FIELD NOTES OF A 23.67 ACRE TRACT OUT OF A 26.67 ACRE TRACT KNOWN AS TRACT 22 OF THE SUBDIVISION OF THE STEPHEN RICHARDSON SURVEY, ABSTRACT 122, BRAZORIA COUNTY, TEXAS; SAID 26.67 ACRE TRACT BEING THAT SAME TRACT DESCRIBED IN A DEED RECORDED IN FILE 2021-070096 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 23.67 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1" iron pipe in the North right-of-way line of County Road 36; said pipe marking the Southwest corner of said 26.67 acre tract (Tract 22);

THENCE; North 3° 23' 48" West (Reference Bearing) 768.71 feet, along the West line of said 26.67 acre tract, to a $\frac{3}{4}$" iron rod found for the place of beginning of the herein described tract;

THENCE; North 3° 23' 48" West 810.86 feet, along the West line of said 26.67 acre tract, to a $\frac{5}{8}$" iron rod, with plastic cap stamped "CDW", found for corner at the Northwest corner of said 26.67 acre tract;

THENCE; North 86° 36' 27" East 721.50 feet to a $\frac{1}{2}$" iron rod found for corner at the Northeast corner of said 26.67 acre tract;

THENCE; South 3° 24' 18" East 1610.12 feet, along the East line of said 26.67 acre tract, to a $\frac{5}{8}$" iron rod, with plastic cap stamped "CDW", found for corner in the North right-of-way line of County Road 36 at the Southeast corner of said 26.67 acre tract;

THENCE; South 86° 39' 03" West 551.74 feet, along the North right-of-way line of County Road 36, to a $\frac{1}{2}$" iron rod set for corner;

THENCE; North 3° 23' 48" West 798.71 feet to a $\frac{1}{2}$" iron rod set for corner;

THENCE; South 86° 39' 03" West 170.00 feet to the place of beginning.

Said tract containing 23.67 acres of land.

LOT 1
A PLAT OF A 3.000 ACRE TRACT OUT OF A 23.67 ACRE TRACT OUT OF A 26.669 ACRE TRACT KNOWN AS TRACT 22 OF THE SUBDIVISION OF THE STEPHEN RICHARDSON SURVEY, ABSTRACT 122, BRAZORIA COUNTY, TEXAS; SAID 26.669 ACRE TRACT BEING THAT SAME TRACT DESCRIBED IN A DEED RECORDED IN FILE 2021-070096 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 3.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1" iron pipe found in the North right-of-way line of County Road 36; said pipe marking the Southwest corner of said 26.669 acre tract (Tract 22);

THENCE; North 86° 39' 03" East 70.00 feet, along the North right of way line of County Road 36, to a $\frac{1}{2}$" iron rod found for the place of beginning of the herein described tract at the Southwest corner of said 23.67 acre tract;

THENCE; North 3° 23' 48" West 798.71 feet, along the West line of said 23.67 acre tract, to a $\frac{1}{2}$" iron rod found;

THENCE; North 86° 39' 03" East 70.00 feet to a $\frac{1}{2}$" iron rod found for corner;

THENCE; South 3° 23' 48" East 798.71 feet to a $\frac{1}{2}$" iron rod set for corner in the North right-of-way line of County Road 36;

THENCE; South 86° 39' 03" West 170.00 feet, along the North right-of-way line of County Road 36, the place of beginning of the herein described tract;

Said tract therein containing 3.00 acres of land.

CORPORATE DEDICATION
I, DOYLE DEAN McCONATHY, JR., PRESIDENT OF CR 36, LLC, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF CHENANGO ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE 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 MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY, HERETO, THE CR 36, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DOYLE DEAN McCONATHY, JR., ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY NOTARY PUBLIC, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS _____ DAY OF _____, 20_____.

CR 36, LLC (COMPANY)

BY:_____
DOYLE DEAN McCONATHY, JR.

NOTARY PUBLIC
STATE OF TEXAS - - - - - COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DOYLE DEAN McCONATHY, JR, PRESIDENT OF CR 36, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20___

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATION

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN THEREON HAVE BEEN PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

Randy L. Stroud — 6-02-26
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR — DATE
LICENSE #2112

STATE OF TEXAS — RANDY L. STROUD — 2112 — REGISTERED PROFESSIONAL LAND SURVEYOR

LOT 2
A PLAT OF A 2.84 ACRE TRACT OUT OF A 23.67 ACRE TRACT OUT OF A 26.669 ACRE TRACT KNOWN AS TRACT 22 OF THE SUBDIVISION OF THE STEPHEN RICHARDSON SURVEY, ABSTRACT 122, BRAZORIA COUNTY, TEXAS; SAID 26.669 ACRE TRACT BEING THAT SAME TRACT DESCRIBED IN A DEED RECORDED IN FILE 2021-070096 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 2.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1" iron pipe found in the North right-of-way line of County Road 36; said pipe marking the Southwest corner of said 26.669 acre tract (Tract 22);

THENCE; North 86° 39' 03" East 400.00 feet, along the North right of way line of County Road 36, to a $\frac{1}{2}$" iron rod set for the place of beginning of the herein described tract;

THENCE; North 3° 23' 48" West 768.71 feet, along the West line of said 23.67 acre tract, to a $\frac{3}{4}$" iron rod found;

THENCE; North 86° 39' 03" East 160.81 feet to a $\frac{1}{2}$" iron rod found for corner;

THENCE; South 3° 23' 48" East 768.71 feet to a $\frac{1}{2}$" iron rod set for corner in the North right-of-way line of County Road 36;

THENCE; South 86° 39' 03" West 160.81 feet along the North right-of-way line of County Road 36, to the place of beginning.

Said tract therein containing 2.84 acres of land.

LOT 3
A PLAT OF A 2.84 ACRE TRACT OUT OF A 23.67 ACRE TRACT OUT OF A 26.669 ACRE TRACT KNOWN AS TRACT 22 OF THE SUBDIVISION OF THE STEPHEN RICHARDSON SURVEY, ABSTRACT 122, BRAZORIA COUNTY, TEXAS; SAID 26.669 ACRE TRACT BEING THAT SAME TRACT DESCRIBED IN A DEED RECORDED IN FILE 2021-070096 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 2.84 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1" iron pipe found in the North right-of-way line of County Road 36; said pipe marking the Southwest corner of said 26.669 acre tract (Tract 22);

THENCE; North 86° 39' 03" East 560.81 feet, along the North right of way line of County Road 36, to a $\frac{1}{2}$" iron rod set for the place of beginning of the herein described tract;

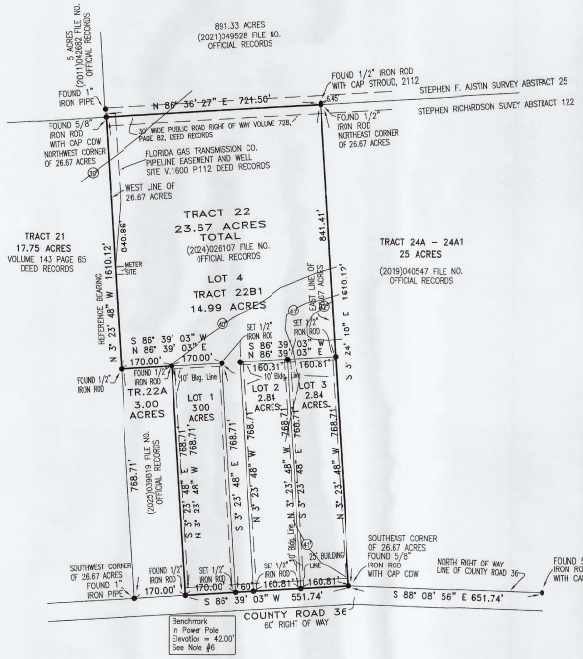
THENCE; North 3° 23' 48" West 768.71 feet, along the West line of said 23.67 acre tract, to a $\frac{1}{2}$" iron rod set for corner;

THENCE; North 86° 39' 03" East 160.81 feet to a $\frac{1}{2}$" iron rod set for corner in the East line of said 23.67 acre tract;

THENCE; South 3° 23' 48" East 768.71 feet, along the East line of said 23.67 acre tract, to a $\frac{5}{8}$" iron rod found for corner in the North right of way line of County Road 36 at the Southeast corner of said 23.67 acre tract;

THENCE; South 86° 39' 03" West 160.81 feet, along the North right-of-way line of County Road 36, to the place of beginning.

Said tract therein containing 2.84 acres of land.



CERTIFICATE OF THE COMMISSIONERS COURT

APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF_____, 20_____.

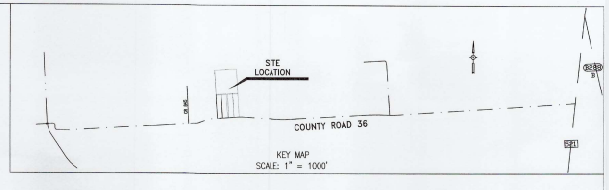
_____
L.M. "MATT" SEBESTA - COUNTY JUDGE

_____ JAY BURRIDGE, PRECINCT 1
_____ STACY ADAMS, PRECINCT 3
_____ RYAN CADE, PRECINCT 2
_____ DAVID LINDER, PRECINCT 4

SUBDIVISION AND DRAINAGE APPROVAL

I, MATT HANKS, COUNTY ENGINEER OF BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF_____, 20_____.

_____ DATE
_____ MATT HANKS - COUNTY ENGINEER



LOT 4
A PLAT OF A 14.99 ACRE TRACT OUT OF A 23.67 ACRE TRACT OUT OF A 26.67 ACRE TRACT KNOWN AS TRACT 22 OF THE SUBDIVISION OF THE STEPHEN RICHARDSON SURVEY, ABSTRACT 122, BRAZORIA COUNTY, TEXAS; SAID 26.67 ACRE TRACT BEING THAT SAME TRACT DESCRIBED IN A DEED RECORDED IN FILE 2021-070096 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 14.99 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1" iron pipe found in the North right-of-way line of County Road 36; said pipe marking the Southwest corner of said 26.669 acre tract (Tract 22);

THENCE; North 3° 23' 48" West (Reference Bearing) 768.71 feet, along the West line of said 23.67 acre tract, to a $\frac{3}{4}$" iron rod found for the place of beginning of the herein described tract;

THENCE; North 3° 23' 48" West 840.86 feet, along the West line of said 26.67 acre tract, to a $\frac{5}{8}$" iron rod, with plastic cap stamped "CDW", found for corner at the Northwest corner of said 26.67 acre tract;

THENCE; North 86° 36' 27" East 721.50 feet to a $\frac{1}{2}$" iron rod found for corner at the Northeast corner of said 26.67 acre tract;

THENCE; South 3° 24' 18" East 841.41 feet, along the East line of said 26.67 acre tract, to a $\frac{3}{4}$" iron rod set for corner;

THENCE; South 86° 39' 03" West 32.62 feet to a $\frac{3}{4}$" iron rod set for corner;

THENCE; South 3° 23' 48" East 768.71 feet to a $\frac{1}{2}$" iron rod set for corner in the North right-of-way line of County Road 36;

THENCE; South 86° 39' 03" West 60.00 feet, along the North right-of-way line of County Road 36, to a $\frac{1}{2}$" iron rod found for corner;

THENCE; North 3° 23' 48" West 768.71 feet to a $\frac{1}{2}$" iron rod found for corner;

THENCE; South 86° 39' 03" West 340.00 feet to the place of beginning.

Said tract therein containing 14.99 acres of land.

GRAPHIC SCALE
0 200 400 600

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO DIVIDE THE 23.67 ACRE TRACT INTO FOUR PARTS BEING A 14.99 ACRES, 3.00 ACRES, AND TWO 2.84 ACRE TRACTS.
2. ALL SET $\frac{1}{2}$" IRON RODS HAVE CAP STAMPED R STROUD RPLS 2112
3. THIS PROPERTY IS UNDER THE AUTHORITY OF THE BRAZORIA COUNTY ENGINEER.
4. ALL EXISTING PIPELINES CR PIPELINE EASEMENTS THROUGH THE PROPOSED SUBDIVISION HAVE BEEN SHOWN.
5. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE FEMA BASE FLOOD ELEVATION. NO DEVELOPMENT PERMITS WILL BE ISSUED BELOW THE BASE FLOOD ELEVATION. CONTACT THE FLOODPLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION
6. TEMPORARY BENCHMARK - 60D NAIL SET IN A POWER POLE ACROSS COUNTY ROAD 36 FROM LOT 1. THE ELEVATION OF THE NAIL IS 42.00 FEET. REFERENCE BENCHMARK USGS D-692. NAVD 1988.
7. THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "AE" AND IS IN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD HAZARD MAP, IN BRAZORIA COUNTY, TEXAS.
   COMMUNITY # 485458
   PANEL # 0275
   SUFFIX: K
   DATE: 12-30-20
   ZONE: AE
   BASE FLD: 39.0'
8. ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY IS TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
9. Bldg. Line = BUILDING LINE
10. WHERE FLAG LOTS ARE PERMITTED AND USED, THE PLAT SHALL BEAR A NOTE RESTRICTING THE STAFF PORTION OF SUCH LOTS FROM THE CONSTRUCTION OF ANY BUILDING, STRUCTURE, OR WSSF.

SURVEYOR:
RANDY L. STROUD, P.E.
FIRM NO. 10020500
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
979-849-3141

OWNER:
CR 36 LLC
1323 COUNTY ROAD 36
ANGLETON, TEXAS 77515
832-535-6555

CHENANGO ESTATES

4 LOTS - 23.67 ACRES

A PLAT OF A 23.67 ACRE TRACT KNOWN AS TRACT 22 OF THE SUBDIVISION OF THE STEPHENS RICHARDSON SURVEY, ABSTRACT 122, BRAZORIA COUNTY, TEXAS.

SCALE: 1" = 200' 5-29-26

4T 28,030 45-109 (M-449)