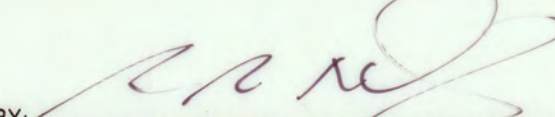


STATE OF TEXAS §  
 COUNTY OF BRAZORIA § KNOW THESE MEN PRESENTS:  
 THAT THE MCCOY CORPORATION, HEREIN ACTING THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENT, THE CURRENT OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 2016023510 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF ALVIN, TEXAS MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS MCCOY ALVIN.

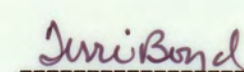
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 10<sup>th</sup> DAY OF November, 2016.

BY:   
 G. RICHARD NEAL  
 SENIOR VICE PRESIDENT  
 MCCOY CORPORATION

STATE OF TEXAS §  
 COUNTY OF Hays § KNOW THESE MEN PRESENTS:

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRI BOYD, KNOWN UNTO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10<sup>th</sup> DAY OF November, 2016.

  
 NOTARY PUBLIC,  
Hays COUNTY, TEXAS



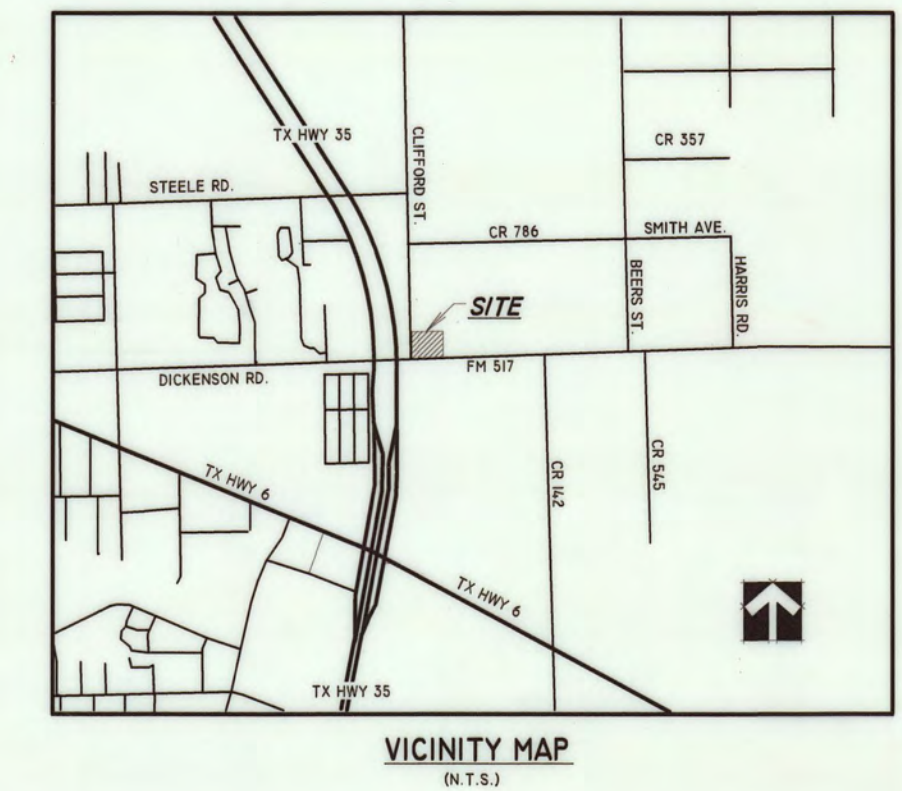
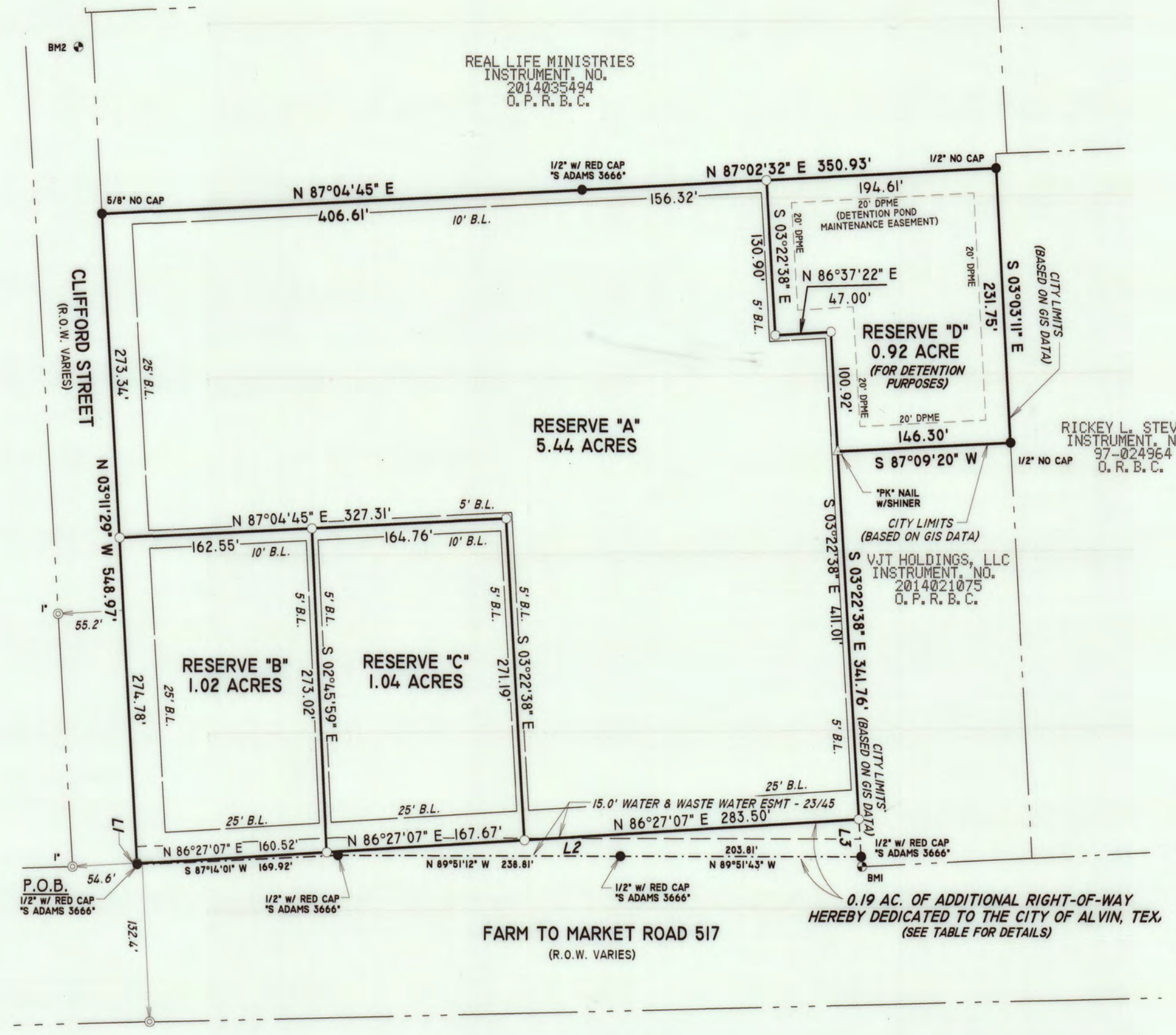
STATE OF TEXAS §  
 COUNTY OF BRAZORIA § KNOW THESE MEN PRESENTS:

I, CLYDE C. CASTLEBERRY, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE CITY OF ALVIN SUBDIVISION REGULATIONS.

WITNESS MY HAND AND SEAL THIS THE 10<sup>th</sup> DAY OF JULY, 2016.

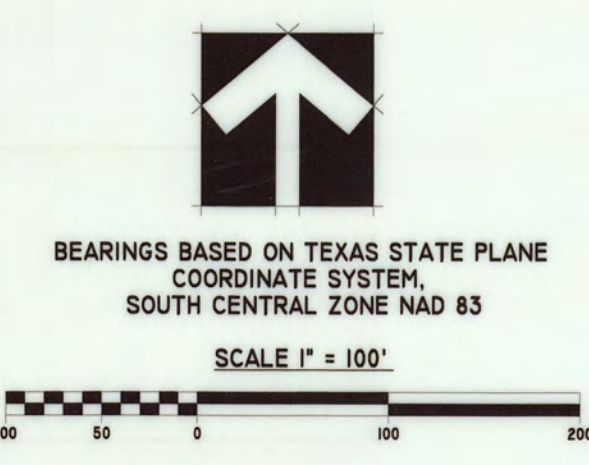


CLYDE C. CASTLEBERRY, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4835  
 STATE OF TEXAS



**PERIMETER FILED NOTES**  
 BEING 8.61 acres of land out of the I. & G. N. R. Survey, Section 25, Abstract No. 620, Brazoria County, Texas, the same being Lots "B" and "C", Evelyn Acres, a subdivision recorded in Volume 23, Pages 45 - 46 Plat Records Brazoria County, Texas and described by metes and bounds as follows:  
 BEGINNING at a 1/2" iron pin found with a red plastic cap stamped "S ADAMS 3666" at the intersection of the east line of Cliff Ford Street and the north line of Farm to Market Road 517 for the southwest corner of said Lot "C" and this tract;  
 THENCE: N 03°11'29" W 548.97 feet along the west line of said Lot "C" and this tract with the east line of Cliff Ford Street to an uncapped 5/8" iron pin found for the northwest corner of said Lot "C" and this tract;  
 THENCE: along the north line of this tract in the following two (2) courses and distances:  
 1. N 87°04'45" E 406.61 feet along the north line of said Lot "C" to a 1/2" iron pin found with a red plastic cap stamped "S ADAMS 3666" for the northeast corner of said Lot "C" and the northwest corner of said Lot "B" and continuing with the north line of said Lot "B";  
 2. and N 87°02'32" E 350.93 feet to an uncapped 1/2" iron pin found for the northeast corner of said Lot "B" and this tract;  
 THENCE: along the east line of said Lot "B" in the following three (3) courses and distances:  
 1. S 03°03'11" E 231.75 feet to an uncapped 1/2" iron pin found for an exterior corner,  
 2. offset S 87°09'20" W 146.30 feet to a "pk" nail with shiner found for an interior corner,  
 3. and S 03°22'38" E 341.76 feet to a 1/2" iron pin found with a red plastic cap stamped "S ADAMS 3666" in the north line of Farm to Market Road 517 for the southeast corner of said Lot "B" and this tract;  
 THENCE: along the south line of this tract with the north line of Farm to Market Road 517 in the following three (3) courses and distances:  
 1. N 89°51'43" W 203.81 feet along the south line of said Lot "B" to a 1/2" iron pin found with a red plastic cap stamped "S ADAMS 3666" for the southwest corner of said Lot "B" and the southeast corner of said Lot "C" and continuing along the south line of said Lot "C";  
 2. N 89°51'12" W 238.81 feet to a 1/2" iron pin found with a red plastic cap stamped "S ADAMS 3666";  
 3. and S 87°14'01" W 165.92 feet to the Point of Beginning and containing 8.61 acres (374,837 square feet) of land.

ID	BEARING	DISTANCE
L1	N 03°11'29" W	0.85'
L2	N 86°27'07" E	611.69'
L3	S 03°22'38" E	31.66'

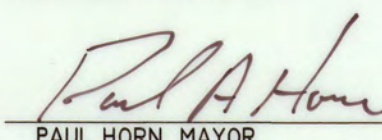



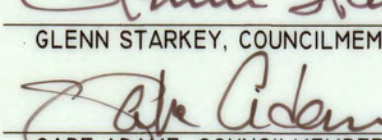
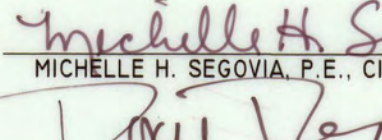
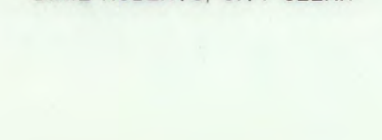

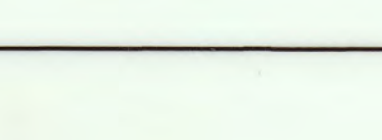



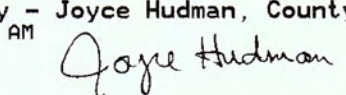
- LEGEND**
- 1/2" IRON PIN SET YELLOW CAP "CCC 4835"
  - IRON PIN FOUND (AS NOTED)
  - ⊙ IRON PIPE FOUND (AS NOTED)
  - ▲ BENCHMARK (AS NOTED)
  - ORBC OFFICIAL RECORDS BRAZORIA CO.
  - OPBRC OFFICIAL PUBLIC RECORDS BRAZORIA CO.
  - BUILDING SETBACK LINES (B.L.)

- NOTES:**
- OWNER: MCCOY CORPORATION  
 P.O. BOX 1028  
 SAN MARCOS, TEXAS 78667  
 (512) 353-5400
  - ENGINEER: ECKERMANN ENGINEERING, INC.  
 P.O. BOX 388  
 202 SPRING HO AVENUE  
 LAMPASAS, TX 76550  
 (512) 556-8160  
 TBPE FIRM NO. F-10496
  - SURVEYOR: TRIPLE C SURVEYING CO.  
 2124 FM 963  
 LAMPASAS, TEXAS 76550  
 (512) 845-5440  
 FIRM NO. 10193916
  - SIDEWALKS SHALL BE CONSTRUCTED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
  - THIS AREA IS SHOWN TO BE IN ZONE X (OTHER AREAS) PER FEMA'S FLOOD INSURANCE RATE MAP #48039C0165 H DATED JUNE 5, 1989.
  - THE RESPONSIBILITY FOR MAINTENANCE OF THE DETENTION POND AND THE STORM WATER FACILITIES WILL BE THAT OF THE MCCOY CORPORATION AND NOT THE CITY OF ALVIN OR THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT #3.
  - THE PROPOSED DETENTION POND WILL COMPLY WITH CURRENT CITY OF ALVIN DRAINAGE CRITERIA.
  - BENCHMARKS: BENCHMARK 1 - 1/2" IPF NO CAP - ELEVATION: 36.47' NAVD 88  
 BENCHMARK 2 - MAG NAIL SET IN CON HEADWALL - ELEVATION: 37.93' NAVD 88

STATE OF TEXAS §  
 COUNTY OF BRAZORIA § KNOW THESE MEN PRESENTS:  
 I, JOYCE HUDMAN, CLERK OF THE COUNTY COURT OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2016, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. IN CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_ OF PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.  
 WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, BRAZORIA COUNTY, TEXAS, THE DAY AND DATE AND DATE LAST ABOVE WRITTEN.

BY: \_\_\_\_\_ DEPUTY COUNTY CLERK OF BRAZORIA COUNTY, TEXAS.

- SUBDIVISION APPROVED:**
-   
 PAUL HORN, MAYOR
-   
 BRAD RICHARDS, COUNCILMEMBER
-   
 CHRIS SANGER, COUNCILMEMBER
-   
 SCOTT REED, COUNCILMEMBER
-   
 ADAM ARENDELL, COUNCILMEMBER
-   
 KEITH THOMPSON, COUNCILMEMBER
-   
 GLENN STARKEY, COUNCILMEMBER
-   
 GABE ADAME, COUNCILMEMBER
-   
 MICHELLE H. SEGOVIA, P.E., CITY ENGINEER
-   
 DIXIE ROBERTS, CITY CLERK

2016060859  
 Brazoria County - Joyce Hudman, County Clerk  
 12/13/2016 09:55 AM  
 Total Pages: 1  
 Fee: 123.00  


FINAL PLAT OF  
**MCCOY'S ALVIN SUBDIVISION**  
 4 RESERVES  
 AN 8.61 ACRE REPLAT OF LOTS "B" AND "C", EVELYN ACRES,  
 A SUBDIVISION OUT OF THE I. & G. N. R. COMPANY SURVEY,  
 SECTION 25, ABSTRACT NO. 620, BRAZORIA COUNTY, TEXAS,  
 ACCORDING TO THE PLAT OF RECORD IN VOLUME 23, PAGE(S) 45 - 46  
 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS  
 SEPTEMBER 20, 2016