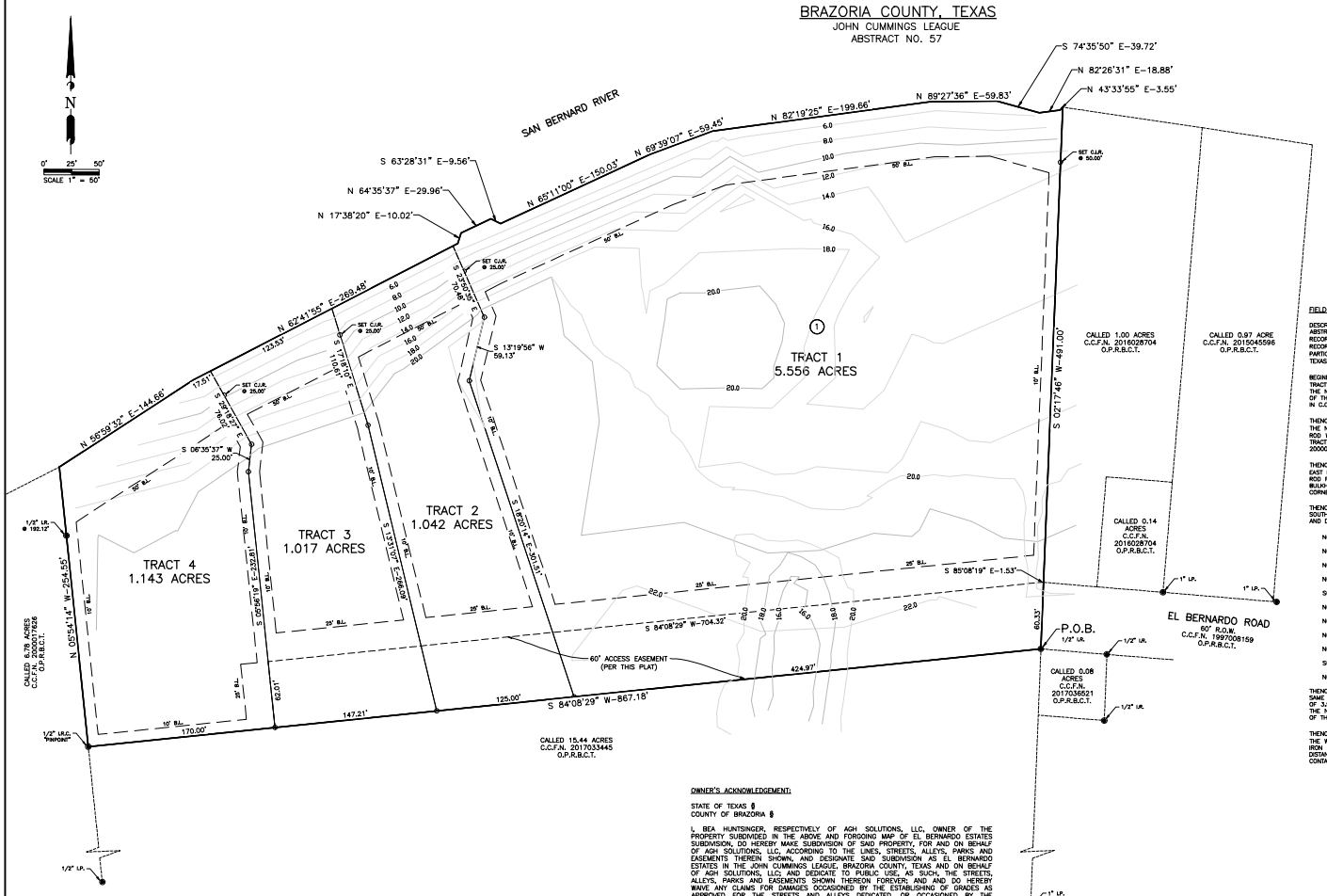
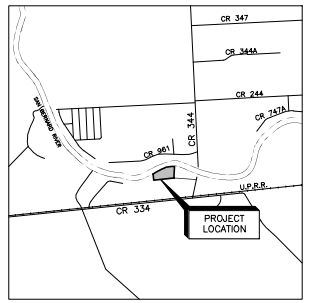
BRAZORIA COUNTY, TEXAS
JOHN CUMMINGS LEAGUE
ABSTRACT NO. 57



LEGEND

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
VOL, PG. = VOLUME, PAGE
O = 5/8" I.R.C. SET "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
B.L. = BUILDING LINE
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT



VICINITY MAP
SCALE 1" = 2,500'

FIELD NOTES FOR 8.758 ACRES:

DESCRIPTION OF A 8.758 ACRE TRACT OF LAND, LOCATED WITHIN THE JOHN CUMMINGS LEAGUE, ABSTRACT NO. 57, BRAZORIA COUNTY TEXAS, BEING ALL OF A CALLED 9.00 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2022034891 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), SAID 8.758 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 9.00 ACRE TRACT, SAME BEING LOCATED IN THE SOUTH R.O.W. LINE OF EL BERNARDO ROAD (60' WIDE) FOR THE NORTHWEST CORNER OF A CALLED 0.08 ACRE TRACT AS RECORDED IN C.C.F.N. 2017035521 OF THE O.P.R.B.C.T. AND THE NORTHEAST CORNER OF A CALLED 15.44 ACRE TRACT AS RECORDED IN C.C.F.N. 2017033445 OF THE O.P.R.B.C.T.;

THENCE SOUTH 84°08'29" WEST, ALONG THE SOUTH LINE OF SAID 9.00 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 15.44 ACRE TRACT, A DISTANCE OF 867.18 FEET TO A 1/2-INCH IRON ROD WITH CAP, STAMPED "PINPOINT", FOUND FOR THE SOUTHWEST CORNER OF SAID 9.00 ACRE TRACT, SAME BEING IN THE EAST LINE OF A CALLED 6.78 ACRE TRACT AS RECORDED IN C.C.F.N. 2000017626 OF THE O.P.R.B.C.T., FOR THE NORTHWEST CORNER OF SAID 15.44 ACRE TRACT;

THENCE NORTH 05°54'14" WEST, ALONG THE WEST LINE OF 9.00 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 6.78 ACRE TRACT, PASSING AT A DISTANCE OF 192.12 FEET A 1/2-INCH IRON ROD FOUND FOR REFERENCE, CONTINUING A TOTAL DISTANCE OF 254.55 FEET TO A POINT IN THE BULKHEAD, SAME BEING IN THE SOUTH LIMITS OF THE SAN BERNARD RIVER FOR THE NORTHEAST CORNER OF SAID 6.78 ACRE TRACT;

THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID 9.00 ACRE TRACT, SAME BEING THE SOUTH LIMITS OF THE SAN BERNARDO RIVER, ALONG THE BULKHEAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 56°59'32" EAST, A DISTANCE OF 144.66 FEET TO AN ANGLE POINT;
NORTH 67°41'55" EAST, A DISTANCE OF 269.48 FEET TO AN ANGLE POINT;
NORTH 17°38'20" EAST, A DISTANCE OF 10.02 FEET TO AN ANGLE POINT;
NORTH 64°35'37" EAST, A DISTANCE OF 29.96 FEET TO AN ANGLE POINT;
SOUTH 63°28'31" EAST, A DISTANCE OF 9.56 FEET TO AN ANGLE POINT;
NORTH 65°11'00" EAST, A DISTANCE OF 150.03 FEET TO AN ANGLE POINT;
NORTH 69°39'07" EAST, A DISTANCE OF 59.45 FEET TO AN ANGLE POINT;
NORTH 82°19'25" EAST, A DISTANCE OF 199.66 FEET TO AN ANGLE POINT;
NORTH 89°27'36" EAST, A DISTANCE OF 59.83 FEET TO AN ANGLE POINT;
SOUTH 74°35'50" EAST, A DISTANCE OF 39.72 FEET TO AN ANGLE POINT;
NORTH 82°26'31" EAST, A DISTANCE OF 18.88 FEET TO AN ANGLE POINT;

THENCE NORTH 43°33'55" EAST, CONTINUING ALONG THE NORTH LINE OF SAID 9.00 ACRE TRACT, SAME BEING THE SOUTH LIMITS OF THE SAN BERNARDO RIVER, ALONG THE BULKHEAD, A DISTANCE OF 3.55 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 9.00 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 1.00 ACRE TRACT AS RECORDED IN C.C.F.N. 2016028704 OF THE O.P.R.B.C.T.;

THENCE SOUTH 02°17'46" WEST, ALONG THE EAST LINE OF SAID 9.00 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 1.00 ACRE TRACT, PASSING AT A DISTANCE OF 50.00 FEET A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", SET FOR REFERENCE, CONTINUING A TOTAL DISTANCE OF 491.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 8.758 ACRE OF LAND, MORE OR LESS.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 8.758 ACRE TRACT INTO A 4 LOT, 1 BLOCK SUBDIVISION.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0570K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES WITHIN ZONE "AE", BASE FLOOD ELEVATION 21.8 FEET. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
5. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
6. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
7. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNER(S) PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT #11, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
8. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #11.
9. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 80 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
10. THERE IS NO PHYSICAL ABOVE GROUND EVIDENCE OF PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
11. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24"I.D. OR EQUAL.
12. PROHIBITED USE OF METAL PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
13. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
14. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 11 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY, IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
15. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB -SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 11 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP-APPROVED PROJECTS.
16. ALL REAR BUILDING LINES SHALL BE 10 FEET FROM PROPERTY LINES (AS SHOWN ON THE PLAT, TYPICAL LAYOUT). SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 10 FEET FOR CORNER LOTS ADJACENT TO THE RIGHT-OF-WAY. THE FRONT OF THE BUILDING LINE SHALL BE 25 FEET UNLESS OTHERWISE NOTED.
17. THE PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL DETENTION, PARK AND LANDSCAPE RESERVES AND EASEMENTS.
18. THE SUBDIVISION CONTAINS ONE OR MORE PRIVATE ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY BRAZORIA COUNTY AS PUBLIC RIGHT-OF-WAY. BRAZORIA COUNTY HAS NO OBLIGATION TO MAINTAIN OR IMPROVE ANY PRIVATE STREETS WITHIN THE SUBDIVISION.
19. OWNERS OF THE TRACTS WITHIN THE SUBDIVISION WILL HAVE THE RIGHT OF USAGE OF THE ACCESS EASEMENT SHOWN ON THIS PLAT.

CERTIFICATE OF THE COMMISSIONERS COURT

APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS

THIS ____ DAY OF _____, 20___.

_____
"MATT" SEBESTA, Jr.
COUNTY JUDGE

_____ _____
DONALD "DUDE" PAYNE, COMMISSIONER, PRECINCT 1 — RYAN CADE, COMMISSIONER, PRECINCT 2

_____ _____
STACY L. ADAMS, COMMISSIONER, PRECINCT 3 — DAVID LINDER, COMMISSIONER, PRECINCT 4

CERTIFICATE OF COUNTY ENGINEER

I, MATT HANKS, P.E. 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 THE COMMISSIONER'S COURT OF BRAZORIA COUNTY, TEXAS.

_____
MATT HANKS, P.E.
COUNTY ENGINEER

WEST BRAZORIA COUNTY DRAINAGE DISTRICT NO. 11

APPROVED THIS _____ DAY OF _____, 20____.

_____
JAMES DAVIS DIRECTOR-SECTION 3

_____
ATTEST: PRINTED NAME:_____

CITY PLANNING LETTER
FOR: AGH SOLUTIONS, LLC
TITLE COMPANY: CHARTER TITLE COMPANY
DATED: AUGUST 19, 2024

NOTES:

ROAD EASEMENT (EL BERNARDO ROAD) C.C.F.N. 1997008159 O.P.R.B.C.T.
– PLOTTED AND SHOWN HEREON.

WATER RIGHTS (SAN BERNARD RIVER) VOL 104, PG. 500 O.P.R.B.C.T.
– NOT PLOTTABLE BLANKET IN NATURE.

ON SITE SANITARY AGREEMENT C.C.F.N. 2020029931 O.P.R.B.C.T.
– NOT PLOTTABLE BLANKET IN NATURE.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §
COUNTY OF BRAZORIA §

I, BEA HUNTSINGER, RESPECTIVELY OF AGH SOLUTIONS, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FORGOING MAP OF EL BERNARDO ESTATES SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, FOR AND ON BEHALF OF AGH SOLUTIONS, LLC, ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS EL BERNARDO ESTATES IN THE JOHN CUMMINGS LEAGUE, BRAZORIA COUNTY, TEXAS AND ON BEHALF OF AGH SOLUTIONS, LLC; AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER; AND AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED. THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED UTILITY EASEMENT 10 FEET WIDE AS SHOWN HEREON. WE HAVE ALSO COMPLIED WITH ALL REGULATIONS HERETOFORE ADOPTED BY THE COMMISSIONER'S COURT OF BRAZORIA COUNTY, TEXAS AND CITY COUNCIL OF BRAZORIA, TEXAS.

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
BEA HUNTSINGER
AGH SOLUTIONS, LLC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED BEA HUNTSINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED. GIVEN

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

_____
NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE
DATE: 10/17/2024

_____
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

OWNER:
AGH SOLUTIONS, LLC
620 N. MILAM ST
SEGUIN TX, 78155
830.360.4924

PLAT OF
EL BERNARDO ESTATES

A 8.758 ACRES
4 LOTS 1 BLOCK SUBDIVISION

BEING ALL OF A
CALLED 9.00 ACRE TRACT
RECORDED IN
C.C.F.N. 2022034891
O.P.R.B.C.T.

JOHN CUMMINGS LEAGUE
ABSTRACT NO. 57
CITY OF SWEENY
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
Baker & Lawson Inc.
4005 Technology Dr. Suite 1530
Angleton, TX 77515
Phone # 979-849-5681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

JOB NO.: 16047	SCALE: 1" = 50'	DRAWN BY: AD	CKED BY: AH
DRAWING NO.: 16047 PLAT		DATE: 10/17/2024	REV. NO. 0

A:\16000\16000\16047\ENGINEERING-SURVEY\SURVEY\16047 PLAT.DWG PLOT DATE:10/17/2024 Alfred