

GENERAL NOTES:

- BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9998996.
- ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4807C0170E DATED MAY 4, 2015 FOR CHAMBERS COUNTY, TEXAS AND INCORPORATED AREAS, THE SUBJECT TRACT OF LAND SHOWN HEREON IS SITUATED IN ZONE "AE" (FLOODWAY) AND ZONE "AE" (DARK-SHADED), AS SHOWN HEREON.
- DRAINAGE FACILITIES ARE TO BE OWNED, OPERATED AND MAINTAINED BY THE OWNERS AND NOT THE CITY OF BAYTOWN IN ACCORDANCE WITH AN ENGINEERING REPORT APPROVED BY THE CITY OF BAYTOWN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTING AND ANY OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.
- SETBACKS SHALL COMPLY WITH CITY OF BAYTOWN AND TxDOT CRITERIA, WHERE APPLICABLE.
- ALL DRIVEWAYS SPACING WILL BE IN ACCORDANCE WITH THE CITY OF BAYTOWN'S MANAGEMENT STANDARD, (SECTION 126-644), AND CITY'S STANDARD DETAILS.
- DRAINAGE EASEMENTS SHALL BE A MINIMUM OF 16 FEET WIDE.
- MITIGATION AGREEMENT BETWEEN JAMES MCDANIEL, JOHN MCDANIEL AND GORDON MCDANIEL AND GROHMAN VENTURE W-1, LTD., BY DEED DATED JULY 25, 2019 AND RECORDED IN COUNTY CLERK'S FILE NO. 2019-145819 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS; EXHIBIT "A" 3.0928 ACRES MITIGATION POND AREA; EXHIBIT "C" 0.1566 OF AN ACRE; EXHIBIT "D" 0.2455 OF AN ACRE 20' FILL SLOPE AREA.
- EXHIBIT "A" 3.0925 ACRES; EXHIBIT "C" 0.1566 OF AN ACRE AND EXHIBIT "D" 0.2455 OF AN ACRE CONVEYED BY GROHMAN VENTURE W-1, LTD., TO JAMES MCDANIEL, JOHN MCDANIEL AND GORDON MCDANIEL BY DEED DATED MARCH 18, 2019 AND RECORDED IN COUNTY CLERK'S FILE NO. 2019-145995 AND 2019-145819 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.
- A DRAINAGE RESERVE OF ADEQUATE SIZE AND CAPACITY SHALL BE PROVIDED FOR THE PURPOSE OF A DETENTION POND, AND APPROVED BY THE CITY.

WM. BLOODGOOD LEAGUE

A - 4

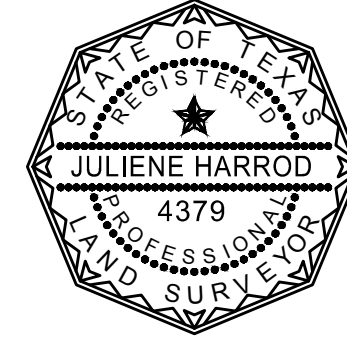
THIS IS TO CERTIFY THAT THE CITY OF BAYTOWN, TEXAS, HAS APPROVED THIS MAP OF MCDANIEL MINOR PLAT, SAID 12.9800 ACRE TRACT BEING SITUATED IN THE WM. BLOODGOOD LEAGUE, ABSTRACT 4, CHAMBERS COUNTY, TEXAS, AND THIS PLAT FULFILLS ALL THE PRESENT ORDINANCES OF THE CITY OF BAYTOWN IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CITY OF BAYTOWN ORDINANCES AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____ DAY OF _____ A. D., 2020.

BY: TIFFANY FOSTER
SECRETARY TO THE COMMISSION

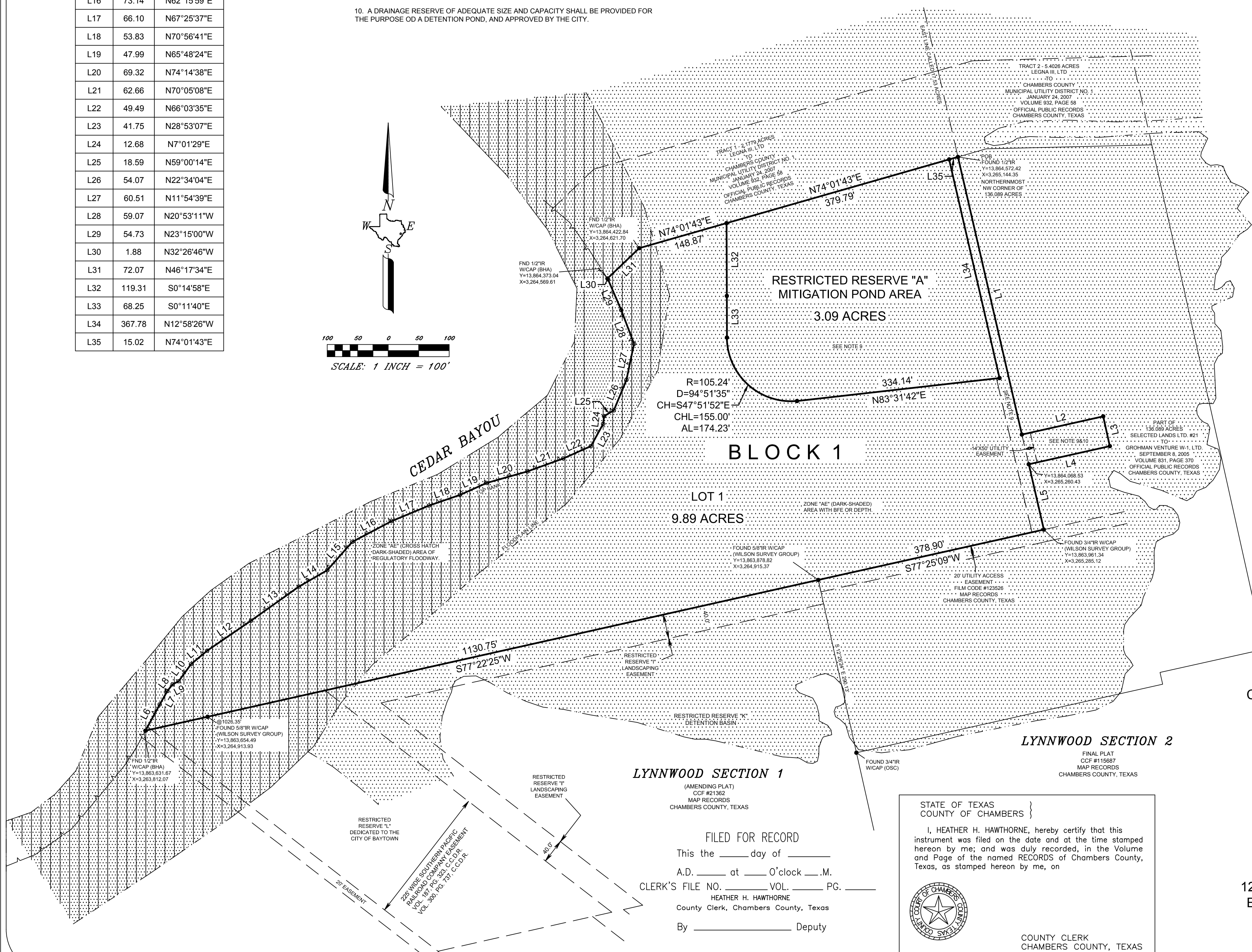
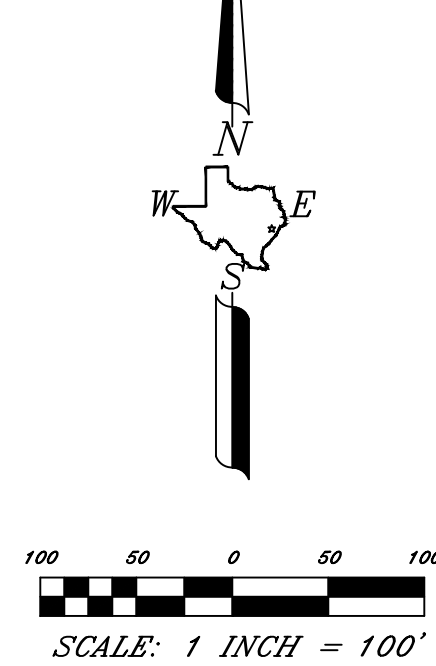
SURVEYORS CERTIFICATION:

I, Julienne Harrod, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than half (1/2) inch and a length of not less than two (2) feet; and that the plat boundary corners have been tied to the nearest survey corner and the state plane coordinates (NAD83).

Julienne Harrod
Julienne Harrod
Registered Professional
Land Surveyor No. 4379



Line #	Length	Direction
L1	467.14	S12°58'26"E
L2	136.64	N77°24'02"E
L3	50.00	S12°30'01"E
L4	136.23	S77°24'02"W
L5	110.00	S12°58'26"E
L6	48.90	N28°26'31"E
L7	25.31	N29°38'21"E
L8	14.09	N38°20'34"E
L9	11.03	N63°00'18"E
L10	34.59	N35°55'16"E
L11	34.49	N50°08'50"E
L12	87.16	N55°39'18"E
L13	96.37	N54°33'13"E
L14	53.90	N59°59'29"E
L15	61.84	N41°18'11"E
L16	73.14	N62°15'59"E
L17	66.10	N67°25'37"E
L18	53.83	N70°56'41"E
L19	47.99	N65°48'24"E
L20	69.32	N74°14'38"E
L21	62.66	N70°05'08"E
L22	49.49	N66°03'35"E
L23	41.75	N28°53'07"E
L24	12.68	N7°01'29"E
L25	18.59	N59°00'14"E
L26	54.07	N22°34'04"E
L27	60.51	N11°54'39"E
L28	59.07	N20°53'11"W
L29	54.73	N23°15'00"W
L30	1.88	N32°26'46"W
L31	72.07	N46°17'34"E
L32	119.31	S0°14'58"E
L33	68.25	S0°11'40"E
L34	367.78	N12°58'26"W
L35	15.02	N74°01'43"E



FILED FOR RECORD
This the ____ day of ____
A.D. ____ at ____ O'clock ____ M.
CLERK'S FILE NO. ____ VOL. ____ PG. ____
HEATHER H. HAWTHORNE
County Clerk, Chambers County, Texas
By _____ Deputy

STATE OF TEXAS
COUNTY OF CHAMBERS }
I, HEATHER H. HAWTHORNE, hereby certify that this instrument was filed on the date and at the time stamped hereon by me; and was duly recorded, in the Volume and Page of the named RECORDS of Chambers County, Texas, as stamped hereon by me, on _____

COUNTY CLERK
CHAMBERS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF CHAMBERS)

FIELD NOTES of a 12.98 acre tract of land situated in the William Bloodgood Survey, Abstract 4, Chambers County, Texas and being out of the residue of a called 17.53 acre tract of land conveyed by Beverly Elaine McDaniel Testamentary Trust to John Andrew McDaniel and James Eldin McDaniel by Deed dated August 6, 2004 and recorded in Volume 716 at Page 688 of the Official Public Records of Chambers County, Texas and out of a part of that certain 136.089 acres conveyed by Selected Lands Ltd. #21 to Grohman Venture W-1, Ltd. by Deed dated September 8, 2005 and recorded in Volume 831 at Page 370 of the Official Public Records of Chambers County, Texas. Said 12.98 acres includes all of that certain 0.1566 of an acre out of said 136.089 acres as described in Exhibit "C" of Mitigation Agreement between James McDaniel, John McDaniel and Gordon McDaniel and Grohman Venture W-1, Ltd. dated July 25, 2019 and recorded under County Clerk's File #2019-145819 of the Official Public Records of Chambers County, Texas. Said 0.1566 of an acre also being that same land conveyed by Grohman Venture W-1, Ltd. to James McDaniel, John McDaniel and Gordon McDaniel by Deed dated March 18, 2019 and recorded under County Clerk's File #2019-145995 of the Official Public Records of Chambers County, Texas. This 12.98 acre tract of land is more particularly described by the following metes and bounds, to-wit:

BEGINNING at a 1/2 inch iron rod found in the East line of said called 17.53 acres for the Southeast corner of that certain Tract 1 - 2.1779 acres and the Southwest corner of that certain Tract 2 - 5.4026 acres conveyed by Legna H. Ltd. to Chambers County Municipal Utility District No. 1 by Deed dated January 24, 2007 and recorded in Volume 932 at Page 58 of the Official Public Records of Chambers County, Texas. Said point being the Northernmost Northwest corner of said 136.089 acres and being the Northernmost Northeast corner and POINT OF BEGINNING of this tract. Said BEGINNING POINT has a State Plane coordinate Value of Y=13,864,572.42 and X=3,265,144.35.

THENCE: South 12°58'26" East along the Northernmost East line of this tract, the East line of said called 17.53 acres and Northernmost West line of said 136.089 acres for a distance of 467.14 feet to a point for an interior corner of this tract and the Northwest corner of said 0.1566 of an acre.

THENCE: North 77°24'02" East along the Easternmost North line of this tract and the North line of said 0.1566 of an acre for a distance of 136.64 feet to a point for the Easternmost Northeast corner of this tract and the Northeast corner of said 0.1566 of an acre.

THENCE: South 12°30'01" East along the Easternmost East line of this tract and the East line of said 0.1566 of an acre for a distance of 50.00 feet to a point for the Easternmost Southeast corner of this tract and the Southeast corner of said 0.1566 of an acre.

THENCE: South 77°24'02" West along the Easternmost South line of this tract and the South line of said 0.1566 of an acre for a distance of 136.089 acres for an interior corner of this tract and the Southwest corner of said 0.1566 of an acre.

THENCE: South 12°58'26" East along the Southernmost East line of this tract, the East line of said called 17.53 acre tract and the Northernmost West line of said 136.089 acres for a distance of 110.00 feet to a 1/2 inch iron rod, with cap (Wilson Survey Group), found for an interior corner of said 136.089 acres, the Southeast corner of said called 17.53 acres and the Southernmost Southeast corner of this tract. Said point has a State Plane Coordinate Value of Y=13,863,961.34 and X=3,265,285.12.

THENCE: South 77°25'09" West along the Westernmost South line of this tract, the South line of said called 17.53 acres and the Westernmost North line of said 136.089 acres for a distance of 378.90 feet to a 5/8 inch iron rod, with cap (Wilson Survey Group) found for an angle point in said line at the Northernmost Northeast corner of Lynnwood Subdivision, Section One (Amending Plat) as recorded under County Clerk's File #21362 of the Map Records of Chambers County, Texas. Said point has a State Plane Coordinate Value of Y=13,863,878.82 and X=3,264,915.37.

THENCE: South 77°22'25" West along the Westernmost South line of this tract, the South line of said called 17.53 acres and the Westernmost North line of said Lynnwood Subdivision, Section One, and at 1026.35 feet pass a 5/8 inch iron rod, with cap (Wilson Survey Group), found on line (Y=13,863,854.49 and X=3,264,915.93, in all, a total distance of 1130.75 feet to a 1/2 inch iron rod, with cap (BHA), set at the top East Bank of Cedar Bayou for the Southwest corner of this tract, the Northwest corner of said Lynnwood Subdivision, Section One and the Southwest corner of the residue of said called 17.53 acres. Said point has a State Plane Coordinate Value of Y=13,863,631.67 and X=3,263,812.07.

THENCE: Along and with the meanders of the top East Bank of Cedar Bayou, the West line of this tract and the West line of the residue of said called 17.53 acres, the following courses and distances:

- North 28°26'31" East for a distance of 48.90 feet;
- North 29°38'21" East for a distance of 25.31 feet;
- North 38°20'34" East for a distance of 14.09 feet;
- North 63°00'18" East for a distance of 11.03 feet;
- North 35°55'16" East for a distance of 34.59 feet;
- North 50°08'50" East for a distance of 34.49 feet;
- North 55°39'18" East for a distance of 87.16 feet;
- North 54°33'13" East for a distance of 96.37 feet;
- North 59°59'29" East for a distance of 53.90 feet;
- North 41°18'11" East for a distance of 61.84 feet;
- North 62°15'59" East for a distance of 73.14 feet;
- North 67°25'37" East for a distance of 66.10 feet;
- North 70°56'41" East for a distance of 53.83 feet;
- North 65°48'24" East for a distance of 47.99 feet;
- North 74°14'38" East for a distance of 69.32 feet;
- North 70°05'08" East for a distance of 62.66 feet;
- North 66°03'35" East for a distance of 49.49 feet;
- North 28°53'07" East for a distance of 41.75 feet;
- North 07°01'29" East for a distance of 12.68 feet;
- North 59°00'14" East for a distance of 18.59 feet;
- North 22°34'04" East for a distance of 54.07 feet;
- North 11°54'39" East for a distance of 60.51 feet;
- North 20°53'11" West for a distance of 59.07 feet;
- North 23°15'00" West for a distance of 54.73 feet;

THENCE: North 32°26'46" West along and with the meanders of the top East Bank of Cedar Bayou, the West line of this tract and the West line of the residue of said called 17.53 acres for a distance of 1.88 feet to a 1/2 inch iron rod, with cap (BHA), set for the Northwest corner of this tract and the Southwest corner of the residue of said 2.1779 acres. Said point has a State Plane Coordinate Value of Y=13,864,373.04 and X=3,264,969.61.

THENCE: North 46°17'34" East along the North line of this tract and the South line of said 2.1779 acres for a distance of 72.07 feet to a 1/2 inch iron rod, with cap (BHA), set for an angle point in said line. Said point has a State Plane Coordinate Value of Y=13,864,422.84 and X=3,264,921.70.

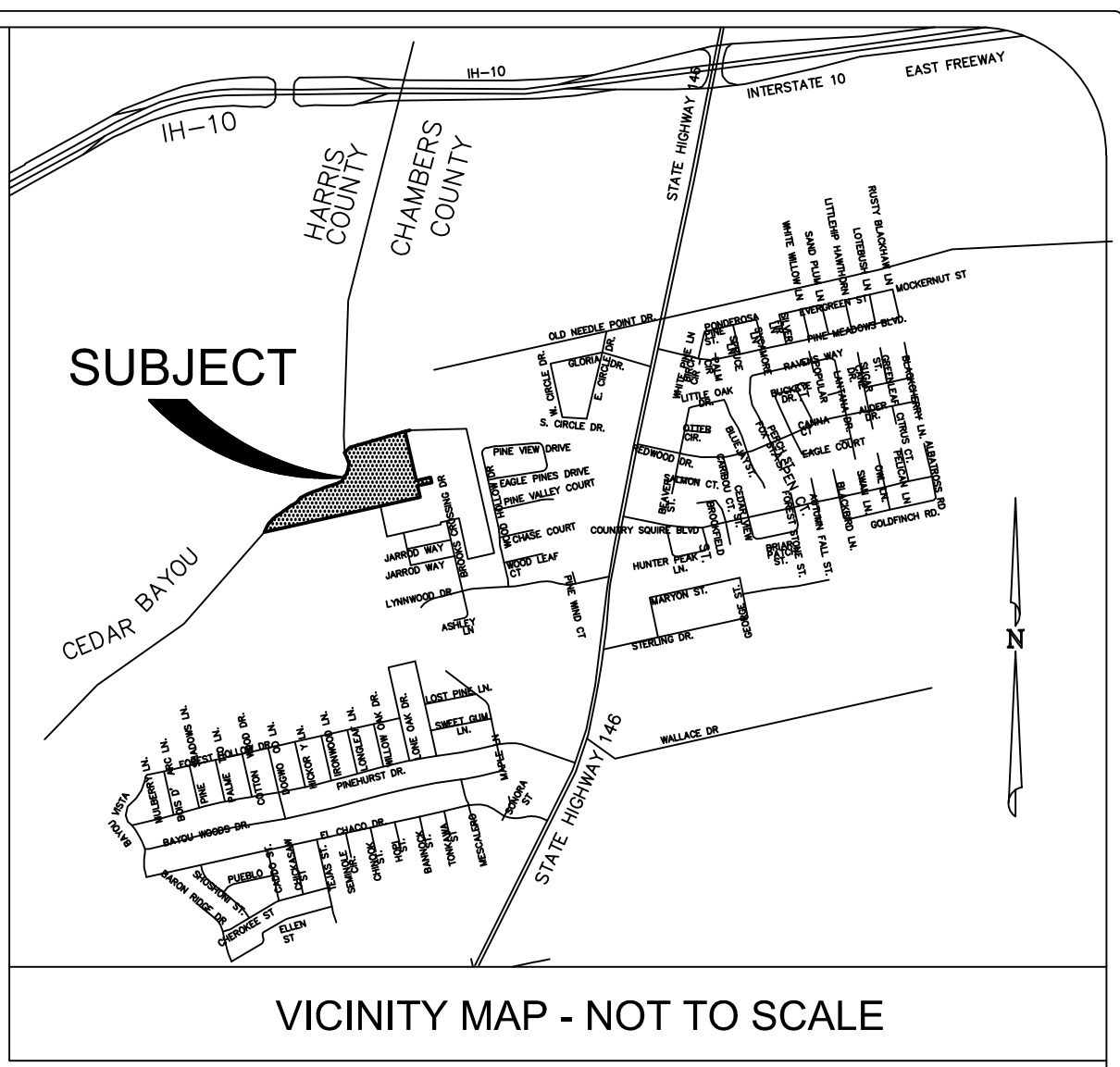
THENCE: North 74°01'43" East along the North line of this tract and the South line of said 2.1779 acres for a distance of 543.65 feet to the PLACE OF BEGINNING and containing within these boundaries 12.98 acres of land.

- North 28°26'31" East for a distance of 48.90 feet;
- North 29°38'21" East for a distance of 25.31 feet;
- North 38°20'34" East for a distance of 14.09 feet;
- North 63°00'18" East for a distance of 11.03 feet;
- North 35°55'16" East for a distance of 34.59 feet;
- North 50°08'50" East for a distance of 34.49 feet;
- North 55°39'18" East for a distance of 87.16 feet;
- North 54°33'13" East for a distance of 96.37 feet;
- North 59°59'29" East for a distance of 53.90 feet;
- North 41°18'11" East for a distance of 61.84 feet;
- North 62°15'59" East for a distance of 73.14 feet;
- North 67°25'37" East for a distance of 66.10 feet;
- North 70°56'41" East for a distance of 53.83 feet;
- North 65°48'24" East for a distance of 47.99 feet;
- North 74°14'38" East for a distance of 69.32 feet;
- North 70°05'08" East for a distance of 62.66 feet;
- North 66°03'35" East for a distance of 49.49 feet;
- North 28°53'07" East for a distance of 41.75 feet;
- North 07°01'29" East for a distance of 12.68 feet;
- North 59°00'14" East for a distance of 18.59 feet;
- North 22°34'04" East for a distance of 54.07 feet;
- North 11°54'39" East for a distance of 60.51 feet;
- North 20°53'11" West for a distance of 59.07 feet;
- North 23°15'00" West for a distance of 54.73 feet;

THENCE: North 32°26'46" West along and with the meanders of the top East Bank of Cedar Bayou, the West line of this tract and the West line of the residue of said called 17.53 acres for a distance of 1.88 feet to a 1/2 inch iron rod, with cap (BHA), set for the Northwest corner of this tract and the Southwest corner of the residue of said 2.1779 acres. Said point has a State Plane Coordinate Value of Y=13,864,373.04 and X=3,264,969.61.

THENCE: North 46°17'34" East along the North line of this tract and the South line of said 2.1779 acres for a distance of 72.07 feet to a 1/2 inch iron rod, with cap (BHA), set for an angle point in said line. Said point has a State Plane Coordinate Value of Y=13,864,422.84 and X=3,264,921.70.

THENCE: North 74°01'43" East along the North line of this tract and the South line of said 2.1779 acres for a distance of 543.65 feet to the PLACE OF BEGINNING and containing within these boundaries 12.98 acres of land.



STATE OF TEXAS
COUNTY OF CHAMBERS

WE, JAMES MCDANIEL, JOHN MCDANIEL AND GORDON MCDANIEL OWNERS, HERINAFTER REFERRED TO AS OWNERS OF THE ABOVE AND FOREGOING PLAT OF MCDANIEL MINOR PLAT, BEING A 12.98 ACRE TRACT SITUATED IN THE WM. BLOODGOOD LEAGUE, ABSTRACT 4, CHAMBERS COUNTY, TEXAS, DO HEREBY MAKE A SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS AND EASEMENTS THEREIN SHOWN, AND DESIGNATED SUCH SUBDIVISION AS MCDANIEL MINOR PLAT, AND DEDICATE TO THE PUBLIC USE AS STREETS, ALLEYS AND EASEMENTS SHOWN THEREIN FOREVER. SAID 12.98 ACRES BEING OUT OF THE RESIDUE OF A CALLED 17.53 ACRE TRACT OF LAND CONVEYED BY BEVERLY ELAINE MCDANIEL TESTAMENTARY TRUST TO JOHN ANDREW MCDANIEL AND JAMES ELDM MCDANIEL BY DEED DATED AUGUST 6, 2004 AND RECORDED IN VOLUME 716 AT PAGE 688 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS AND OUT OF A PART OF THAT CERTAIN 136.089 ACRES CONVEYED BY SELECTED LANDS LTD. #21 TO GROHMAN VENTURE W-1, LTD. BY DEED DATED SEPTEMBER 8, 2005 AND RECORDED IN VOLUME 831 AT PAGE 370 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. SAID 12.98 ACRES INCLUDES ALL OF THAT CERTAIN 0.1566 OF AN ACRE OUT OF SAID 136.089 ACRES AS DESCRIBED IN EXHIBIT "C" OF MITIGATION AGREEMENT BETWEEN JAMES MCDANIEL, JOHN MCDANIEL AND GORDON MCDANIEL AND GROHMAN VENTURE W-1, LTD. DATED JULY 25, 2019 AND RECORDED UNDER COUNTY CLERK'S FILE #2019-145819 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. SAID 0.1566 OF AN ACRE ALSO BEING THAT SAME LAND CONVEYED BY GROHMAN VENTURE W-1, LTD. TO JAMES MCDANIEL, JOHN MCDANIEL AND GORDON MCDANIEL BY DEED DATED MARCH 18, 2019 AND RECORDED UNDER COUNTY CLERK'S FILE #2019-145995 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.

FURTHER, OWNER DOES HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF BAYTOWN, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENTS EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

WITNESS MY HAND IN CITY OF BAYTOWN, HARRIS COUNTY, TEXAS, THIS ____ DAY OF _____, 2020.

JOHN MCDANIEL, OWNER
JAMES MCDANIEL, OWNER

GORDON MCDANIEL, OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared JOHN MCDANIEL, 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 ____ day of _____, 2020.

Notary Public in and for the State of Texas
Print Name _____
My Commission expires: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared JAMES MCDANIEL, 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 ____ day of _____, 2020.

Notary Public in and for the State of Texas
Print Name _____
My Commission expires: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared GORDON MCDANIEL, 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 ____ day of _____, 2020.

Notary Public in and for the State of Texas
Print Name _____
My Commission expires: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared HEATHER H. HAWTHORNE, 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 ____ day of _____, 2020.

Notary Public in and for the State of Texas
Print Name _____
My Commission expires: _____

MCDANIEL MINOR PLAT
CONTAINING 12.98 ACRES OUT OF THE WM. BLOODGOOD LEAGUE, A - 4, CHAMBERS COUNTY, TEXAS
MAY, 2020 1 LOT, 1 RESERVE, 1 BLOCK

OWNERS: JAMES MCDANIEL, JOHN MCDANIEL AND GORDON MCDANIEL.

REASON TO PLAT: TO DIVED PROPERTY
HUTCHISON & ASSOCIATES ENGINEERS - SURVEYORS
1209 DECKER DR. ~ BAYTOWN, TEXAS 77520 ~ 281-422-8213
ENGINEERING FIRM #F-267 SURVEYING FIRM #100293-00