'06" W	9.00'
L7	N 87°19'06" E	9.00'
L8	N 87°19'06" E	9.00'
L9	S 87°19'06" W	9.00'
L10	S 87°19'06" W	9.00'
L11	N 87°19'06" E	9.00'
L12	N 87°19'06" E	9.00'
L13	S 87°19'06" W	9.00'
L14	S 02°39'33" E	5.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	45.00'	90°00'00"	70.69'	63.64'	N 42°19'06" E
C2	45.00'	90°00'00"	70.69'	63.64'	N 47°40'54" W
C3	20.00'	90°00'00"	31.42'	28.28'	N 47°40'54" W
C4	20.00'	90°00'00"	31.42'	28.28'	N 42°19'06" E
C5	20.00'	45°49'56"	16.00'	15.56'	N 64°24'08" E
C6	50.00'	216°47'28"	189.19'	94.89'	S 30°07'06" E
C7	20.00'	80°57'32"	28.28'	25.37'	S 37°47'52" W
C8	20.00'	63°15'23"	22.08'	20.98'	S 61°03'13" E
C9	70.00'	90°00'00"	109.96'	98.99'	S 47°40'54" E
C10	20.00'	90°00'00"	31.42'	28.28'	N 42°19'06" W
C11	20.00'	90°00'00"	31.42'	28.28'	N 42°19'06" E
C12	20.00'	90°00'00"	31.42'	28.28'	N 47°40'54" E
C13	20.00'	90°00'00"	31.42'	28.28'	S 42°19'06" W
C14	20.00'	90°00'00"	31.42'	28.28'	N 47°40'54" W
C15	20.00'	90°00'00"	31.42'	28.28'	N 42°19'06" E
C16	20.00'	90°00'00"	31.42'	28.28'	N 47°40'54" E
C17	20.00'	90°00'00"	31.42'	28.28'	S 42°19'06" W
C18	20.00'	90°00'00"	31.42'	28.28'	N 47°40'54" W

FINAL PLAT OF
MIRROR LAKE

A SUBDIVISION OF 15.507 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 242,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

88 LOTS 11 RESERVES (4.495 ACRES) 3 BLOCKS

JUNE 26, 2018

JOB NO. 2527-1012-310

OWNER:
WB PEARLAND, LLC.

GEORGE HUANG, MANAGER
5210 SPRUCE STREET, BELLAIRE, TEXAS 77401
(832) 997-6256

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

ENGINEER:

WB PEARLAND, LLC.
5210 SPRUCE STREET, BELLAIRE, TEXAS 77401
(832) 997-6256

MATCH LINE - SHEET 1

TRANQUILITY BAY APARTMENTS
VOL. 24, PG. 222
B.C.P.R.

JOSE DE JESUS MATA
1.500 ACRES
F.N. 1998016186
B.C.O.P.R.

LARRY G. DARCEY
30,403 SQ. FT.
F.N. 2012040822
B.C.O.P.R.

THIS 0.215 ACRES (9,359 SQ. FT.)
IS HEREBY DEDICATED TO THE PUBLIC
FOR RIGHT-OF-WAY PURPOSES

FITE ROAD (COUNTY ROAD 91)
(R.O.W. VARIES)

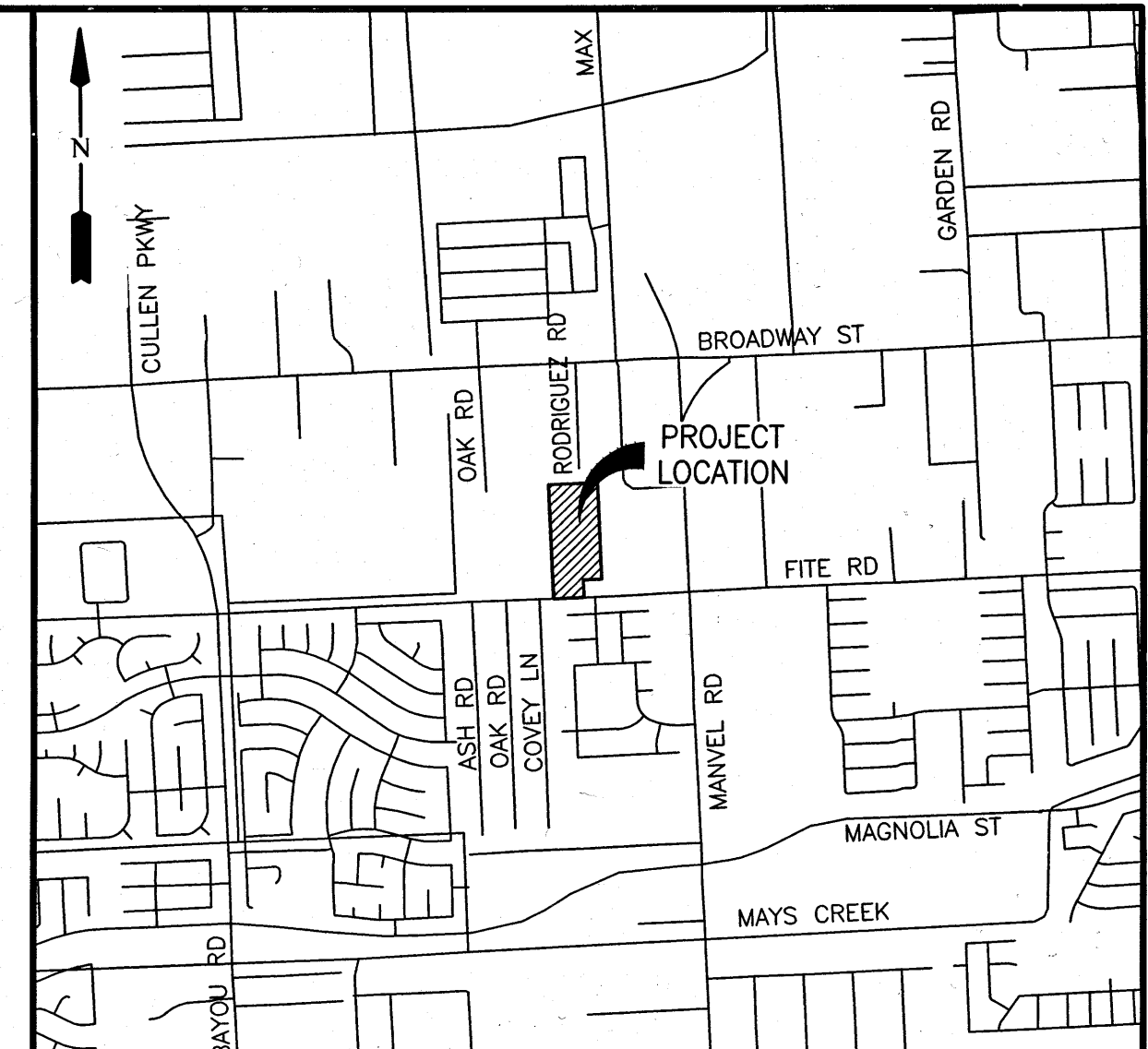
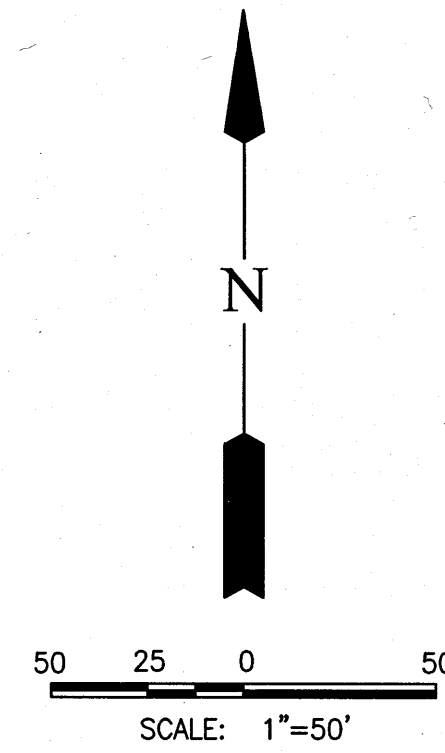
MATCH LINE - SHEET 1

A & G MANAGEMENT
GROUP, LLC
4.694 ACRES
F.N. 2017006925
B.C.O.P.R.

FITE AT F.M. 1128
DOC. NO. 2008001367
B.C.O.P.R.

H & R OPERATOR
SERVICES, INC.
1.140 ACRES
VOL. (84) 48, PG. 363
B.C.O.R.

P.O.B.
NAD83 GRID COORDINATES
X= 3,133,680.74
Y= 12,766,548.46



VICINITY MAP
SCALE: 1" = 2,000'
KEY MAP NO. 614N

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°40'54" E	39.97
L2	S 02°40'54" W	34.00
L3	N 87°19'06" E	8.79
L4	N 87°19'06" E	9.00
L5	S 87°19'06" W	6.86
L6	S 87°19'06" W	9.00
L7	N 87°19'06" E	9.00
L8	N 87°19'06" E	9.00
L9	S 87°19'06" W	9.00
L10	S 87°19'06" W	9.00
L11	N 87°19'06" E	9.00
L12	N 87°19'06" E	9.00
L13	S 87°19'06" W	9.00
L14	S 02°39'33" E	5.00

CURVE TABLE				
CURVE	RADIUS	DELTA	ARC	CHORD BEARING
C1	45.00	90°00'00"	70.69	63.64° N 42°19'06" E
C2	45.00	90°00'00"	70.69	63.64° N 47°40'54" W
C3	20.00	90°00'00"	31.42	28.28° N 47°40'54" W
C4	20.00	90°00'00"	31.42	28.28° N 42°19'06" E
C5	20.00	45°49'56"	16.00	15.58° N 64°24'08" E
C6	50.00	216°47'28"	189.19	94.89° S 30°07'06" E
C7	20.00	80°57'32"	28.26	25.97° S 37°47'52" W
C8	20.00	63°15'23"	22.08	20.98° S 61°03'13" E
C9	70.00	90°00'00"	109.96	98.99° S 47°40'54" E
C10	20.00	90°00'00"	31.42	28.28° S 42°19'06" W
C11	20.00	90°00'00"	31.42	28.28° N 42°19'06" E
C12	20.00	90°00'00"	31.42	28.28° S 47°40'54" E
C13	20.00	90°00'00"	31.42	28.28° S 42°19'06" W
C14	20.00	90°00'00"	31.42	28.28° N 47°40'54" W
C15	20.00	90°00'00"	31.42	28.28° N 42°19'06" E
C16	20.00	90°00'00"	31.42	28.28° S 47°40'54" E
C17	20.00	90°00'00"	31.42	28.28° S 42°19'06" W
C18	20.00	90°00'00"	31.42	28.28° N 47°40'54" W

LEGEND

- EXIST. INDICATES EXISTING
U.E. INDICATES UTILITY EASEMENT
W.S.E. INDICATES WATER AND SEWER EASEMENT
D.E. INDICATES DRAINAGE EASEMENT
E.E. INDICATES ELECTRICAL EASEMENT
B.C.P.R. INDICATES BRAZORIA COUNTY PLAT RECORDS
B.C.O.R. INDICATES BRAZORIA COUNTY OFFICIAL RECORDS
B.C.D.R. INDICATES BRAZORIA COUNTY DEED RECORDS
B.C.O.P.R. INDICATES BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
* INDICATES PROPOSED STREET LIGHT
* INDICATES EXISTING STREET LIGHT
F.N. INDICATES FILE NUMBER
T.B.M. INDICATES TEMPORARY BENCHMARK
RES. INDICATES RESERVE
R.O.W. INDICATES RIGHT-OF-WAY
P.O.B. INDICATES POINT OF BEGINNING
VOL. INDICATES VOLUME
PG. INDICATES PAGE
P.A.E./P.U.E. INDICATES PRIVATE ACCESS EASEMENT/
PUBLIC UTILITY EASEMENT
PVT. INDICATES PRIVATE
A.E. INDICATES AERIAL EASEMENT
B.L. INDICATES BUILDING LINE
FND. INDICATES FOUND
I.R. INDICATES IRON ROD

LOT	SQ. FT.
BLOCK 1	
LOT 1	4,008
LOT 2	3,708
LOT 3	3,708
LOT 4	3,708
LOT 5	3,708
LOT 6	3,708
LOT 7	3,690
LOT 8	3,708
LOT 9	3,708
LOT 10	3,708
LOT 11	3,708
LOT 12	3,708
LOT 13	3,090
LOT 14	3,090
LOT 15	3,090
LOT 16	3,090

LOT	SQ. FT.
BLOCK 1	
LOT 17	3,090
LOT 18	3,090
LOT 19	3,605
LOT 20	3,605
LOT 21	3,605
LOT 22	3,605
LOT 23	3,605
LOT 24	3,605
LOT 25	3,090
LOT 26	3,090
LOT 27	3,090
LOT 28	3,090
LOT 29	3,090
LOT 30	3,090
LOT 31	3,605
LOT 32	3,605

LOT	SQ. FT.
BLOCK 1	
LOT 33	3,605
LOT 34	3,605
LOT 35	3,605
LOT 36	4,122
LOT 37	4,120
LOT 38	3,399
LOT 39	3,399
LOT 40	3,399
LOT 41	3,399
LOT 42	3,432
LOT 43	4,271
LOT 44	3,088
LOT 45	3,911
LOT 46	3,911
LOT 47	3,911
LOT 48	3,911

LOT	SQ. FT.
BLOCK 1	
LOT 49	3,087
LOT 50	3,087
LOT 51	3,087
LOT 52	3,087
LOT 53	3,086
LOT 54	3,086
LOT 55	3,086
LOT 56	3,086
LOT 57	3,909
LOT 58	3,909
LOT 59	3,908
LOT 60	3,908
LOT 61	3,085
LOT 62	3,085
LOT 63	3,085
LOT 64	3,085

LOT	SQ. FT.
BLOCK 2	
LOT 1	4,008
LOT 2	3,708
LOT 3	3,708
LOT 4	3,708
LOT 5	3,708
LOT 6	4,008
LOT 7	4,008
LOT 8	3,708
LOT 9	3,708
LOT 10	3,708
LOT 11	3,708
LOT 12	4,008

LOT	SQ. FT.
BLOCK 3	
LOT 1	4,008
LOT 2	3,708
LOT 3	3,708
LOT 4	3,708
LOT 5	3,708
LOT 6	4,008
LOT 7	4,008
LOT 8	3,708
LOT 9	3,708
LOT 10	3,708
LOT 11	3,708
LOT 12	4,008

RESERVE TABLE			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.606	26,393	RESTRICTED TO OPEN SPACE/DETENTION
B	0.047	2,080	RESTRICTED TO OPEN SPACE
C	0.295	12,855	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.016	700	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	0.026	1,133	RESTRICTED TO OPEN SPACE
F	0.021	929	RESTRICTED TO OPEN SPACE
G	2.066	89,976	RESTRICTED TO OPEN SPACE/DETENTION/DRAINAGE FACILITIES
H	0.032	1,405	RESTRICTED TO OPEN SPACE
I	0.278	12,094	RESTRICTED TO LANDSCAPE/OPEN SPACE
J	0.554	24,143	RESTRICTED TO COMMON OPEN SPACE
K	0.554	24,143	RESTRICTED TO COMMON OPEN SPACE
TOTAL	4.495	195,831	

FINAL PLAT OF MIRROR LAKE

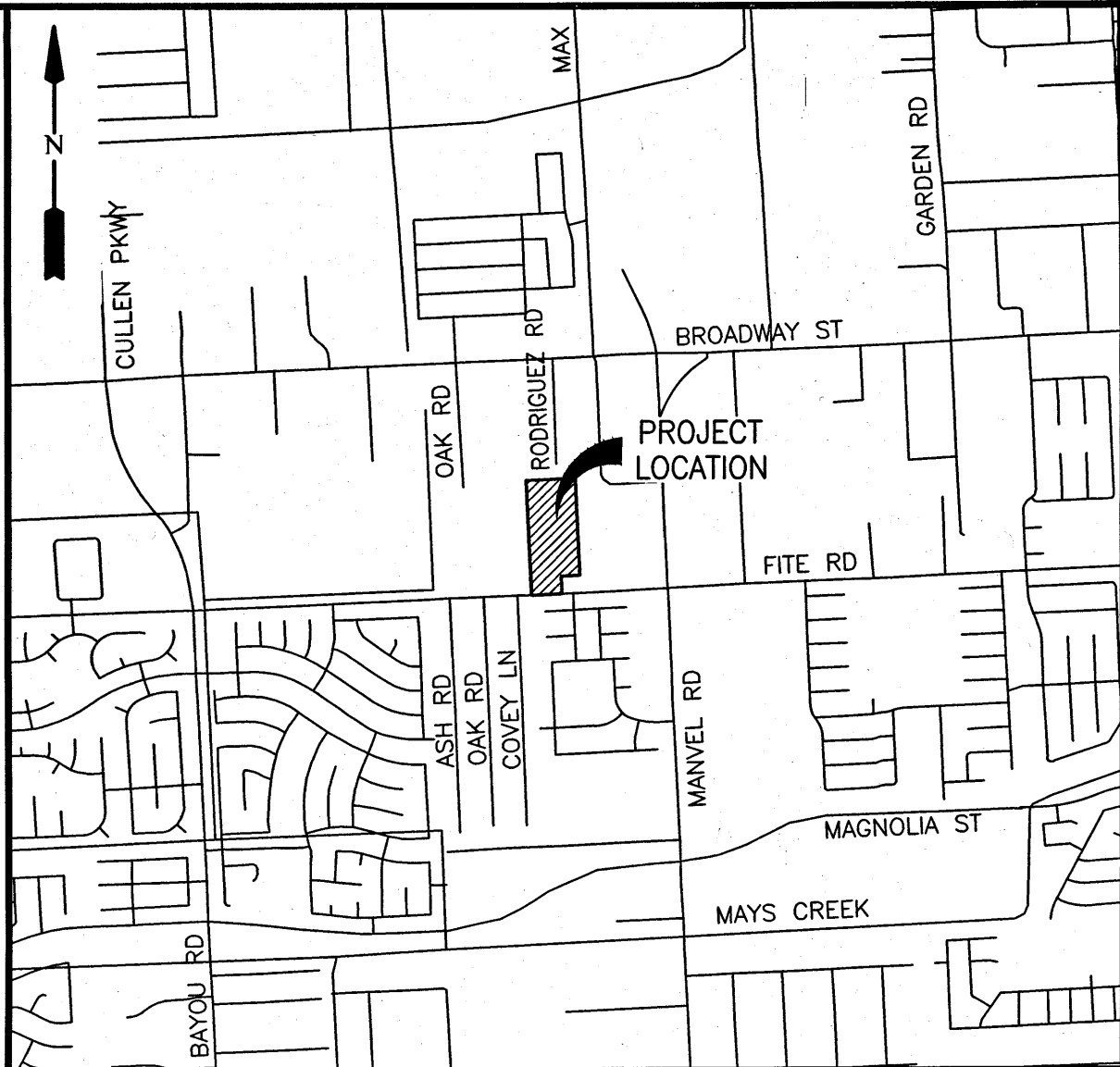
A SUBDIVISION OF 15.507 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 242,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

88 LOTS 11 RESERVES (4.495 ACRES) 3 BLOCKS
JUNE 26, 2018 JOB NO. 2527-1012-310

OWNER:
WB PEARLAND, LLC.
GEORGE HUANG, MANAGER
5210 SPRUCE STREET, BELLAIRE, TEXAS 77401
(832) 997-6256

SURVEYOR:
LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194362

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



VICINITY MAP
SCALE: 1" = 2,000'

KEY MAP NO. 614N

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, WB PEARLAND, LLC., ACTING BY AND THROUGH GEORGE HUANG, MANAGER OF WB PEARLAND, LLC., OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF MIRROR LAKE, 15.507 ACRES OUT OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 242, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID WB PEARLAND, LLC., 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.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FOOT, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES FOREVER, UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE, EMERGENCY & UTILITIES VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND AS ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

IN TESTIMONY HERETO, WB PEARLAND, LLC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY GEORGE HUANG, MANAGER, THIS 3rd DAY OF JULY, 2018.

WB PEARLAND, LLC.

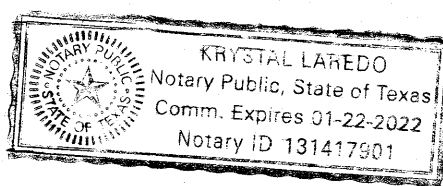
BY: George Huang
GEORGE HUANG, MANAGER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE HUANG, MANAGER OF WB PEARLAND, LLC., KNOWN TO ME TO BE THE PERSON 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 AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF JULY, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, HEATHER L. SIDES, A REGISTERED PROFESSIONAL LAND SURVEYOR, 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 ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET WITH PLASTIC CAP MARKED "LIA ENG" UNLESS OTHERWISE NOTED.

Heather L. Sides
HEATHER L. SIDES, R.P.L.S., P.L.S., CFedS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5997



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF MIRROR LAKE 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 16th DAY OF JULY, 2018.

Daniel M. Tunstall
DANIEL TUNSTALL, PLANNING AND ZONING
COMMISSION CHAIRPERSON
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS 16 OF JULY, 2018.

Darrin Coker
DARRIN COKER
CITY OF PEARLAND, CITY ATTORNEY

Robert Upton
ROBERT UPTON, P.E.
CITY OF PEARLAND, CITY ENGINEER

BEING 15.507 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 242, BRAZORIA COUNTY, TEXAS, MORE PARTICULARLY BEING ALL OF THAT CERTAIN CALLED 7.1611 ACRE TRACT CONVEYED TO SIGNATURE, EUBANKS & ASSOCIATES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 20050502510 IN THE OFFICIAL RECORDS OF SAID BRAZORIA COUNTY, TEXAS (O.R.B.C.), AND THE CALLED 8.3532 ACRE TRACT CONVEYED TO SIGNATURE, EUBANKS & ASSOCIATES, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2004006304, O.R.B.C., SAID 15.507 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83 (1993 ADJ.):

BEGINNING AT A 5/8" IRON ROD WITH CAP MARKED "CIVIL SURVEY RPLS 4337" FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 8.3532 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF THE CALLED 0.0243 ACRE TRACT CONVEYED TO CITY OF PEARLAND BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2004006304, O.R.B.C., IN THE NORTH RIGHT-OF-WAY LINE OF FITE ROAD (COUNTY ROAD 91-ROW VARIES) IN WEST LINE OF THE CALLED 1.14 ACRE TRACT CONVEYED TO H&R OPERATOR SERVICES BY AN INSTRUMENT OF RECORD IN VOLUME (84) 48, PAGE 363, O.R.B.C.;

THENCE, SOUTH 87° 19' 38" WEST, ALONG A SOUTH LINE OF SAID 8.3532 ACRE TRACT, COMMON TO THE NORTH LINE OF SAID 0.0243 ACRE TRACT, THE NORTH RIGHT-OF-WAY LINE OF FITE ROAD 105.97 FEET TO A 5/8" IRON ROD WITH CAP MARKED "CIVIL SURVEY RPLS 4337" FOUND FOR THE SOUTHWEST CORNER OF SAID 8.3532 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF SAID 0.0243 ACRE TRACT, IN THE EAST LINE OF AFORESAID 7.1611 ACRE TRACT;

THENCE, SOUTH 02° 40' 54" EAST, ALONG THE EAST LINE OF SAID 7.1611 ACRE TRACT, COMMON TO THE WEST LINE OF SAID 0.0243 ACRE TRACT, AT 10.00 FEET PASSING A 3/8" IRON ROD WITH CAP MARKED "RPLS 1445" FOUND FOR THE SOUTHWEST CORNER OF SAID 0.0243 ACRE TRACT, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 39.97 FEET TO A MAG NAIL SET IN ASPHALT FOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID 7.1611 ACRE TRACT IN THE CENTERLINE LINE OF SAID FITE ROAD;

THENCE, SOUTH 87° 19' 38" WEST, ALONG THE SOUTH LINE OF SAID 7.1611 ACRE TRACT, COMMON TO THE CENTERLINE OF SAID FITE ROAD, 234.16 FEET TO MAG NAIL SET IN ASPHALT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID 7.1611;

THENCE, NORTH 02° 40' 54" WEST, ALONG THE WEST LINE OF SAID 7.1611 ACRE TRACT, AT 30.68 FEET PASSING THE SOUTHWEST CORNER OF THE CALLED 30.403 SQUARE FOOT TRACT CONVEYED TO LARRY C. DARCY BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2012040822 IN THE OFFICIAL PUBLIC RECORDS OF SAID BRAZORIA COUNTY, TEXAS (O.P.R.B.C.), FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS NORTH 87° 19' 06" EAST - 1.5', CONTINUING ALONG SAID WEST LINE OF SAID 30.403 SQUARE FOOT TRACT, THE EAST LINE OF THE CALLED 1.5 ACRE TRACT CONVEYED TO JOSE DE JESUS MATA, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 1998016186, O.P.R.B.C., THE EAST LINE OF THE CALLED 14.14 ACRE TRACT, DESCRIBED AS TRACT 1, CONVEYED TO TRANQUILITY HOUSING, LTD. BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2004006304, O.R.B.C., THE EAST LINE OF THE FINAL PLAT OF TRANQUILITY BAY APARTMENTS, A SUBDIVISION OF RECORD IN VOLUME 24, PAGE 222 PLAT RECORDS OF SAID BRAZORIA COUNTY, (P.R.B.C.) CONTINUING IN ALL FOR A TOTAL DISTANCE OF 1,328.13 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LIA ENG" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON TO THE NORTHWEST CORNER OF SAID 7.1611 ACRE TRACT, THE NORTHEAST CORNER OF SAID 14.14 ACRE TRACT, THE NORTHEAST CORNER OF SAID TRANQUILITY BAY APARTMENTS, COMMON TO THE SOUTHEAST CORNER OF A CALLED 6.655 ACRE TRACT CONVEYED TO GARTH E. WOOD, TRUSTEE, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2001031411, O.R.B.C., AND THE SOUTHWEST CORNER OF CALLED 6.655 ACRE TRACT CONVEYED TO JOSE C. RODRIGUEZ, BY AN INSTRUMENT OF RECORD IN VOLUME (87) 442, PAGE 645, O. R. B.C.;

THENCE, NORTH 87° 20' 27" EAST, ALONG THE NORTH LINE OF SAID 7.1611 ACRE TRACT, THE NORTH LIEN OF AFORESAID 8.3532 ACRE TRACT COMMON TO THE SOUTH LINE OF SAID 6.655 ACRE RODRIGUEZ TRACT, AT 220.42 FEET PASSING THE SOUTHEAST CORNER OF SAID 6.655 ACRE RODRIGUEZ TRACT, COMMON TO THE SOUTHWEST CORNER OF SAID TRANQUILITY BAY APARTMENTS, COMMON TO THE SOUTHWEST CORNER OF SAID RODRIGUEZ BY AN INSTRUMENT OF RECORD IN VOLUME 154, PAGE 471, O.R.B.C., FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS NORTH 02° 39' 33" WEST 2.5', AT 234.16 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 7.1611 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 8.3532 ACRE TRACT, FOR A TOTAL DISTANCE OF 549.50 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 8.3532 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 10 ACRE TRACT IN THE WEST LINE OF LOT 8 OF WESTCHESTER ESTATES, AN UNRECORDED SUBDIVISION, AND THE WEST LINE OF THE 0.9128 ACRE TRACT CONVEYED TO FIRST MAGNUS FINANCIAL CORPORATION BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2005014143, O.R.B.C.;

THENCE, SOUTH 02° 40' 20" EAST, ALONG THE EAST LINE OF SAID 8.3532 ACRE TRACT, THE WEST LINE OF LOTS 6 THRU 8 OF WESTCHESTER ESTATES, THE WEST LINE OF SAID 0.9128 ACRE TRACT, THE WEST LINE OF A TRACT OF LAND CONVEYED TO JACK D MCGUFF, JR AKA JACK C. MCGUFF AND JOYCE MCGUFF BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 20090515015, O.P.R.B.C., AT 468.93 FEET PASSING A 3/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MCGUFF TRACT, THE SOUTHWEST CORNER OF SAID WESTCHESTER ESTATES, THE SOUTHWEST CORNER OF SAID LOT 6, THE NORTHWEST CORNER OF THE 4.6945 ACRE TRACT CONVEYED TO WILLIAM F. HANK BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 200037265, O.R.B.C., CONTINUING ALONG THE WEST LINE OF SAID 4.6945 ACRE TRACT AT 675.43 FEET PASSING THE NORTHWEST LINE OF THE 4.694 ACRE TRACT CONVEYED TO A & G MANAGEMENT GROUP, LLC, BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2017006925, O.P.R.B.C., AT 881.83 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 4.694 ACRE TRACT, CONTINUING ALONG THE WEST LINE OF SAID 4.694 ACRE TRACT, CONTINUING ALONG THE WEST LINE IF THE TRACT OF LAND CONVEYED TO MONTYWAY CORPORATION BY AN INSTRUMENT OF RECORD UNDER FILE NUMBER 2008005444, O.R.B.C., AND THE WEST LINE OF LOT 1, BLOCK 1 OF FITE AT F.M. 1128, A SUBDIVISION OF RECORD UNDER FILE NUMBER 2008001367, O.P.R.B.C., CONTINUING IN ALL FOR A TOTAL DISTANCE OF 1,089.32 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID 8.3532 ACRE TRACT, COMMON TO THE NORTHEAST CORNER OF AFORESAID 1.14 ACRE TRACT FROM WHICH A FOUND 3/8-INCH IRON ROD IN SLEEVE BEARS NORTH 34° 12' 44" WEST - 0.45 FEET;

THENCE, SOUTH 87° 19' 38" WEST, ALONG THE SOUTH LINE OF SAID 8.3532 ACRE TRACT, THE NORTH LINE OF AFORESAID 1.14 ACRE TRACT TO A POINT FOR CORNER OF THE HEREIN DESCRIBED TRACT, 209.16 FEET TO THE NORTHWEST CORNER OF SAID 1.14 ACRE TRACT AND CORNER OF SAID 8.3532 ACRE TRACT, FROM WHICH A FOUND 5/8-INCH IRON ROD WITH CAP MARKED "CIVIL SURVEY RPLS 4337" BEARS NORTH 87° 11' 30" EAST - 0.39 FEET;

THENCE, SOUTH 02° 40' 24" EAST, ALONG THE WEST LINE OF SAID 1.14 ACRE TRACT, COMMON TO THE EAST LINE OF SAID 8.3532 ACRE TRACT, 198.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.507 ACRES OF LAND.

FINAL PLAT OF MIRROR LAKE

A SUBDIVISION OF 15.507 ACRES OF LAND SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 242,
CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS.

88 LOTS 11 RESERVES (4.495 ACRES) 3 BLOCKS

JUNE 26, 2018

JOB NO. 2527-1012-310

OWNER:
WB PEARLAND, LLC.

GEORGE HUANG, MANAGER
5210 SPRUCE STREET, BELLAIRE, TEXAS 77401
(832) 997-6256

SURVEYOR:

LJA Surveying, Inc.
2929 Briarpark Drive
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386

2018036403
Brazoria County - Joyce Hudman, County Clerk
07/18/2018 09:58 AM
Total Fee: 321.00
Fee: 321.00