

Douglas Ray Bailey  
Darren Lee Bailey  
Hollie Donise Bailey Nail  
7318 CR 684C  
Sweeny, Tx. 77480

7-20-2023

Matt Hanks, County Engineer  
451 N. Velasco, Suite 230  
Angleton, TX 77515

RE: Petition to abandon 60-foot road easement

Dear Mr. Hanks,

As the property owners of Lot 53 of the Cypress Bend Subdivision as recorded in the County Clerks' File No's 2023-009627, I would like to formally request the abandonment of the following described easement. My property is adjacent to a 60-foot road easement bordering Lot 53 as shown outlined in blue on the attached survey. As I cannot see any future value in a road at this location and an unmaintained easement could cause a security issue, I would like to petition the county to abandon this road easement.

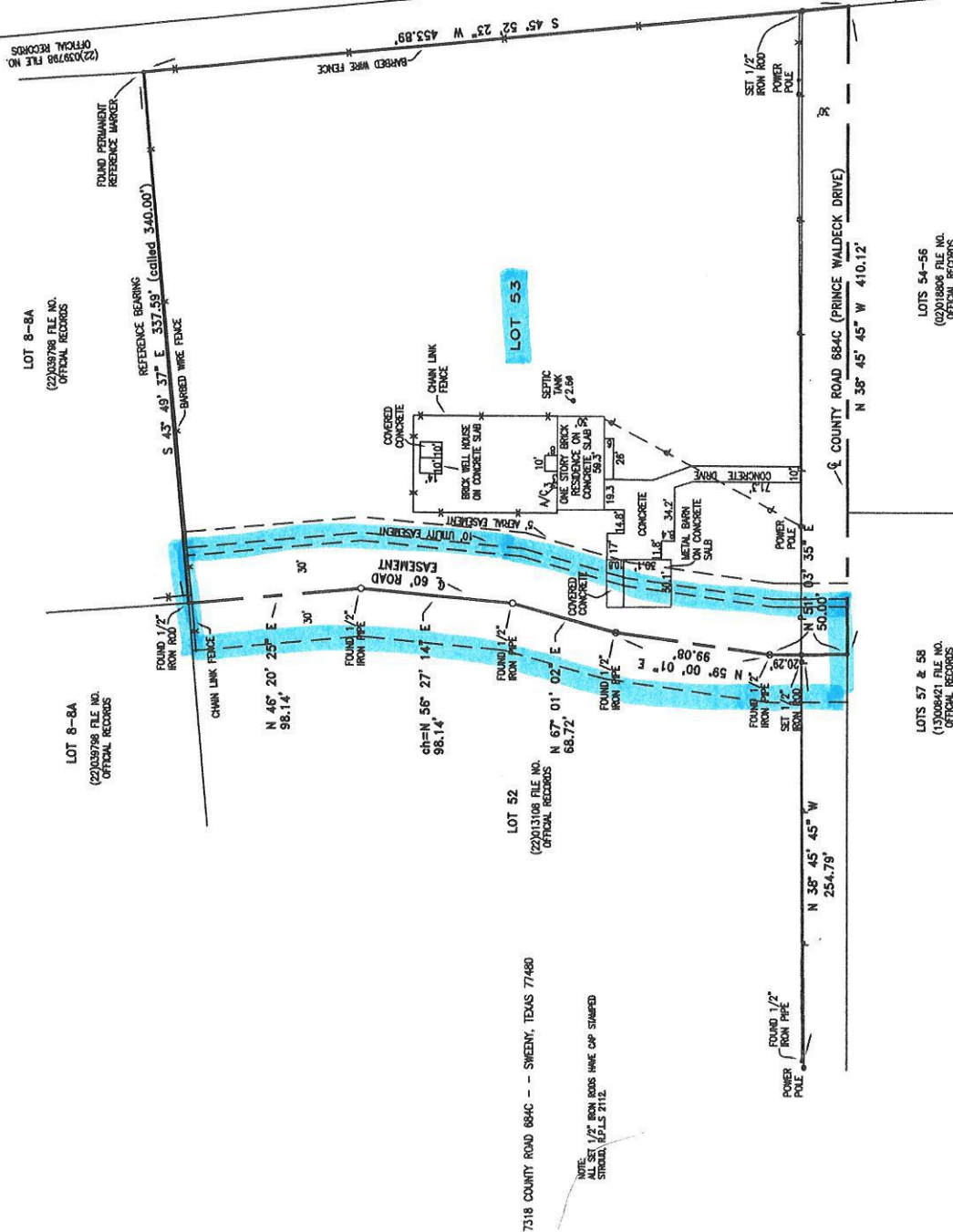
I can be reached by phone at 979-482-6379 or e-mail at douglas.r.bailey@p66.com.

Thank you,

Douglas Ray Bailey  
Darren Lee Bailey  
Hollie Donise Bailey Nail

\*\*Landowner, please attach a copy of the deeds, survey and highlight/outline/etc. the easement to be abandoned\*\*

For this survey, a title commitment was not furnished to the surveyor. A title commitment might reveal additional encumbrances in addition to those shown. A title commitment should be reviewed before any new construction begins on this tract.



LOT 8-8A  
(22)039798 FILE NO.  
OFFICIAL RECORDS

LOT 8-8A  
(22)039798 FILE NO.  
OFFICIAL RECORDS

LOT 52  
(22)031008 FILE NO.  
OFFICIAL RECORDS

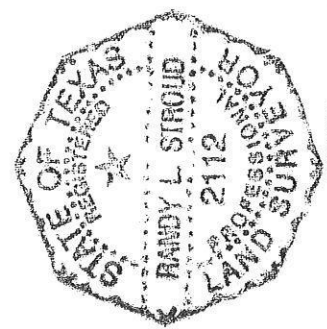
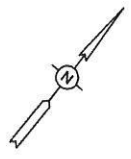
LOT 53

LOTS 57 & 58  
(13)008421 FILE NO.  
OFFICIAL RECORDS

LOTS 54-56  
(02)018806 FILE NO.  
OFFICIAL RECORDS

7318 COUNTY ROAD 684C -- SWEENEY, TEXAS 77480

NOTE:  
ALL SET 1/2" IRON RODS WERE CAP STAMPED  
STRONG, R.F.L.S. 2112.



A PLAT OF LOT 53, CYPRESS BEND SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 16, PAGES 211-212 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 50'

41 27.872

7-7-23

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN JULY, 2023. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION, AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

CERTIFIED: Randy L. Stroind  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 2112

Joseph Compton Jr  
Candace S Compton  
7338 CR 684C  
Sweeny, Tx. 77480-8134

7-20-2023

Matt Hanks, County Engineer  
451 N. Velasco, Suite 230  
Angleton, TX 77515

RE: Petition to abandon 60-foot road easement

Dear Mr. Hanks,

As the property owners of Lot 52 of the Cypress Bend Subdivision as recorded in the County Clerks' File No's 2022-013109, I would like to formally request the abandonment of the following described easement. My property is adjacent to a 60-foot road easement bordering Lot 52 as shown outlined in blue on the attached survey. As I cannot see any future value in a road at this location and an unmaintained easement could cause a security issue, I would like to petition the county to abandon this road easement.

I can be reached by phone at 713-373-1232 or e-mail at [thecomptonsmail@gmail.com](mailto:thecomptonsmail@gmail.com)

Thank you,

Joseph Compton Jr  
Candace S Compton

\*\*Landowner, please attach a copy of the deeds, survey and highlight/outline/etc. the easement to be abandoned\*\*



August 1, 2023

Qiuling (Pan) Crouch  
7660 County Road 684C  
Sweeny, TX 77480

Matt Hanks, County Engineer  
451 N. Velasco, Suite 230  
Angleton, TX 77515

RE: Petition to abandon 60-foot road easement

Dear Mr. Hanks,

As the property owner of Lot 8-8A of the Plantation Estates Sec 2 Subdivision (A0085 D McCormick) as recorded in the County Clerks' File No's 2022-039798, I would like to formally request the abandonment of the following described easement. My property is adjacent to a 60-foot road easement bordering Lot 8-8A as shown outlined in blue on the attached survey. I have access to my property via my home and another easement. As I cannot see any future value in a road at this location and an unmaintained easement could cause a security issue, I would like to petition the county to abandon this road easement.

Thank you,

X 

Qiuling (Pan) Crouch

\*\*Landowner, please attach a copy of the deeds, survey and highlight/outline/etc. the easement to be abandoned\*\*



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WARRANTY DEED**

Date: March 1, 2023.

Grantor: DOUGLAS RAY BAILEY, Independent Executor of the Estate of RAFEL BAILEY, JR., Deceased, in Cause No. PR43250, County Court at Law No. 2 of Brazoria County, Texas.

Grantor's Mailing Address (including county): 7289 CR 684C, Sweeny,  
Brazoria County, Texas 77480

Grantee: DOUGLAS RAY BAILEY, DARREN LEE BAILEY and HOLLIE D. BAILEY NAIL

Grantee's Mailing Address (including county): 7289 CR 684C, Sweeny,  
Brazoria County, Texas 77480

Consideration: TEN AND NO/100'S DOLLARS and other good and valuable consideration, including the division of the assets of the above styled estate in accordance with the will.

Property (including any improvements):

Lot 53, Cypress Bend Subdivision, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 16, Pages 209-212, Plat Records of Brazoria County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, easements, and oil, gas and other mineral reservations, if any, affecting the above described property that are valid, existing and properly of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, gives, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and

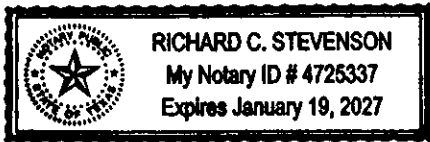
successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

*Douglas Ray Bailey*  
DOUGLAS RAY BAILEY,  
Independent Executor of the Estate of  
RAFEL BAILEY, JR. Deceased

THE STATE OF TEXAS \*  
COUNTY OF BRAZORIA \*

This instrument was acknowledged before me on the 1st day of March, 2023, by DOUGLAS RAY BAILEY, Independent Executor of the Estate of RAFEL BAILEY, JR., Deceased.



*[Signature]*  
NOTARY PUBLIC, State of Texas  
Notary's Name (printed): *RC Stevenson*

Notary's commission expires: 1-19-27

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:  
R. C. STEVENSON, ATTORNEY  
P. O. BOX 892  
207 EAST ASHLEY WILSON ROAD  
SWEENEY, TEXAS 77480-0892  
(979) 548-3252

# FILED and RECORDED

Instrument Number: 2023009627

Filing and Recording Date: 03/06/2023 10:27:00 AM Pages: 3 Recording Fee: \$30.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

---

Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-yadira



**WARRANTY DEED WITH VENDOR'S LIEN**

COMPTON  
Loan #: 8000199148  
MIN: 100053680001991481  
PIN: 30970052000

**NOTICE OF CONFIDENTIALITY: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS

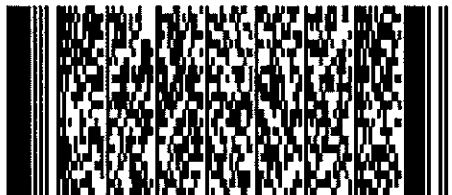
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BRAZORIA

THAT RANDY W OAKS and GAYLA HURLEY OAKS (hereinafter called "Grantors" whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations cash in hand paid by JOSEPH COMPTON JR AND CANDACE SHAVONNE COMPTON, HUSBAND AND WIFE whose address is 7338 COUNTY ROAD 684C, SWEENEY, TX 77480-8134 US (hereinafter called "Grantees" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of THREE HUNDRED TWENTY-EIGHT THOUSAND NINE HUNDRED THIRTY-TWO AND 00/100 Dollars (\$328,932.00), payable to the order of PRIMELENDING, A PLAINSCAPITAL COMPANY (hereinafter referred to as "Beneficiary") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to ALLAN B. POLUNSKY, Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

☒ 5876.23

Page 1 of 3



**STEWART TITLE**

1561053/102-JB

8000199148


LOT 52, CYPRESS BEND SUBDIVISION, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 209 THROUGH 212 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Dated this the 25TH day of FEBRUARY, 2022.

  
2/25/2022  
- SELLER - RANDY W OAKS - DATE -

  
2-25-2022  
- SELLER - GAYLA HURLEY OAKS - DATE -

8000199148

THE STATE OF TEXAS:  
COUNTY OF BRAZORIA

This instrument was acknowledged before me on 2-25-2022, by RANDY W OAKS and GAYLA HURLEY OAKS.

*Jennifer Bryant*  
\_\_\_\_\_  
Notary Public, State of Texas:

Notary's Name Printed:



My Commission Expires: \_\_\_\_\_

Return To:  
7338 COUNTY ROAD 684C  
SWEENEY, TX 77480-8134

# FILED and RECORDED

Instrument Number: 2022013108

Filing and Recording Date: 03/03/2022 10:08:21 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

---

Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-regina

**GENERAL WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS: That I, **QIULING CROUCH a/k/a QIULING PAN**, as Independent Executrix of the Estate of John David Crouch, III, Deceased, pursuant to Will admitted to probate on June 1, 2022 under Cause No. PR42584, In the County Court at Law No. 1 and Probate Court, Brazoria County, Texas, hereinafter called GRANTOR, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTOR, in hand paid by **QIULING CROUCH a/k/a QIULING PAN**, 7660 CR 684C, Sweeny, TX 77480, hereinafter called GRANTEE, as her separate property and Estate, have with the exceptions, reservations, restrictions, covenants and conditions hereinafter stated;

GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY UNTO GRANTEE the following described property, including accretion, if any, to-wit:

**TRACT I:**

***Lot 6 and 8 of Plantation Estates, Section 2, according to the recorded map or plat thereof recorded in Volume 18, Pages 192-194 of the Plat Records, Brazoria County, Texas.***

**TRACT II:**



***0.7057 acre tract out of Lot 3 and all of Lots 4 and 5, Cypress Bend Subdivision, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 16, Pages 209-212 of the Plat Records of Brazoria County, Texas. Said 0.7057 acre tract being more particularly described by metes and bounds on the Property Exhibit attached hereto and made a part hereof.***

THIS CONVEYANCE IS FURTHER MADE SUBJECT to all the exceptions, reservations, agreements, restrictions, covenants and conditions affecting the title to the land herein conveyed, which appear in the public records of BRAZORIA County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE, her heirs and assigns.

GRANTOR does hereby bind herself, her successors and assigns to WARRANT AND FOREVER DEFEND, all and singular the said premises unto GRANTEE(S), and as appropriate, their heirs and assigns, or successors of GRANTEE(S), against every person whomsoever lawfully claiming or to claim the same or any part thereof.

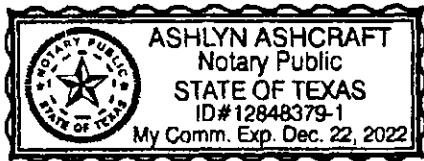
WITNESS THE GRANTOR this 5<sup>th</sup> day of July, 2022.

   
**QIULING CROUCH a/k/a QIULING PAN, as Independent Executrix of the Estate of John David Crouch, III, Deceased**

THE STATE OF TEXAS

COUNTY OF BRAZORIA

This instrument was acknowledged before me on 5th day of July, 2022, by **QIULING CROUCH a/k/a QIULING PAN, as Independent Executrix of the Estate of John David Crouch, III, Deceased.**



  
NOTARY PUBLIC, State of Texas

PREPARED BY:

Law Office of Everett S. Stovall  
481 This Way; P. O. Box 1476  
Lake Jackson, TX 77566  
(979) 297-4210; Fax (979) 297-2751  
C:\TKP\Probate\CROUCH.exe-trix-cde.wpd

PROPERTY EXHIBIT

BEING a 0.7057 acre tract out of a 1.329 acre tract known as Lot 3 of Cypress Bend Subdivision in the David McCormick League, Abstract No. 85, according to the plat recorded in Volume 16, Page 209-212 of the Plat Records of Brazoria County, Texas, said 0.7057 acre tract being more fully described as follows:

**BEGINNING** at a 1/2 inch iron rod being the North corner of said Lot 3 and also being the Westerly corner of Lot 4, said corner also being the North corner of 0.7057 acre tract being described;

THENCE South 43 49' 37" East along the common line of Lots 3 and 4 at 564.72 feet pass a 1/2 inch iron rod being in the North right-of-way line of County Road 684-C (Prince Waldeck Drive) and continuing for a total distance of 594.79 feet to a point in the centerline of said Drive;

THENCE along said centerline along a curve to the right having a radius of 100.06 feet and an arc length of 82.21 feet to a point in the centerline of said Drive;

THENCE continuing along centerline North 89 58' 53" West 34.73 feet to a point for the Southwest corner of Tract being described;

THENCE North 33 23' 31" West at 35.94 feet pass a 1/2 inch iron rod being in the North line of said right-of-way and continuing for a total distance of 552.12 feet to the **PLACE OF BEGINNING** and containing 0.7057 acres more or less.

FILED FOR RECORD

94 JAN 28 PM 4: 13

*Dolly Bailey*  
COUNTY CLERK  
BRAZORIA COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped herein by me.



*Dolly Bailey*  
County Clerk of Brazoria Co., TX



# FILED and RECORDED

Instrument Number: 2022039798

Filing and Recording Date: 07/05/2022 01:37:15 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

---

Joyce Hudman, County Clerk  
Brazoria County, Texas

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***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-kaegan



1207 W. Parkwood Ave.  
Friendswood, TX 77546  
(281) 996-0453, ext. 37103

December 21, 2023

Mr. Douglas Bailey  
7318 County Road 684C  
Sweeny, TX 77480

RE: Proposed 10' Utility Easement Abandonment  
7318 County Road 684C in Sweeny, TX 77480

Dear Mr. Bailey:

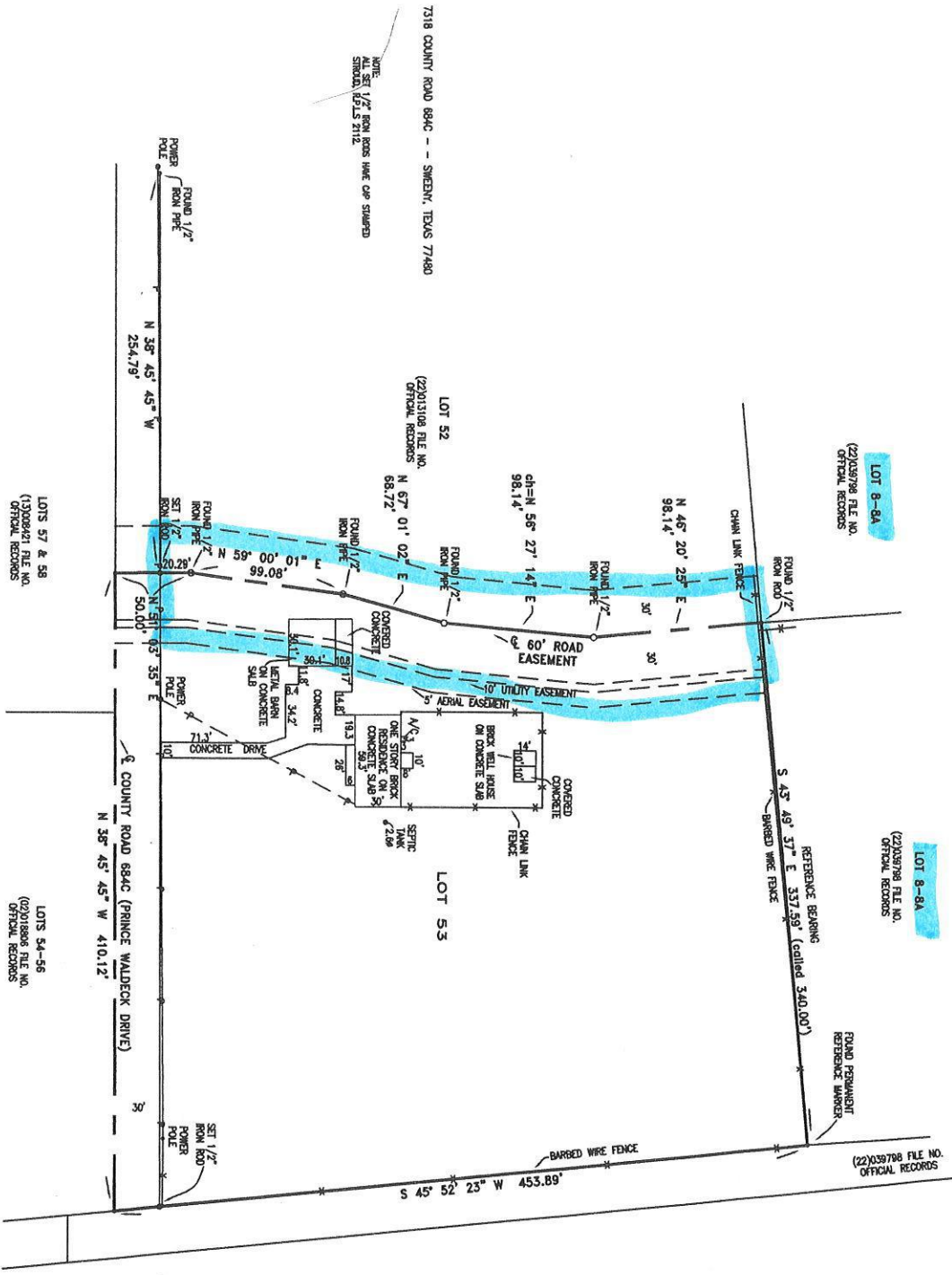
TNMP has reviewed the requests for abandonment of a 10' Utility Easement, located in 7318 County Road 684C, in Sweeny, Texas. TNMP maintains no existing distribution facilities within the referenced 10' Utility Easement. TNMP has no objection to the proposed 10' Utility Easement abandonment.

Please contact me should you have any questions or require additional information at 409-949-5683 or via email at [hector.galarza@tnmp.com](mailto:hector.galarza@tnmp.com).

Best Regards,

Hector Galarza, Team Manager I  
Distribution Engineering  
TNMP

For the survey, a title commitment was not furnished. The surveyor is not responsible for any errors or omissions in addition to those shown. A title commitment should be prepared and reviewed before any new construction begins on the tract.



7318 COUNTY ROAD 694C -- SWEENEY, TEXAS 77480

NOTE:  
SET 1/2" IRON RODS W/RE CAP STAMPED  
SERIALS (V.S. 2112)

LOT 8-84  
(22)039796 FILE NO.  
OFFICIAL RECORDS

LOT 8-84  
(22)039796 FILE NO.  
OFFICIAL RECORDS

(22)039796 FILE NO.  
OFFICIAL RECORDS

44-198L (M-469)

A PLAT OF LOT 53, CRESSBEND SUBDIVISION, A SUBDIVISION IN BRADZORA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 16, PAGES 211-212 OF THE PLAT RECORDS, BRADZORA COUNTY, TEXAS.

SCALE: 1" = 50'

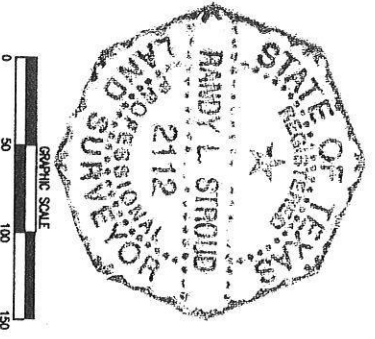
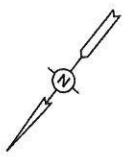
4T 27.872

7-7-23

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN JULY, 2023. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE, LOCATION AND TYPE OF BUILDINGS, FENCES, AND IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY LINES THE DISTANCES INDICATED, I HAVE FOUND TO BE ACCORDANT WITH THE PLAT HEREON.

CERTIFIED: *Randy L. Stroud*  
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE # 12112

FROM THE OFFICE OF:  
RANDY L. STROUD, P.E.  
201 SOUTH VASSCO  
AMARILLO, TEXAS 79105  
979-848-3141



1. ALL STREET RIGHT-OF-WAYS ARE 60' WIDE, EXCEPT WHERE OTHERWISE NOTED.
2. ALL STREET RIGHT-OF-WAYS AND UTILITY EASEMENTS ARE DEDICATED FOR PUBLIC USE.
3. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT 5' WIDE, UPWARD FROM A PLANE 20' ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENTS.
4. THERE ARE NO PIPE LINES APPARENT ON THE GROUND ACROSS THE TRACT EXCEPT AS SHOWN HEREON.
5. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE FIA BASE FLOOD LEVEL.
6. BENCH MARK: COASTAL AND GEODETIC SURVEY P 756 ELEV. 30.072 (1960 ADJ.) BENCH MARK IS ABOUT 0.5 MILE SOUTHWEST OF THE HIGHWAY BRIDGE OVER THE SAN BERNARD RIVER. IT IS 150 FEET SOUTHEAST OF AND ABOUT 0.5 FOOT ABOVE THE CENTERLINE OF THE HIGHWAY AND IS SET HORIZONTALLY IN THE TOP CENTER OF THE SOUTHEAST HEADWALL OF THE DOUBLE-ARCH CONCRETE CULVERT.
7. ALL ACREAGE SHOWN ARE CALCULATED TO THE CENTERLINE OF THE ROAD AND INCLUDES ALL EASEMENTS AS SHOWN.

NO.	Δ	T	R	D	L
1.	53°06'-13"	50.00	100.06	57°15'-41.2"	92.74
2.	10°03'-25"	50.00	568.25	10°04'-58.3"	99.74
3.	47°30'-45"	50.00	113.60	50°26'-11.2"	94.20
4.	52°47'-57"	50.00	100.73	56°52'-50.1"	92.82
5.	43°13'-56"	50.00	126.18	45°24'-28.7"	95.21
6.	18°07'-28"	50.00	313.48	18°16'-38.4"	99.16
7.	08°25'-24"	70.00	950.57	06°01'-39.1"	139.75
8.	24°30'-39"	47.92	220.61	25°58'-17.5"	94.38
9.	56°09'-36"	47.92	89.82	63°47'-22.5"	88.04
10.	25°35'-12"	25.82	113.71	50°23'-15.6"	50.78
11.	26°33'-58"	50.00	211.79	27°03'-11.2"	98.20
12.	24°03'-28"	43.99	206.44	27°45'-15.2"	86.68
13.	56°10'-59"	44.00	82.43	69°30'-30.4"	80.83
14.	42°45'-56"	70.00	178.78	32°02'-53.6"	133.44
15.	45°27'-06"	50.00	119.38	47°59'-40.1"	94.70

8. NO SEPTIC TANK DRAINFIELD ABSORPTIVE SYSTEM SHALL BE CONSTRUCTED WITHIN 100' OF A WATER WELL.
9. ALL DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO PUBLIC USE.

APPROVED  
BRAZORIA COUNTY COMMISSIONERS COURT

DATE: FEB 8, 1982  
COUNTY ENGINEER

COUNTY JUDGE

COMMISSIONER PRECINCT 1  
COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 2  
COMMISSIONER PRECINCT 4

PLAT APPROVED

DATE: 2-4-82 DATE: 2-5-82

COUNTY SURVEYOR  
PLAT BOOK RECORDER

VOLUME 16 PAGE 209-212

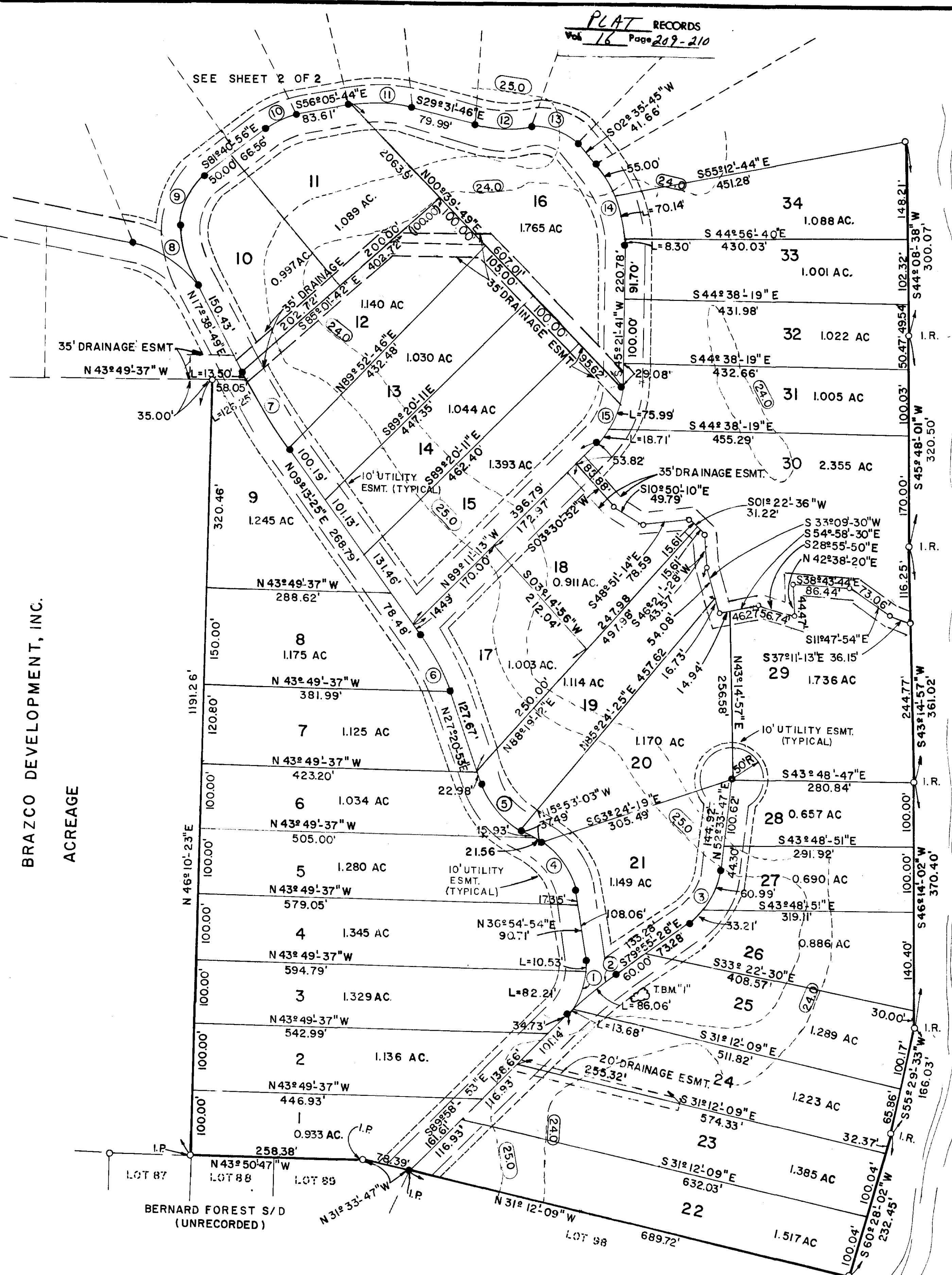
I, H. R. STEVENS, JR., COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON FEB 8, 1982, AT 2:52 O'CLOCK, P. M., AND DULY RECORDED ON FEB 8, 1982, AT 2:52 O'CLOCK, P. M., IN VOLUME 16, PAGE 209-212, BRAZORIA COUNTY MAP RECORDS.

WITNESS MY HAND SEAL OF OFFICE, AT 2-8-82 THE DAY AND DATE ABOVE WRITTEN.  
ANGLETON

COUNTY CLERK  
BRAZORIA COUNTY TEXAS  
H. R. STEVENS, JR.  
BY T. Beckard  
DEPUTY

APPROVED FOR FILING. Brazoria County assumes no obligation for grading, drainage structures or surfacing the roads or streets and alleys or making any other improvements on subdivisions. By Order No. 20 of the Commissioners Court of Brazoria County this 8 day of FEB, 1982.

COUNTY JUDGE



BRAZCO DEVELOPMENT, INC.  
ACREAGE

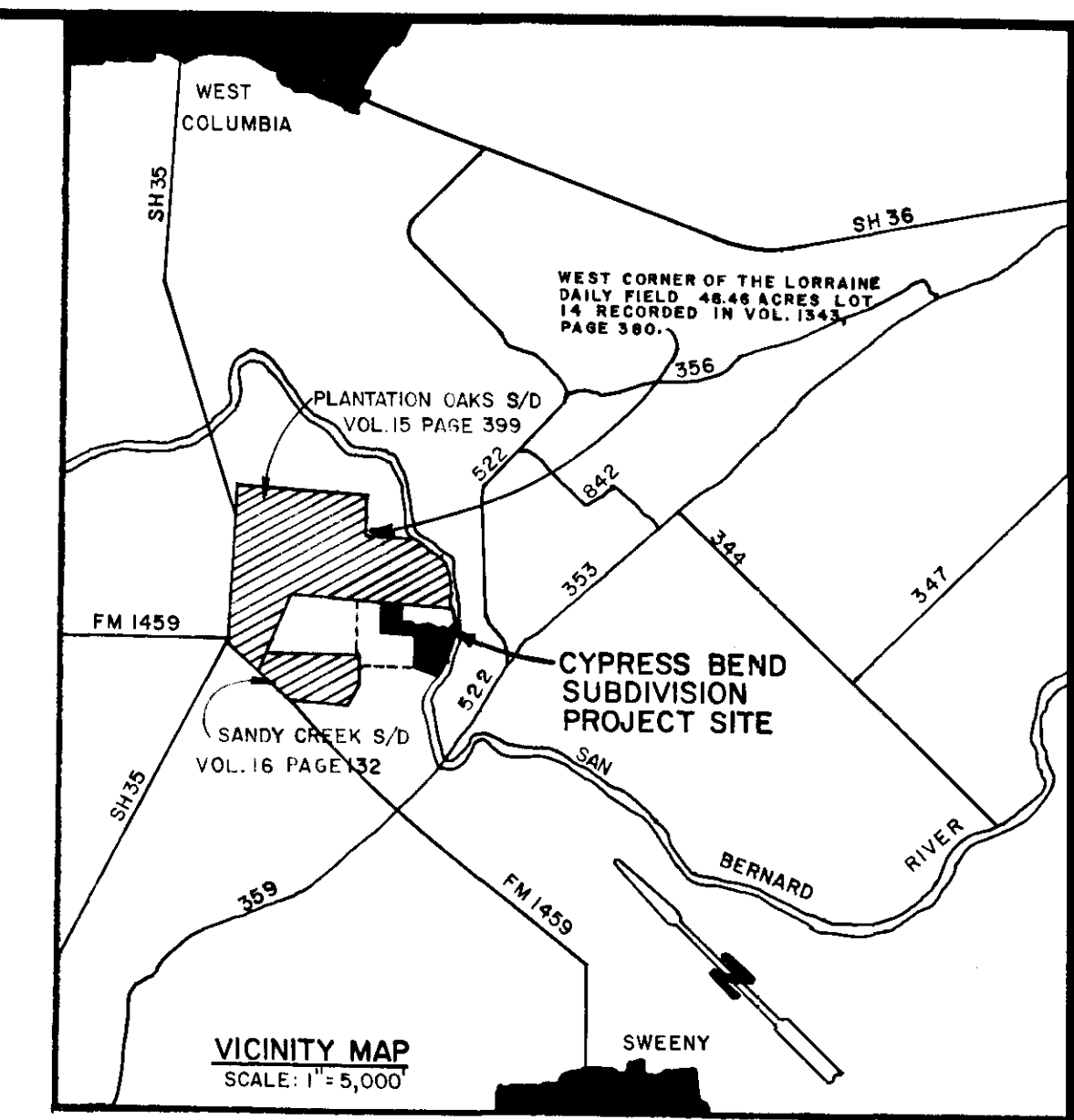
SAN BERNARD RIVER

PLAT RECORDS  
Vol. 16 Page 209-210

LEGEND

- 25.0 CONTOUR ELEV.
- ③ REF. TO CURVES (SEE CURVE DATA CHART)
- I.R. IRON ROD
- I.P. IRON PIPE
- 30' ROAD ESMT.

NOTE:  
I.B.M. "I" -RAILROAD SPIKE IN 30" LIVE OAK TREE ON LOT NO. 25 60.00' LEFT OF P.I. NO.'S 18.2. ELEV. 28.53 M.S.L.



STATE OF TEXAS  
COUNTY OF BRAZORIA  
WE, BRYAN B. STEVES AND GEORGE RAU, VICE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF BRAZCO DEVELOPMENT, INC. OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF CYPRESS BEND DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION ACCORDING TO LINE, LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE THE STREETS 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.

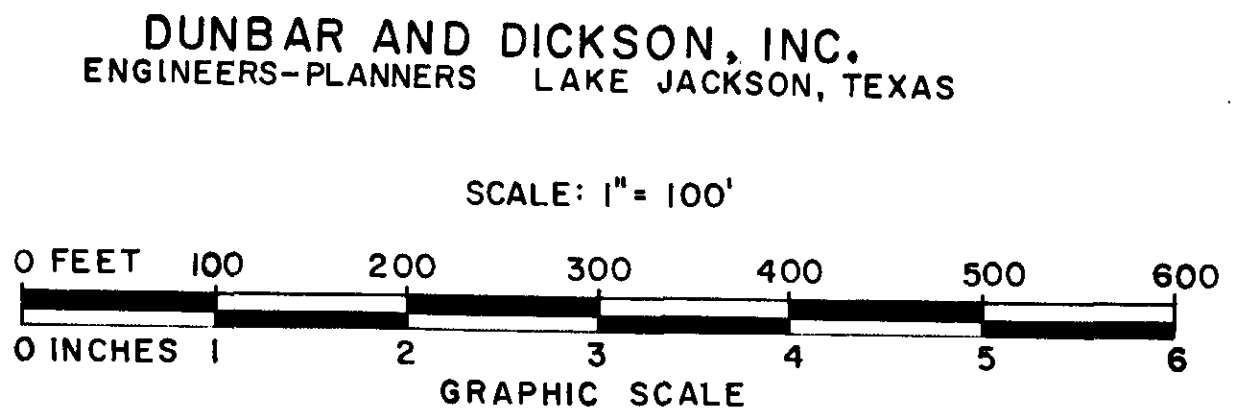
IN TESTIMONY, HERETO, THE BRAZCO DEVELOPMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRYAN B. STEVES, ITS VICE-PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED, BY ITS ASSISTANT SECRETARY, GEORGE RAU AND ITS COMMON SEAL HERUNTO AFFIXED THIS 18 DAY OF FEB, 1982.

BRAZCO DEVELOPMENT, INC.  
BY: Bryan B. Steves  
BRYAN B. STEVES, VICE PRESIDENT  
ATTEST: George Rau  
GEORGE RAU, ASSISTANT SECRETARY

STATE OF TEXAS  
COUNTY OF BRAZORIA  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRYAN B. STEVES, VICE PRESIDENT AND GEORGE RAU, ASSISTANT SECRETARY, OF THE BRAZCO DEVELOPMENT, INC., KNOWN TO ME TO BE THE PERSONS AND OFFICERS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITIES THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF FEB, 1982.

Corrie Munson  
NOTARY PUBLIC  
BRAZORIA COUNTY, TEXAS  
MY COMMISSION EXPIRES 2-23-95

CYPRESS BEND SUBDIVISION  
IN THE DAVID McCORMICK LEAGUE, ABST. NO. 85  
BRAZORIA COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF BRAZORIA  
I, JAMES C. JOY, A REGISTERED PUBLIC SURVEYOR, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT OF CYPRESS BEND SUBDIVISION, BRAZORIA COUNTY, TEXAS A 72.193 ACRE TRACT OUT OF LOTS 15, 16 AND 17 OF THE ARCH MACDONALD SUBDIVISION IN THE DAVID McCORMICK LEAGUE, ABSTRACT 85, BRAZORIA COUNTY, TEXAS WAS PREPARED BY DUNBAR AND INC. ON THE 18 DAY OF FEB, 1982.  
I FURTHER CERTIFY THAT THE ABOVE FACTS ARE CORRECT AND DO FURTHER CERTIFY THE LOCATION AND CONFIGURATION OF SAID SUBDIVISION ARE AS SHOWN ON THE PLAT.  
WITNESS MY HAND THIS 29 DAY OF JAN, 1982.

STATE OF TEXAS  
COUNTY OF BRAZORIA  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES C. JOY, 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF JANUARY, 1982.

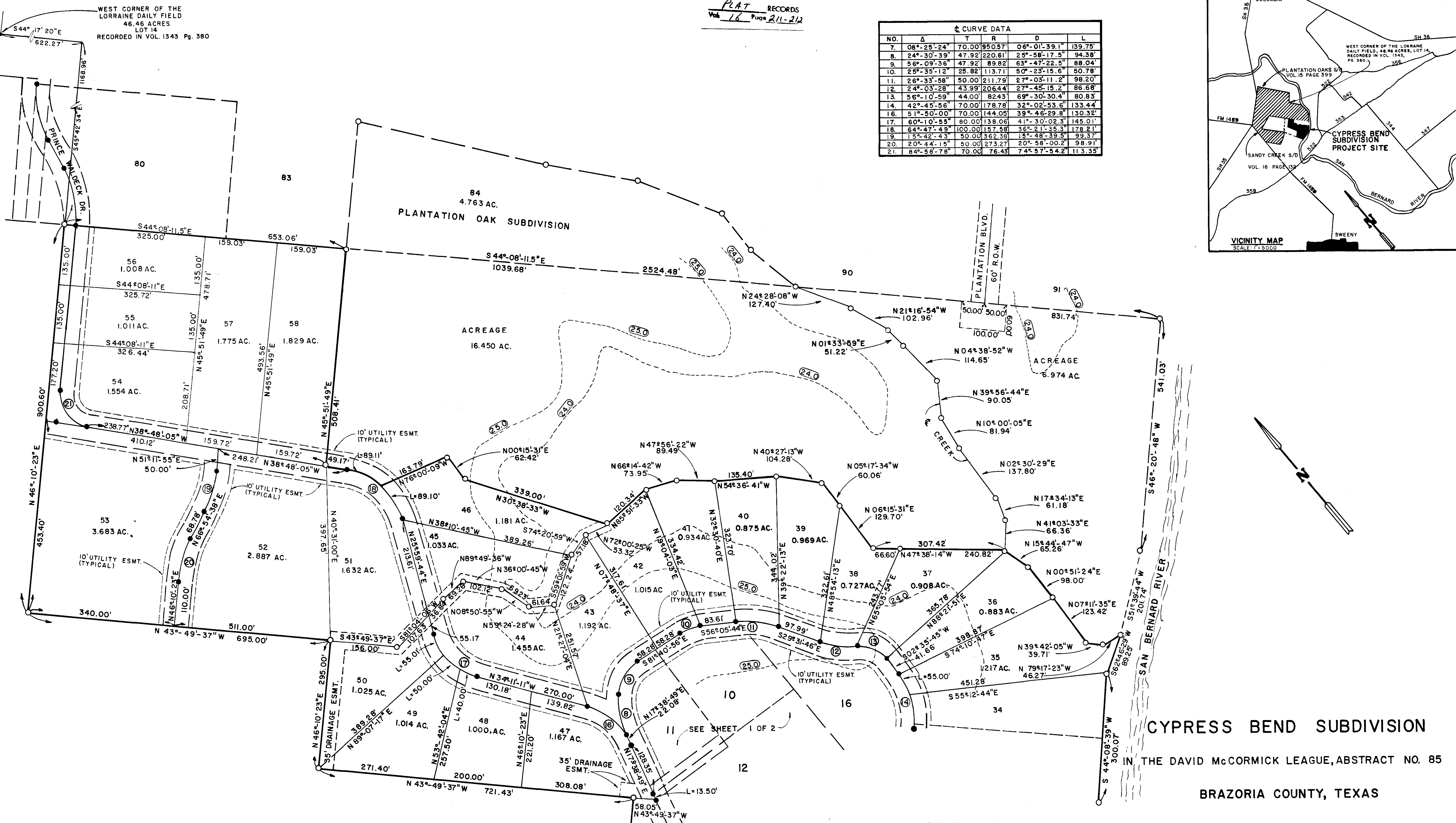
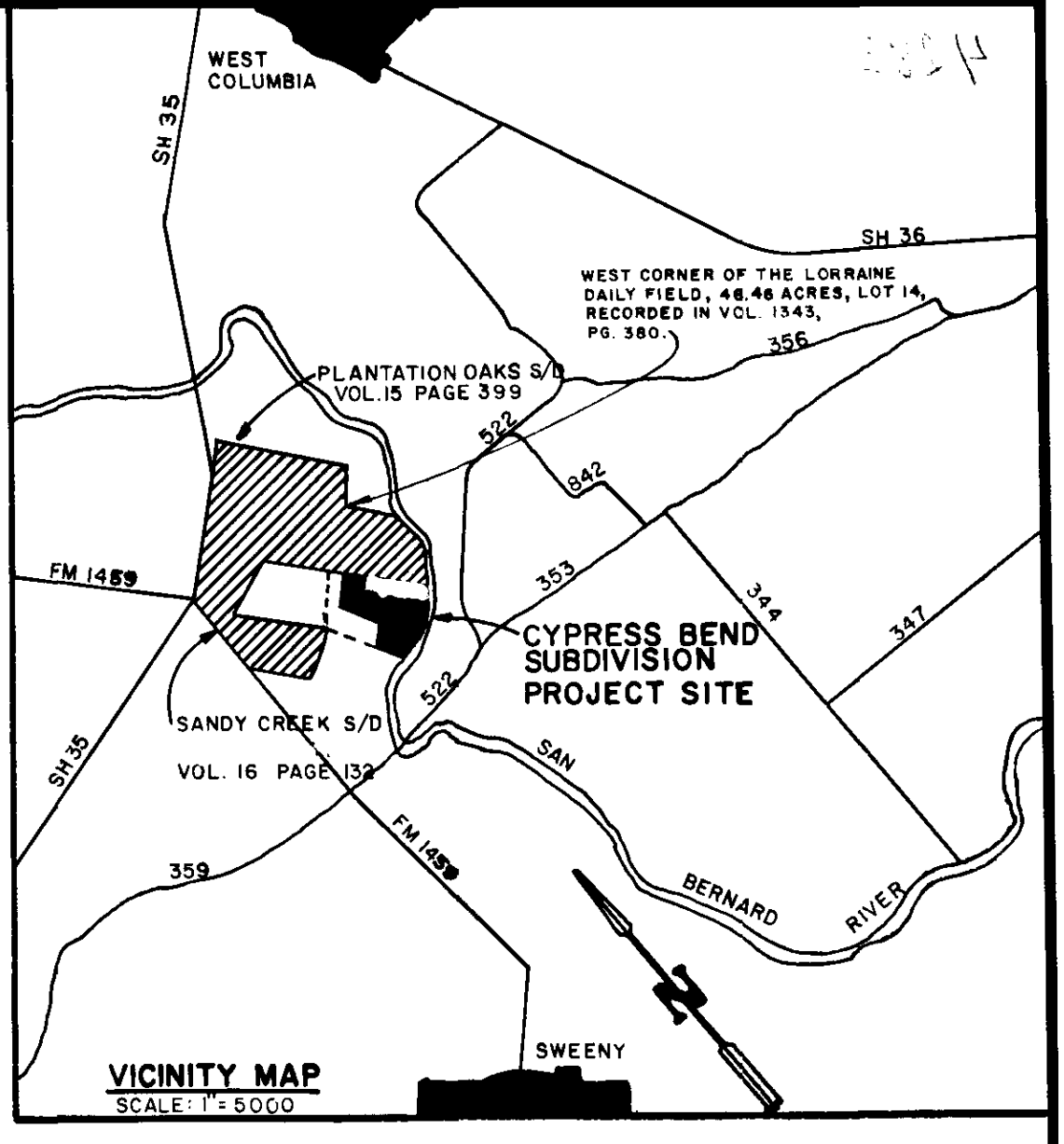
James C. Joy  
JAMES C. JOY P.E.  
REG. PUBLIC SURVEYOR NO. 3233

Tammy Andrew  
TAMMY ANDREW  
NOTARY PUBLIC IN FOR  
BRAZORIA COUNTY, TEXAS  
MY COMMISSION EXPIRES JUNE 21, 1988



PLAT RECORDS  
Vol. 16 Page 211-212

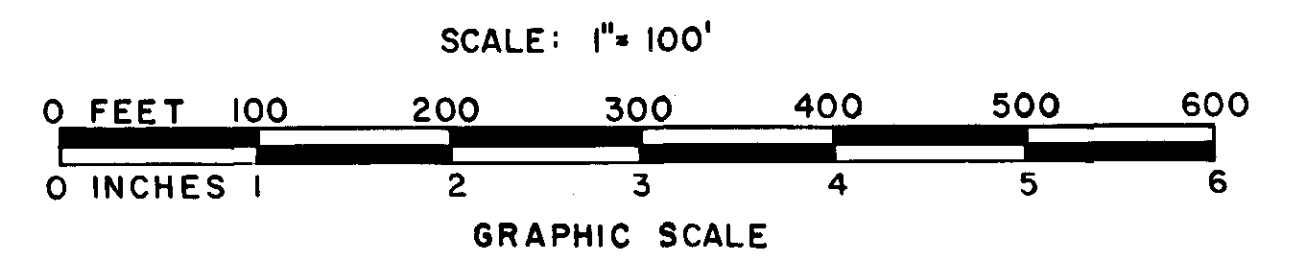
NO.	Δ	T	R	D	L
7.	08°-25'-24"	70.00'	950.57'	06°-01'-39.1"	139.75'
8.	24°-30'-39"	47.92'	220.61'	25°-58'-17.5"	94.38'
9.	56°-09'-36"	47.92'	89.82'	63°-47'-22.5"	88.04'
10.	25°-35'-12"	25.82'	113.71'	50°-23'-15.6"	50.78'
11.	26°-33'-58"	50.00'	211.79'	27°-03'-11.2"	98.20'
12.	24°-03'-28"	43.99'	206.44'	27°-45'-15.2"	86.68'
13.	56°-10'-59"	44.00'	82.43'	69°-30'-30.4"	80.83'
14.	42°-45'-56"	70.00'	178.78'	32°-02'-53.6"	133.44'
16.	51°-50'-00"	70.00'	144.05'	39°-46'-29.8"	130.32'
17.	60°-10'-55"	80.00'	138.06'	41°-30'-02.3"	145.01'
18.	64°-47'-49"	100.00'	157.58'	36°-21'-35.3"	178.21'
19.	15°-42'-43"	50.00'	362.38'	15°-48'-39.5"	99.37'
20.	20°-44'-15"	50.00'	273.27'	20°-58'-00.2"	98.91'
21.	84°-58'-78"	70.00'	76.43'	74°-57'-54.2"	113.35'



BRAZCO DEVELOPMENT, INC.  
ACREAGE

FILED FOR RECORD  
AT 2:59 O'CLOCK P.M.  
FEB 8 1982  
H. R. STEVENS, JR.  
CLERK COUNTY COURT, BRAZORIA CO., TEXAS

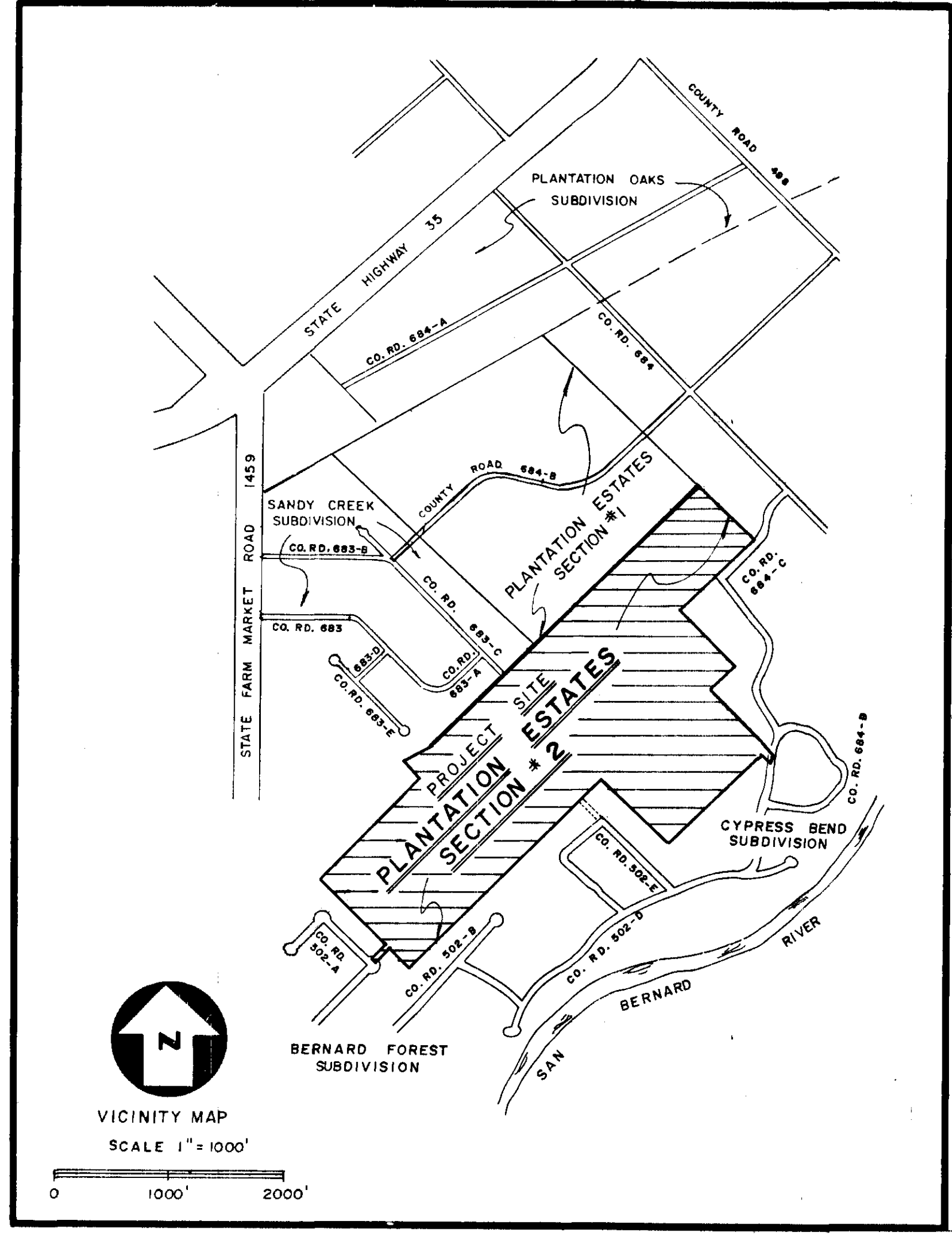
CYPRESS BEND SUBDIVISION  
IN THE DAVID McCORMICK LEAGUE, ABSTRACT NO. 85  
BRAZORIA COUNTY, TEXAS



# PLANTATION ESTATES

## SECTION TWO

### A SUBDIVISION OF 147.509 ACRES OF LAND OUT OF TRACT NOS. 10, 11, 15, 16, 17, 18, & 19 OF THE ARCH McDONALD SUBDIVISION, BEING IN THE DAVID McCORMICK LEAGUE, ABSTRACT #85, BRAZORIA COUNTY, TEXAS



We, Brazco Development, Inc. and Dan P. Black and James Tom, Co-Trustees of the Jo Martin Trust, Owners of the property subdivided in this plat of Plantation Estates, Section No. Two (2), do hereby make subdivision of said property according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicated for public use, 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.

In testimony whereof, Brazco Development, Inc. and the Jo Martin Trust have caused these presents to be signed by Elmer Buck, Vice President of Brazco Development, Inc. and attested by George H. Rau, Jr., Assistant Secretary of Brazco Development, Inc. and Dan P. Black and James Tom, Co-Trustees of the Jo Martin Trust, thereunto authorized, and their common seals hereunto affixed, this 9th day of NOVEMBER, 1988.

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Elmer Buck, Vice President of Brazco Development, Inc., known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of November, 1988.

*Rachel Escocoea*  
Notary Public in and for the State of Texas  
**RACHEL ESCOCOEA**  
Printed Name of Notary Public  
My Commission Expires: 6-1-91

STATE OF TEXAS  
COUNTY OF Midland

BEFORE ME, the undersigned authority, on this day personally appeared Dan P. Black, Co-Trustee of the Jo Martin Trust, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said trust, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of November, 1988.

*Kimberly H. Smith*  
Notary Public in and for the State of Texas  
**Kimberly H. Smith**  
Printed Name of Notary Public  
My Commission Expires: 2-21-91

STATE OF TEXAS  
COUNTY OF Midland

BEFORE ME, the undersigned authority, on this day personally appeared James Tom, Co-Trustee of the Jo Martin Trust, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said trust, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of November, 1988.

*Kimberly H. Smith*  
Notary Public in and for the State of Texas  
**Kimberly H. Smith**  
Printed Name of Notary Public  
My Commission Expires: 2-21-91

I, Marcus Weems, Trustee, Owner and holder of a lien against the above described property, said lien being evidenced by instruments of record in Volume 1620, Page 108; Deed Records of Brazoria County, Texas; Volume 758, Page 223; Deed of Trust Records of Brazoria County, Texas, (83.106 Acres) (Lot No. Nine (9) of Cypress Bend); Collateral Assignee (Volume 582, Page 701; Official Records of Brazoria County, Texas), of the liens evidenced by instruments of record in Volume 1590, Page 364; Deed Records of Brazoria County, Texas, and Volume 736, Page 713; Deed of Trust Records of Brazoria County, Texas (63.967 Acres), do hereby in all things subordinate to said subdivision and dedication said lien and I hereby conform that I am the present Owner of said lien and have not assigned the same nor any part thereof.

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Marcus Weems, Trustee, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of November, 1988.

*Rachel Escocoea*  
Notary Public in and for the State of Texas  
**RACHEL ESCOCOEA**  
Printed Name of Notary Public  
My Commission Expires: 6-1-91

We, Brazco Development, Inc., Owners and holders of a lien against the above described property, said lien being evidenced by instruments of record in Volume 1590, Page 364; Deed Records of Brazoria County, Texas, and Volume 736, Page 713; Deed of Trust Records of Brazoria County, Texas, (63.967 Acres), do hereby in all things subordinate to said subdivision and dedication said lien and we hereby conform that we are the present Owners of said lien and have not assigned the same nor any part thereof.

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Elmer Buck, Vice President of Brazco Development, Inc., known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that the same was the act of said corporation, for the purposes and considerations therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of November, 1988.

*Rachel Escocoea*  
Notary Public in and for the State of Texas  
**RACHEL ESCOCOEA**  
Printed Name of Notary Public  
My Commission Expires: 6-1-91

A FIELD NOTE DESCRIPTION OF 147.509 Acres of Land being known as Plantation Estates, Section No. Two (2), being the Brazco Development, Inc. Call 83.106 Acre Tract (Volume 1620, Page 108; Deed Records of Brazoria County, Texas), being the Dan P. Black and James Tom, as Co-Trustees of the Jo Martin Trust Call 63.967 Acre Tract (Volume 1590, Page 364; Deed Records of Brazoria County, Texas), and Volume 167, Page 524; Official Records of Brazoria County, Texas), being a portion of the B. G. Martin Call 0.844 Acre Tract (Volume 1499, Page 350; Deed Records of Brazoria County, Texas) out of Tract No. Twenty-one (21) of Bernard Forest, an unrecorded subdivision of 137.5103 Acres of Land (Volume 1499, Page 350; Deed Records of Brazoria County, Texas) out of Cypress Bend Subdivision, Brazoria County, Texas, according to the map or plat thereof recorded in Volume 16, Pages 209-212 of the Plat Records, all being out of Tract Nos. Ten (10), Eleven (11), Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), and Nineteen (19) of the Arch McDonald Subdivision being in the David McCormick League, Abstract No. 85, Brazoria County, Texas.

BEGIN at an iron rod set in concrete for the North corner and PLACE OF BEGINNING for this 147.509 Acre Tract; Said corner being the East corner of Plantation Estates, Section No. One (1), recorded in Volume 18, Pages 177-178 of the Plat Records of Brazoria County, Texas; Said corner being in the Southwesterly line of Plantation Oaks Subdivision, recorded in Volume 15, Page 399 of the Plat Records of Brazoria County, Texas;

THENCE: South 44° 08' 12" East - 737.35 feet along the Southwest line of Plantation Oaks Subdivision to an iron rod set in concrete for corner of this 147.509 Acre Tract; Said corner being the North corner of Lot No. Fifty-six (56) of Cypress Bend Subdivision, recorded in Volume 16, Pages 209-212 of the Plat Records of Brazoria County, Texas; Said corner being in the Northwesterly line of County Road No. 684-C (60 feet wide);

THENCE: South 46° 04' 15" West - at 475.88 feet along the Northwesterly line of County Road No. 684-C, in all 899.16 feet along the Northwesterly line of said Cypress Bend Subdivision to an iron rod set in concrete for a re-entrant corner of this tract of land;

THENCE: South 43° 48' 27" East - 695.0 feet along the Southwest line of said Cypress Bend Subdivision to an iron rod set in concrete for corner of this tract of land;

THENCE: South 46° 11' 33" West - 295.0 feet along the Northwesterly line of said Cypress Bend Subdivision to an iron rod set in concrete for corner of this tract;

THENCE: South 43° 48' 27" East - at 721.43 feet along the Southwest line of Cypress Bend Subdivision, passing the North corner of Lot No. Nine (9) of said subdivision, at 745.24 feet pass an iron rod set in concrete in the Northwesterly line of County Road No. 684-C (60 feet wide), in all 779.49 feet to an iron rod set for corner of this tract; Said corner being the Easterly corner of said Lot No. Nine (9) of Cypress Bend Subdivision;

THENCE: Along the centerline of said County Road (60 feet wide) with a curve to the left with the following curve data:  
Delta: 04° 14' 26"  
Radius: 950.57 feet  
Length: 70.35 feet  
Tangent: 35.19 feet  
Chord: South 14° 44' 02" West -70.34 feet to an iron rod set for corner;

THENCE: North 43° 48' 27" West - at 35.77 feet pass an iron rod set in concrete in the Northwesterly line of said County Road No. 684-C (60 feet wide), in all 94.77 feet to an iron rod set in concrete in the Northwesterly line of said Cypress Bend Subdivision for corner of this tract of land;

THENCE: South 46° 11' 33" West - 1130.23 feet along the Northwesterly line of said Cypress Bend Subdivision to an iron pipe found set in concrete for corner of this tract of land; Said corner being in the Northwesterly line of a Call 137.5103 Acre Tract (Volume 1499, Page 350; Deed Records of Brazoria County, Texas) known as Bernard Forest Subdivision (unrecorded subdivision);

THENCE: North 43° 49' 14" West - 917.61 feet along the Northwesterly line of said Bernard Forest Subdivision (unrecorded subdivision) to an iron pipe found set in concrete for corner of this tract of land;

THENCE: South 45° 21' 27" West - at 261.14 feet pass the centerline of a 60 foot road easement recorded in Volume 1594, Page 214; Deed Records of Brazoria County, Texas, in all 2389.26 feet along the Northwesterly line of Bernard Forest Subdivision (unrecorded subdivision) to an iron rod set in concrete for corner of this 147.509 Acre Tract; Said corner being the Southeast corner of Lot No. Twenty-one (21) (Volume 1594, Page 210; Deed Records of Brazoria County, Texas) of said Bernard Forest Subdivision (unrecorded subdivision);

THENCE: North 44° 26' 49" West - 217.87 feet along the Northwesterly line of said Lot No. Twenty-one (21) of Bernard Forest Subdivision (unrecorded subdivision) to an iron rod set in concrete for corner;

THENCE: South 45° 33' 11" West - at 203.24 feet pass an iron rod set in concrete in the Easterly right-of-way line of a 50 foot radius cul-de-sac of County Road No. 502-A, in all 209.48 feet to an iron rod set for corner;

THENCE: North 88° 19' 22" West - 45.48 feet to an iron rod set in the centerline of a 50 foot radius cul-de-sac of County Road No. 502-A for corner of this tract;

THENCE: North 44° 26' 49" West - 27.22 feet along the centerline of County Road No. 502-A (60 feet wide) to an iron rod set for corner; Said corner being the Southwesterly corner of Lot No. Twenty-one (21) of said Bernard Forest Subdivision (unrecorded subdivision);

THENCE: North 45° 33' 11" East - at 41.94 feet pass an iron rod set in concrete in the Easterly right-of-way line of said 50 foot radius cul-de-sac, in all 241.0 feet along the Northwesterly line of said Lot No. Twenty-one (21) of Bernard Forest Subdivision (unrecorded subdivision) to an iron rod set in concrete for corner;

THENCE: North 44° 26' 49" West - 816.40 feet along the Northeast line of said Bernard Forest Subdivision (unrecorded subdivision) to an iron rod set in concrete for the Westerly corner of this 147.509 Acre Tract; Said corner being a Northerly corner of said Bernard Forest Subdivision (unrecorded subdivision);

THENCE: North 44° 49' 23" East - 1202.49 feet to an iron rod set in concrete for corner;

THENCE: North 44° 09' 31" West - 202.89 feet to an iron rod set in concrete for corner; Said corner being the Southerly corner of Sandy Creek Subdivision (Volume 16, Page 13; Plat Records of Brazoria County, Texas);

THENCE: North 61° 41' 40" East - 182.45 feet along the Southeast line of Sandy Creek Subdivision to an iron rod set in concrete for angle point;

THENCE: North 58° 47' 35" East - 182.39 feet along the Southeast line of Sandy Creek Subdivision to an iron rod set in concrete for angle point;

THENCE: North 45° 33' 37" East, at 864.82 feet pass the centerline of Whitetail Lane (60 feet wide) (County Road No. 683-C), at 1147.05 feet along the Southeast line of Sandy Creek Subdivision pass an iron rod found in concrete for the East corner of Sandy Creek Subdivision and the Southerly corner of Plantation Estates Subdivision, in all 3227.06 feet to the PLACE OF BEGINNING of and containing 147.509 Acres of Land.



This is to certify that I, Kelly R. Kaluza, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent reference monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

*Kelly R. Kaluza*  
Kelly R. Kaluza, State Registration No. 1943

0 LINEAR FEET OF STREET                              NO. OF LOTS - 10 LOTS

OWNERS :                              ENGINEER:

**Brazco Development, Inc.      Kelly Kaluza & Associates, Inc.**  
**Jo Martin Trust                  Consulting Engineers & Surveyors**  
**P.O. Box 877                          1605 Parkway Blvd.**  
**Angleton, Texas 77515              Sugar Land, Texas 77478**  
**(409) 849-0157                          (713) 491-1550**

I, Gordon Hays, Jr., County Engineer of Brazoria County, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, as adopted by Commissioner's Court.

Date 11-16-88  
*Gordon Hays, Jr.*  
Gordon Hays, Jr., County Engineer  
Date 11-16-88  
*Randy L. Stovour*  
Randy L. Stovour, County Surveyor  
Date \_\_\_\_\_  
*Nolan Proffman* 11-16-88  
Nolan Proffman, Plat Book Recorder  
Volume \_\_\_\_\_; Page \_\_\_\_\_

Approved by the Commissioner's Court of Brazoria County, Texas, this 28 day of November, 1988

*Herb Simon*  
County Judge

*Randy L. Stovour*  
Commissioner, Precinct No. 1

*Herb Simon*  
Commissioner, Precinct No. 2

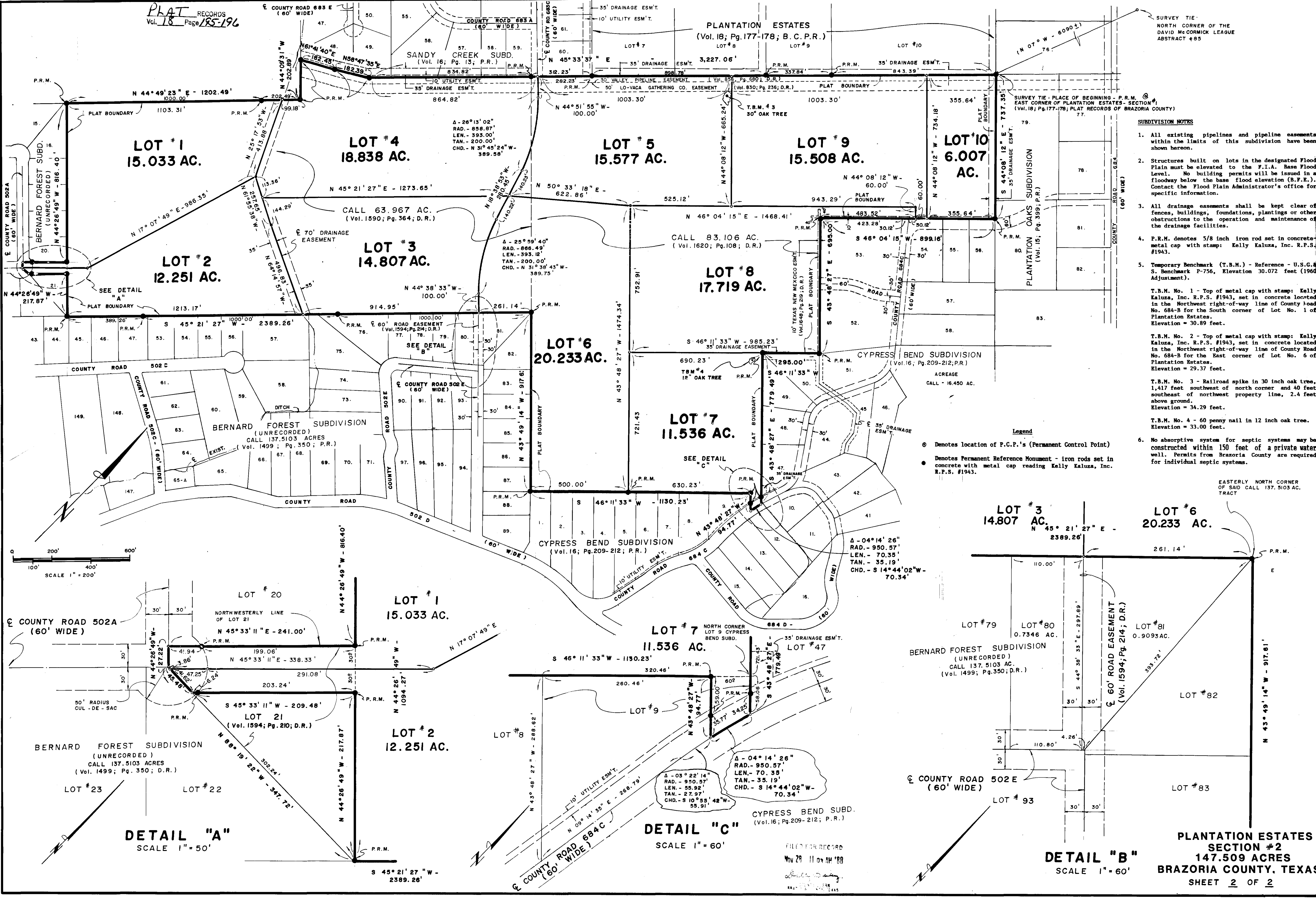
*Herb Simon*  
Commissioner, Precinct No. 3

*Herb Simon*  
Commissioner, Precinct No. 4

October 20, 1988



PLAT RECORDS  
Vol. 18 Page 185-196



- SUBDIVISION NOTES**
- All existing pipelines and pipeline easements within the limits of this subdivision have been shown hereon.
  - Structures built on lots in the designated Flood Plain must be elevated to the F.I.A. Base Flood Level. No building permits will be issued in a floodway below the base flood elevation (B.F.E.). Contact the Flood Plain Administrator's office for specific information.
  - All drainage easements shall be kept clear of fences, buildings, foundations, plantings or other obstructions to the operation and maintenance of the drainage facilities.
  - P.R.M. denotes 5/8 inch iron rod set in concrete metal cap with stamp: Kelly Kaluza, Inc. R.P.S. #1943.
  - Temporary Benchmark (T.B.M.) - Reference - U.S.C. & S. Benchmark P-756, Elevation 30.072 feet (1960 Adjustment).

T.B.M. No. 1 - Top of metal cap with stamp: Kelly Kaluza, Inc. R.P.S. #1943, set in concrete located in the Northwest right-of-way line of County Road No. 684-B for the East corner of Lot No. 1 of Plantation Estates.

T.B.M. No. 2 - Top of metal cap with stamp: Kelly Kaluza, Inc. R.P.S. #1943, set in concrete located in the Northwest right-of-way line of County Road No. 684-B for the East corner of Lot No. 6 of Plantation Estates.

T.B.M. No. 3 - Railroad spike in 30 inch oak tree, 1,417 feet southwest of north corner and 40 feet southeast of northwest property line, 2.4 feet above ground. Elevation = 34.29 feet.

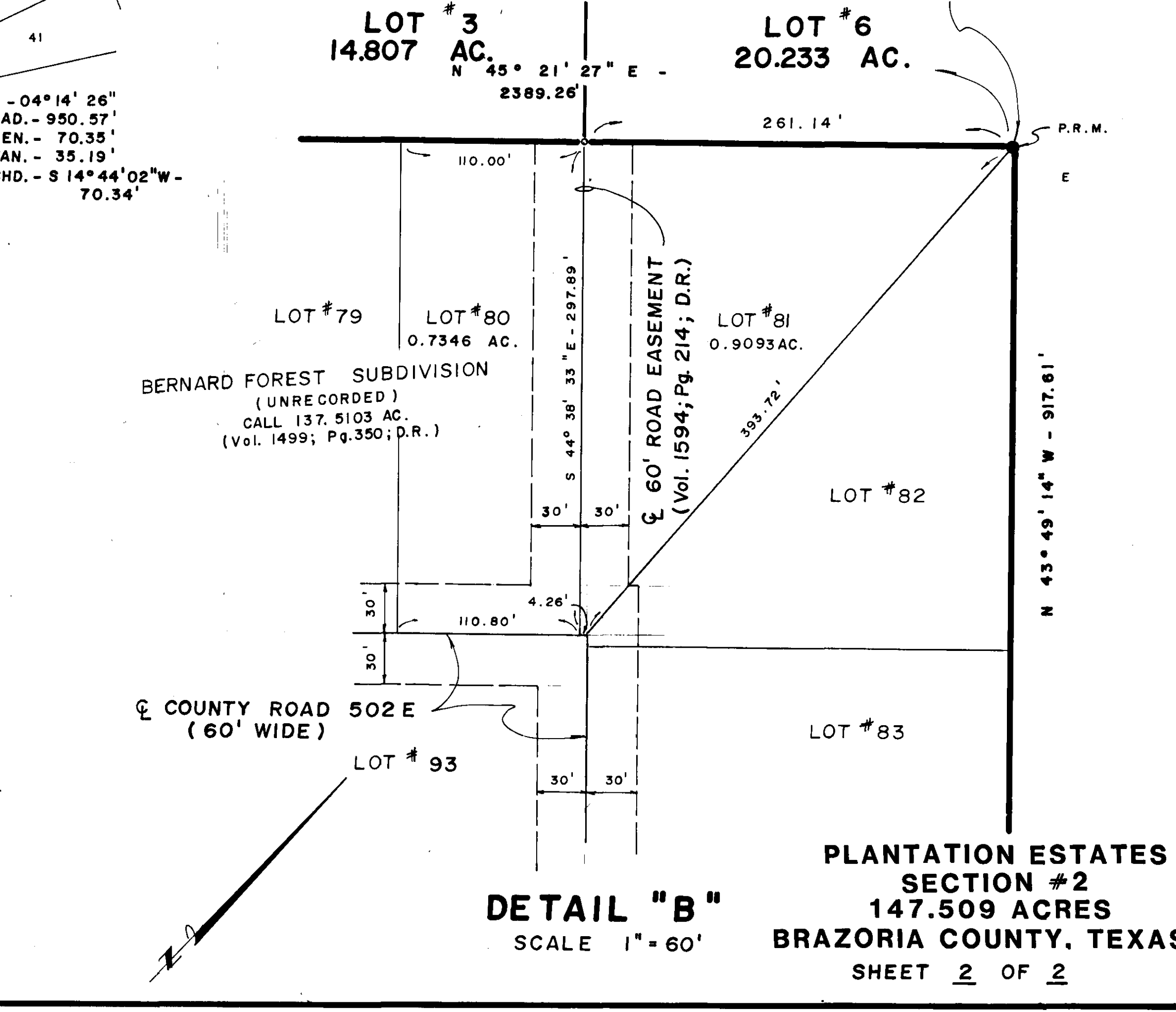
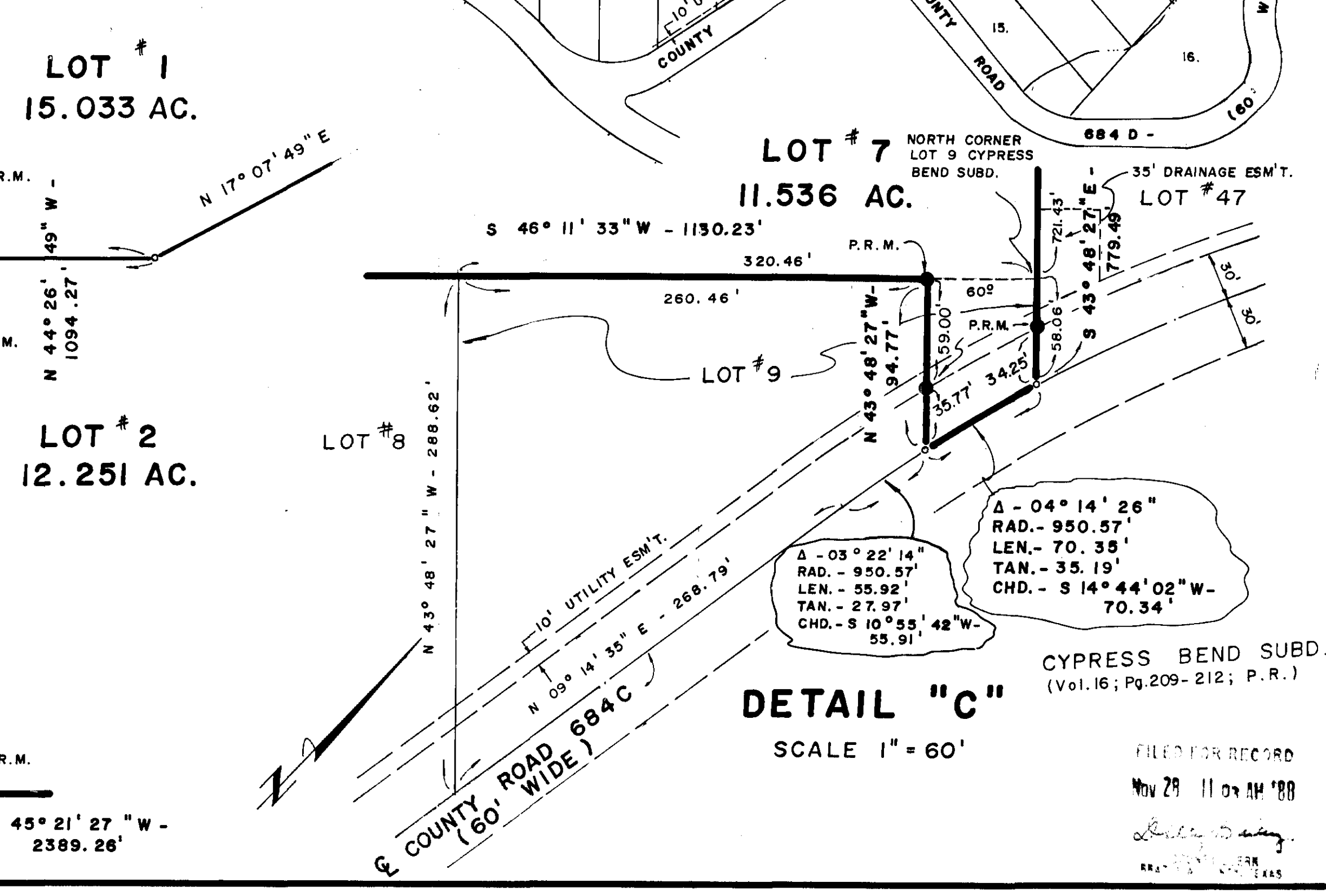
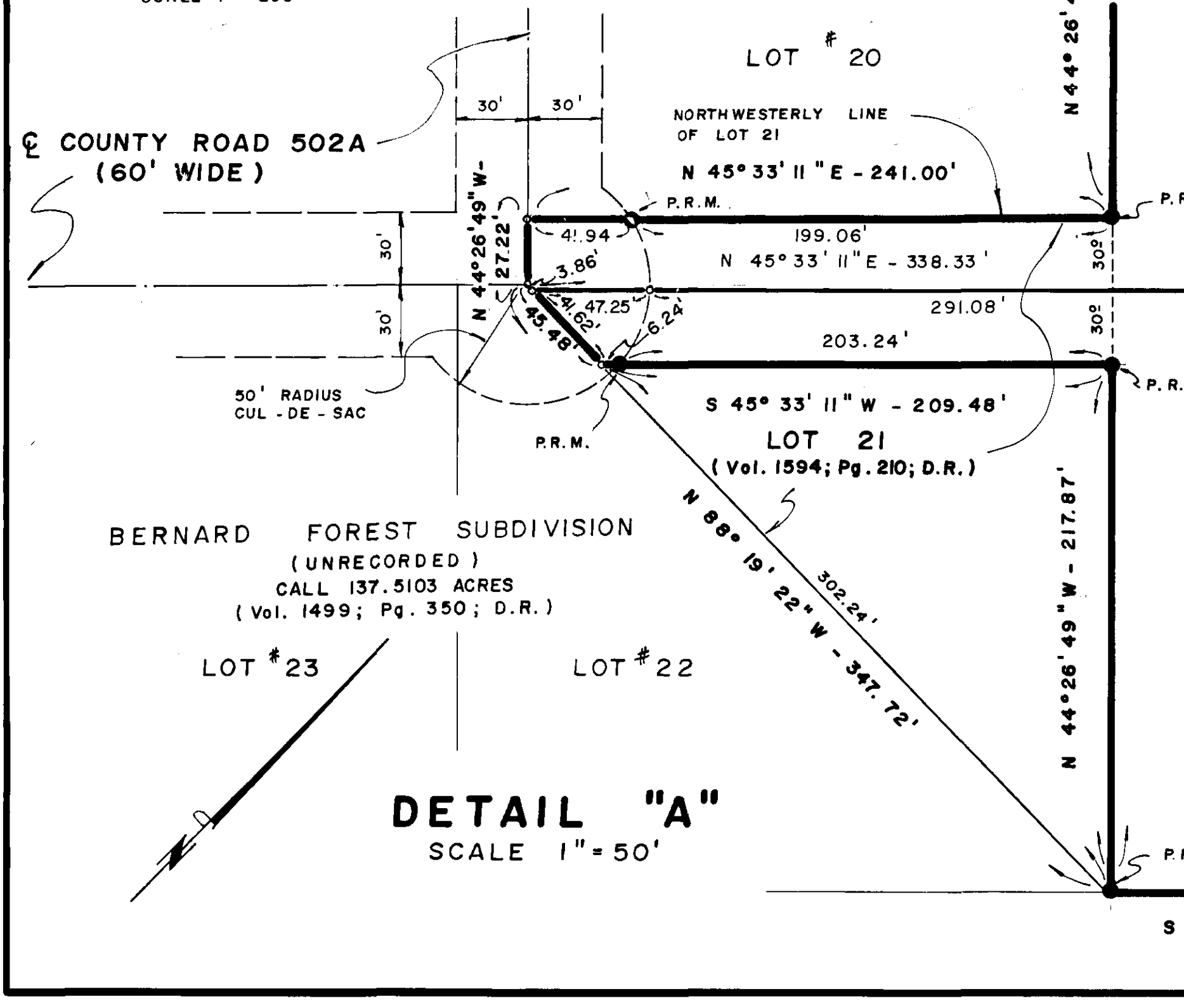
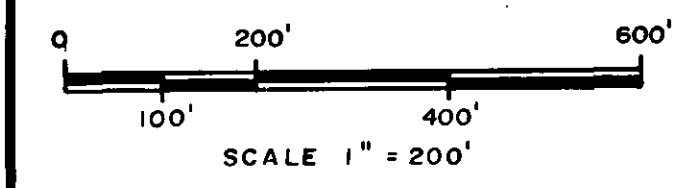
T.B.M. No. 4 - 60 penny nail in 12 inch oak tree. Elevation = 33.00 feet.

No obstructive system for septic systems may be constructed within 150 feet of a private water well. Permits from Brazoria County are required for individual septic systems.

**Legend**

- ⊙ Denotes location of P.C.P.'s (Permanent Control Point)
- Denotes Permanent Reference Monument - iron rods set in concrete with metal cap reading Kelly Kaluza, Inc. R.P.S. #1943.

EASTERLY NORTH CORNER OF SAID CALL 137.5103 AC. TRACT



**PLANTATION ESTATES**  
SECTION #2  
147.509 ACRES  
BRAZORIA COUNTY, TEXAS  
SHEET 2 OF 2

FILED FOR RECORD  
Nov 28 11 04 AM '88