

ABBREVIATIONS

B.C.C.O.
B.C.D.R.
(C.M.)
FND.
R.O.W.
SQ.FT.
I.R.

BRAZORIA COUNTY CLERK'S OFFICE
BRAZORIA COUNTY DEED RECORDS
CONTROL MONUMENT
FOUND
RIGHT OF WAY
SQUARE FEET
IRON ROD

NOTES

NOTES:

1. BEARINGS AND THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE. SCALE FACTOR: 0.99987124372.

2. ACCORDING TO FEMA FIRM MAP NUMBER 48039C0040 K, DATED DECEMBER 30, 2020, THE SUBJECT TRACT LIES WITHIN AN UNSHADED ZONE "X" AREA. THIS DESIGNATION IS BASED ON SCALING FROM THE F.I.R.M. ALL FLOODPLAIN INFORMATION NOTED HEREON REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THIS PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

3. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4.

4. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791026-020004, HAVING AN ISSUE DATE OF MARCH 19, 2026.

5. 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, BRAZORIA COUNTY OR BRAZORIA DRAINAGE DISTRICT NO. 4.

6. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY 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.

7. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT NO. 4 AT THE TIME OF DEVELOPMENT.

8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF PEARLAND AND BRAZORIA DRAINAGE DISTRICT #4, AND MAINTENANCE OF ANY DRAINAGE SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER.

9. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF PEARLAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

10. 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 PEARLAND ENGINEERING DESIGN CRITERIA MANUAL AND UNIFIED DEVELOPMENT CODE.

11. ACCESS RIGHTS TO DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING RESIDENTIAL PROPERTIES.

12. THE SUBJECT TRACT DOES NOT LIE WITHIN A MUNICIPAL UTILITY DISTRICT (MUD).

13. FIVE-EIGHTS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAY'S HAVE NOT BEEN MONUMENTED.

PROJECT BENCHMARK

PROJECT BENCHMARK IS CITY OF PEARLAND BENCHMARK NO. 300

STAMPED "300" LOCATED APPROXIMATELY 0.60 OF MILE ON MCHARD ROAD WEST OF THE INTERSECTION OF MCHARD ROAD AND CULLEN BLVD. ON THE NORTH SIDE OF MCHARD ROAD APPROXIMATELY 40 FEET FROM THE BACK OF CURB.

PUBLISHED ELEV: 53.63' NAVD88, 2001 ADJUSTMENT, (GEOID-18)

TBM NO. 1

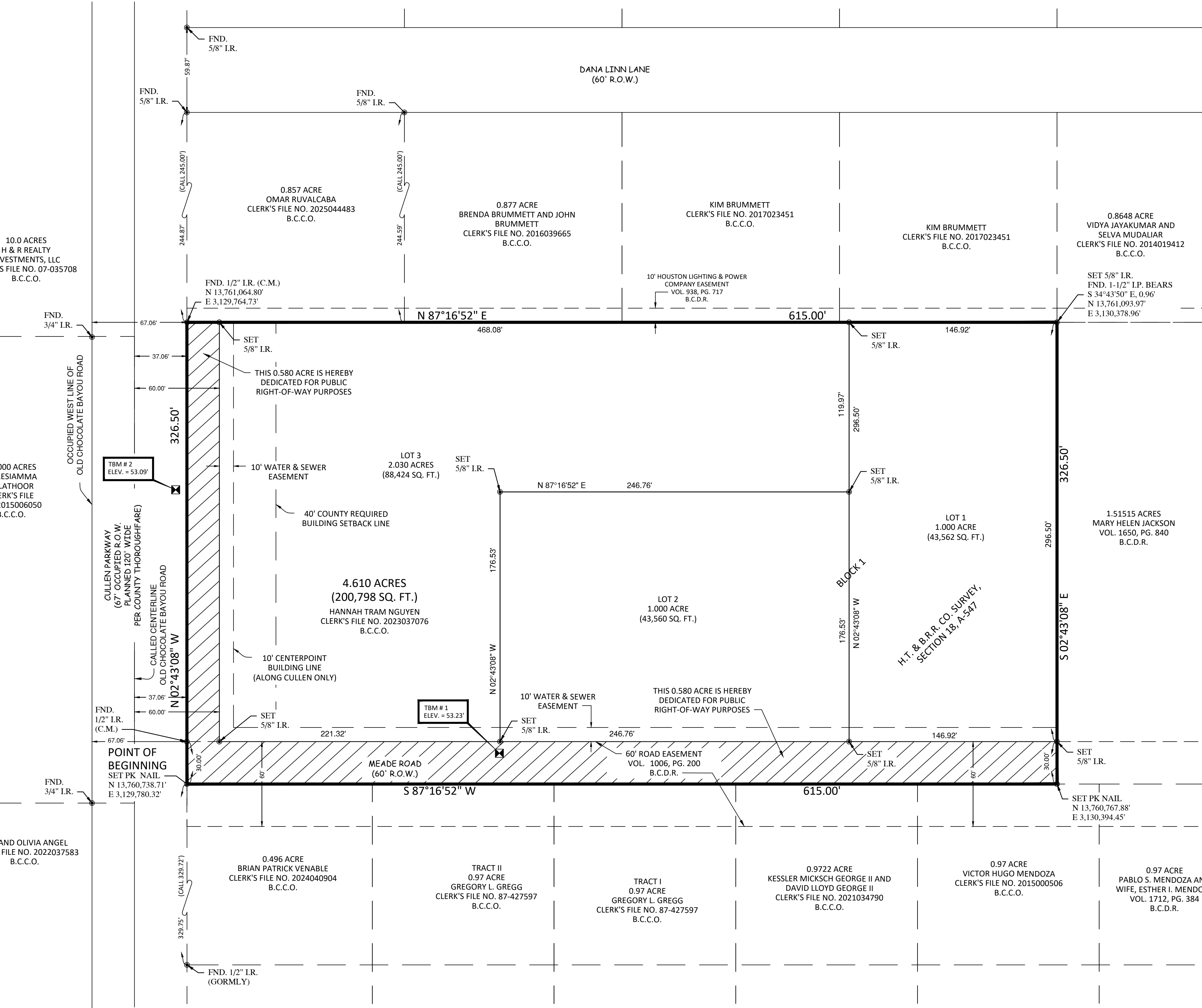
TEMPORARY BENCHMARK NO. 1 IS AN "X" CUT ON TOP OF A 15" REINFORCED CONCRETE PIPE (WEST END) LOCATED ON THE NORTH SIDE OF MEADE ROAD ON THE WEST SIDE OF A GRAVEL DRIVE LEADING TO THE SUBJECT TRACT APPROXIMATELY 240 FEET EAST OF CULLEN PARKWAY. TEXAS STATE PLANE GRID COORDINATE: N 13,760,770.94', E 3,129,999.79'.

ELEVATION = 53.23' NAVD88, 2001 ADJUSTMENT.

TBM NO. 2

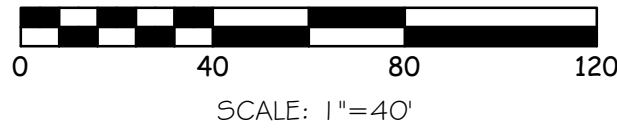
TEMPORARY BENCHMARK NO. 2 IS TOP OF AN "X" CUT IN THE TOP OF A 24" REINFORCED CONCRETE PIPE (SOUTH END) LOCATED ON THE SOUTH END OF A GRAVEL DRIVE 12 FEET EAST OF CULLEN BLVD AND APPROXIMATELY 200 FEET NORTH OF MEADE ROAD. TEXAS STATE PLANE GRID COORDINATE: N 13,760,946.09', E 3,129,762.44'.

ELEVATION = 53.23' NAVD88, 2001 ADJUSTMENT.

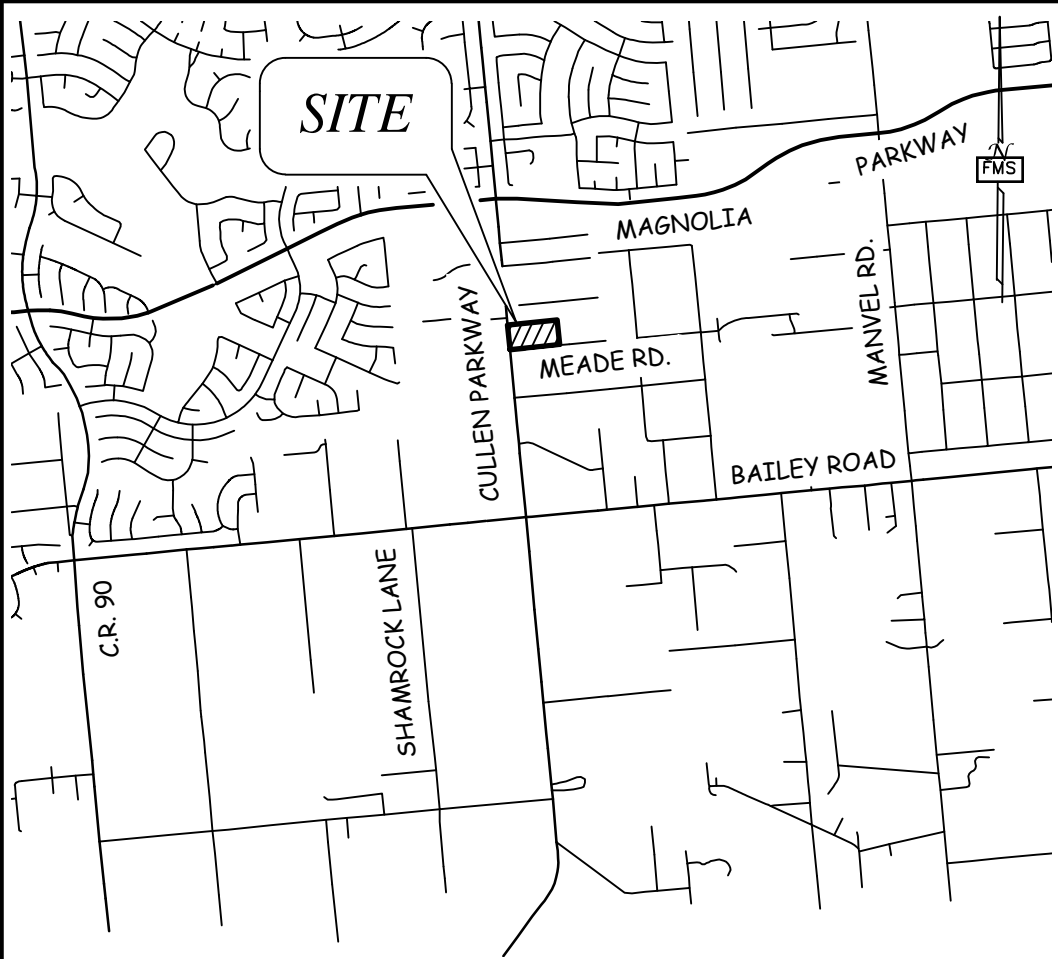


FINISHED FLOOR REQUIREMENTS		
LOT	BLOCK	MINIMUM FINISHED FLOOR ELEVATION*
1	1	54.7'
3	1	56.7'

* FINISHED FLOOR ELEVATION SHOWN IS ONE FOOT ABOVE CENTERLINE OF ADJACENT ROAD. ELEVATION TO MEET CURRENT REQUIREMENTS AT THE TIME OF DEVELOPMENT.



VICINITY MAP
SCALE: 1" = 1/2 MILE



METES & BOUNDS DESCRIPTION

STATE OF TEXAS §
COUNTY OF BRAZORIA §

METES AND BOUNDS DESCRIPTION of a 4.610-acre tract in the H.T. & B.R.R. Co. Survey, Section 18, Abstract No. 547 in the City of Pearland ETJ, Brazoria County, Texas. Said 4.610-acre tract is out of the north half of Lot 25 in said H.T. & B.R.R. Co. Survey and is that same tract of land described in a deed to Hannah Tram Nguyen as recorded in Clerk's File No. 2023037076 in the Brazoria County Clerk's Office. Said 4.610-acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a PK nail set for the point of intersection of the east line of Old Chocolate Bayou Road (having an occupied width at this location of 67 feet) with the centerline of Meade Road, based on an easement width of 60 feet as defined in Volume 1006, Page 200 in the Brazoria County Deed Records. Said point is the northwest corner of a 0.468-acre tract described in a deed to Brian Patrick Venable as recorded in Clerk's File No. 2024040904 in the Brazoria County Clerk's Office and southwest corner of the herein described tract. Said point has a Texas State Plane grid coordinate of N 13,760,738.71', E 3,129,780.32'.

THENCE, North 02°43'08" West, along and with the east line of said Old Chocolate Bayou Road, same being the west line of the aforementioned Hannah Tram Nguyen tract at a distance of 30.00 feet pass a 1/2-inch iron rod found in the north line of said Meade Road and continue for a total distance of 326.50 feet to a 1/2-inch iron rod found for the northwest corner of the herein described tract. Said point is the southwest corner of a 0.857-acre tract described in a deed to Omar Ruvalcaba as recorded in Clerk's File No. 2025044483 in the Brazoria County Clerk's Office;

THENCE, North 87°16'52" East, along and with the north line of said Hannah Tram Nguyen tract same being the south line of said 0.857-acre tract for a distance of 615.00 feet to a 5/8-inch iron rod set for the northeast corner of the herein described tract. Said point is the southwest corner of a 0.8648 acre tract described in a deed to Vidya Jayakumar and Selva Mudaliar as recorded in Clerk's File No. 2014019412 in the Brazoria County Clerk's Office. Said point is the northwest corner of a 1.51515-acre tract described in a deed to Mary Helen Jackson as recorded in Volume 1650, Page 840 in the Brazoria County Deed Records, from which a found 1-1/2-inch iron pipe bears South 34°43'50" East, a distance of 0.96 feet;

THENCE, South 02°43'08" East, along and with the east line of said Hannah Tram Nguyen tract, same being the west line of said 1.51515-acre tract at a distance of 296.50 feet pass a 5/8-inch iron rod set in the north line of the aforementioned Meade Road and continue for a total distance of 326.50 feet to PK nail set in the centerline of said Meade Road for the southeast corner of said Hannah Tram Nguyen tract. Said point is in the north line of a 0.97-acre tract described in a deed to Victor Hugo Mendoza ad recorded in Clerk's File No. 2015000506 in the Brazoria County Clerk's Office;

THENCE, South 87°16'52" West, along and with the centerline of said Meade Road, same being the south line of said Hannah Tram Nguyen tract and north line of said 0.97-acre tract for a distance of 615.00 feet to the POINT OF BEGINNING, containing a computed area of 4.610-acres (200,798 square feet).

FMS
SURVEYING, INC



SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77575
PHONE: (281) 519-8530
CONTACT: CHRIS L. HENDRICK
EMAIL: Chendrick@fmsurveying.com

OWNER:
HANNAH TRAM NGUYEN
4519 MEADE ROAD
PEARLAND, TEXAS 77581
PHONE: (832) 420-5684
EMAIL: HNGUYEN.REALESTATE@GMAIL.COM

TBPELS FIRM # 10040400
FMS JOB No. 72755
DRAFTING: CLH
www.fmsurveying.com

**FINAL PLAT
OF
"H2K GROVE"**

A 4.610 ACRE TRACT IN THE H.T. & B.R.R. CO. SURVEY. SECTION 18, ABSTRACT NO. 547 RECORDED IN CLERK'S FILE NO. 2023037076 IN THE BRAZORIA COUNTY CLERK'S OFFICE IN THE CITY OF PEARLAND ETJ, BRAZORIA COUNTY, TEXAS

1 BLOCK, 0 RESERVE, 3 LOTS

RPL2026-0244

JULY 8, 2026

SHEET 1 OF 2

STATE OF TEXAS

COUNTY OF BRAZORIA

I, HANNAH TRAM NGUYEN, OWNER OF THE PROPERTY SUBDIVIDED IN THE MAP HEREON OF THE "MINOR PLAT OF HANNAH'S HACIENDA", CONTAINING 4.610 ACRES IN THE CITY OF PEARLAND ETJ, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE PROPERTY LINES, LOTS, BUILDING LINES, AND EASEMENTS SHOWN HEREON, AND DO HEREBY DEDICATE FOREVER FOR THE USE OF THE PUBLIC, AS SUCH, THE LAND SHOWN HEREON AS HEREBY DEDICATED TO THE PUBLIC FOR EASEMENT AND RIGHT-OF-WAY, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES, AS APPROVED, FOR THE EASEMENT DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OF AND PORTION OF THE DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED, SUBJECT, TO ALL MATTERS OF RECORD.

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS (AE). 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 FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT, WITHIN THE LIMITS OF THIS PLAT, THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS (AE). 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 EASEMENT, FROM A PLANE SIXTEEN (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 THE AERIAL EASEMENTS TOTALS THIRTY FEET (30' 0") IN WITH.

WITNESS MY HAND IN _____ COUNTY, TEXAS

THIS ____ DAY OF _____, 2026.

BY: HANNAH TRAM NGUYEN, OWNEN

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HANNAH TRAM NGUYEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS.

MY COMMISSION EXPIRES: _____

ASSISTANT DIRECTOR OF PLANNING CERTIFICATION:

THIS IS TO CERTIFY THAT THE ASSISTANT DIRECTOR OF PLANNING OF THE CITY OF PEARLAND, TEXAS HAS APPROVED THIS AMENDING PLAT AND SUBDIVISION OF "HANNAH'S HACIENDA" 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 _____, 2026.

KATYA COPELAND, AICP | CITY OF PEARLAND, TEXAS
ASSISTANT DIRECTOR OF PLANNING
CITY OF PEARLAND, TEXAS

APPROVED FOR THE CITY OF PEARLAND, TEXAS THIS ____ DAY OF _____, 2026.

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

THIS IS TO CERTIFY THAT I, SCOTT R. SHERIDAN, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION #6171, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION: THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND: THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6171

JULY 8, 2026

BDD4 NOTES:

1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.

2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.

3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.

4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.

5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.

6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.

7. ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES.

8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.

9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.

10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.

11. AN AS-BUILT CERTIFICATE AND RPLS STAMPED AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.

12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

13. ALL LOTS WITHIN THIS SUBDIVISION ARE INELIGIBLE FOR EXEMPTION UNDER SECTION 8 OF THE DISTRICT'S RULES, REGULATIONS AND GUIDELINES. A BOARD APPROVED FINAL DRAINAGE PLAN FROM BRAZORIA DRAINAGE DISTRICT NO. 4 IS REQUIRED PRIOR TO THE DEVELOPMENT OF ANY LOT WITHIN THIS SUBDIVISION. PROPERTY OWNER SHALL INFORM BUYER OF THIS REQUIREMENT PRIOR TO TRANSFER OF OWNERSHIP.

14. THE SUBJECT TRACT IS ZONED "GARDEN-O'DAY MIXED USE" (G/O-MU). THE INTENDED USE OF THE SUBJECT TRACT IS RESIDENTIAL USE.

STATE OF _____

COUNTY OF _____

I, "TRUC CHANH VUU", BEING THE HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, DO HEREBY IN ALL THINGS AGREE TO MAKE SUBJECT TO SAID SUBDIVISION AND DECLARATION THE SAID LIEN, AND DO HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

WITNESS MY HAND IN _____ COUNTY, _____.

THIS ____ DAY OF _____, 2023.

BY: _____

TITLE: _____

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TRUC CHANH VUU, 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 CONSIDERATION THEREIN SET FORTH AND IN THE CAPACITY THEREIN AND HEREIN STATED.

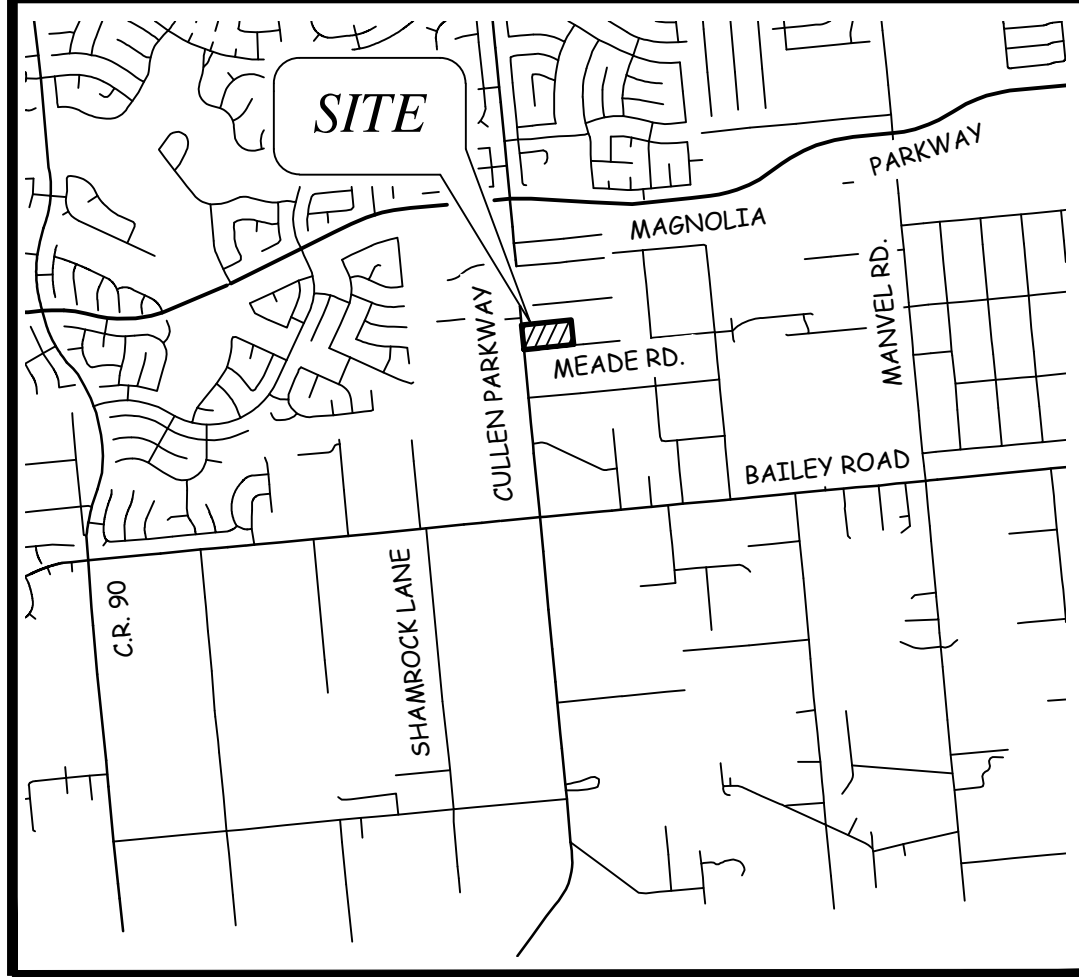
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

BY: _____

NOTARY PUBLIC IN AND FOR _____ COUNTY, _____.

MY COMMISSION EXPIRES: _____

VICINITY MAP
SCALE: 1" = 1/2 MILE



BRAZORIA DRAINAGE DISTRICT NO. 4 SIGNATURE BLOCK

APPROVED BY BOARD OF COMMISSIONERS ON _____

BRAZORIA DRAINAGE DISTRICT NO. 4

DISTRICT ENGINEER

THE SIGNATURES ABOVE ARE EVIDENCE THAT THE DISTRICT'S BOARD OF COMMISSIONERS APPROVED THIS SUBMISSION ON THE DATE PROVIDED ABOVE BASED UPON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED THE SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THE APPROVAL OF A FINAL DRAINAGE PLAN OR REQUEST FOR VARIANCE WILL TYPICALLY EXPIRE ONE YEAR AFTER THE DATE OF BOARD APPROVAL. THE APPROVAL OF A DRAINAGE IMPACT ANALYSIS, MASTER DEVELOPMENT PLAN, OR FINAL PLAT WILL TYPICALLY EXPIRE TWO YEARS AFTER THE DATE OF APPROVAL. SEE SECTION 12 IN THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES FOR ADDITIONAL INFORMATION REGARDING THE EXPIRATION OF APPROVALS. AFTER EXPIRATION, RE-APPROVAL IS REQUIRED. PLEASE NOTE THAT THE DISTRICT APPROVAL DOES NOT NECESSARILY MEAN THAT ALL INFORMATION IN THE SUBMITTAL HAS BEEN CHECKED AND VERIFIED. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" AND THIS APPROVED SUBMITTAL, THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES" SHALL PREVAIL. ANY BOARD APPROVED DEVIATIONS FROM DISTRICT CRITERIA SHALL BE ITEMIZED ON THE COVER PAGE AND OTHER APPROPRIATE SHEETS. ANY SUBMITTAL PREPARED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR HAS TYPICALLY BEEN SIGNED AND SEALED BY THAT LICENSED PROFESSIONAL. THAT SIGNATURE AND SEAL CONVEYS RESPONSIBILITY AND ACCOUNTABILITY TO THAT ENGINEER OR SURVEYOR.

BDD4 REF ID# 26-000088

FMS
SURVEYING, INC



SURVEYOR:
F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77578
PHONE: (281) 519-8530
CONTACT: CHRIS L. HENDRICK
EMAIL: Chendrick@fmsurveying.com

OWNER:
HANNAH TRAM NGUYEN
4519 MEADE ROAD
PEARLAND, TEXAS 77581
PHONE: (832) 420-5684
EMAIL: HNGUYEN.REALSTATE@GMAIL.COM

TBPELS FIRM # 1 0040400
FMS JOB No. 72755
DRAFTING: CLH
www.fmsurveying.com

**FINAL PLAT
OF
"H2K GROVE"**

**A 4.610 ACRE TRACT IN THE H.T. &
B.R.R. CO. SURVEY. SECTION 18,
ABSTRACT NO. 547 RECORDED IN
CLERK'S FILE NO. 2023037076 IN
THE BRAZORIA COUNTY CLERK'S
OFFICE IN THE CITY OF PEARLAND
ETJ, BRAZORIA COUNTY, TEXAS**

1 BLOCK, 0 RESERVE, 3 LOTS

RPL2026-0244

JULY 8, 2026

SHEET 2 OF 2