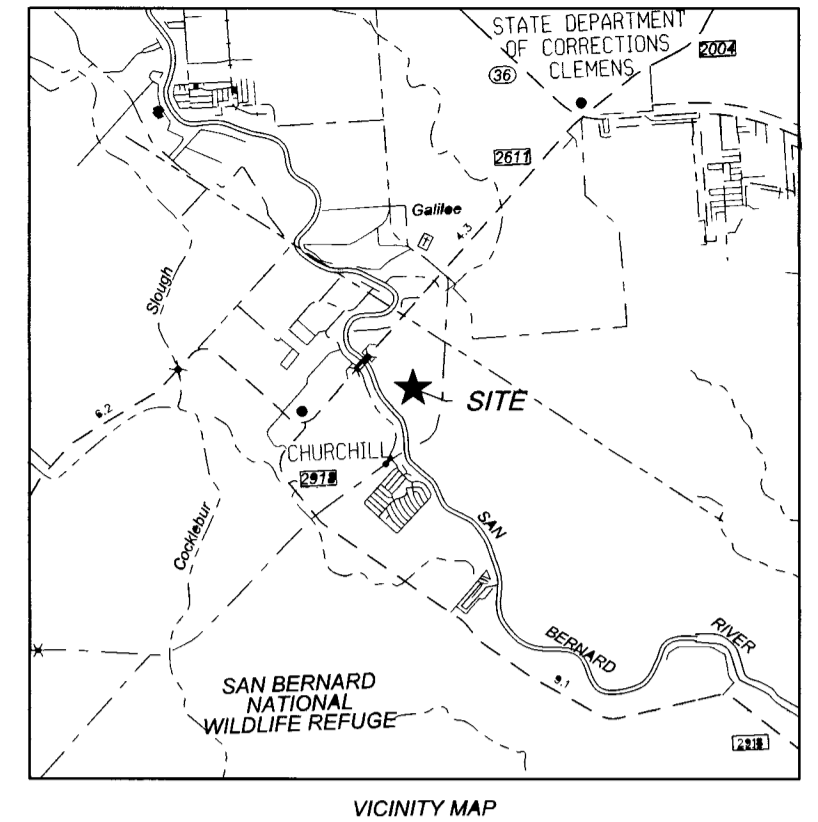
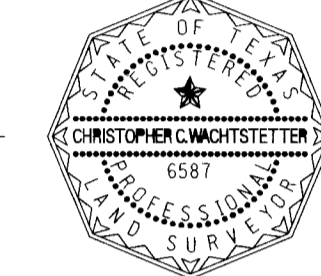


- NOTES: 1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).



STATE OF TEXAS COUNTY OF BRAZORIA I, CHRISTOPHER C. WACHSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE PLAT OF THE COASTAL COUNTRY RIVER ESTATES, OUT OF THE STERLING McNEEL LEAGUE, ABSTRACT 94, BRAZORIA COUNTY, TEXAS, WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.



STATE OF TEXAS COUNTY OF BRAZORIA H&M COASTAL COUNTRY LLC, BY STEPHEN O. HAWKINS, ITS GENERAL PARTNER AND OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE COASTAL COUNTRY RIVER ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LOT LINES, BUILDING LINES AND EASEMENTS AS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC FOR USE THE EASEMENTS SHOWN HEREON FOREVER. DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

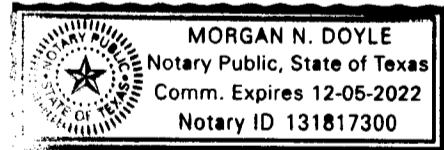
WITNESS MY HAND IN BRAZORIA COUNTY, TEXAS, THIS THE 10th DAY OF August, 2022.

Signature of Stephen O. Hawkins, Owner (General Partner of H&M Coastal Country LLC)

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BRAZORIA BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN O. HAWKINS, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 10th DAY OF August, 2022.

Signature of Morgan N. Doyle, Notary Public



APPROVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ON THIS THE ___ DAY OF ___, 20__.

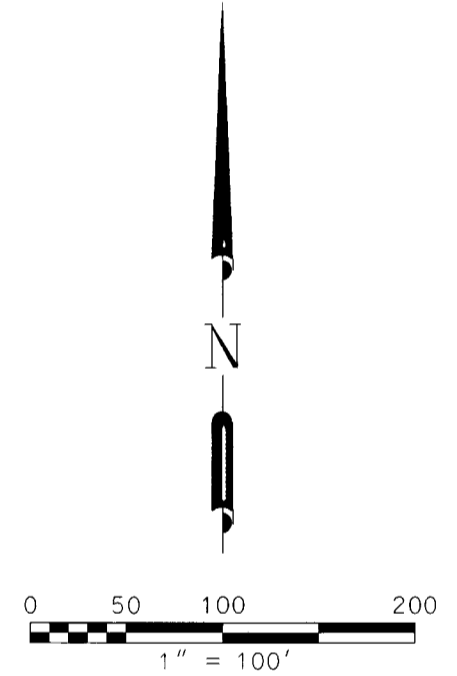
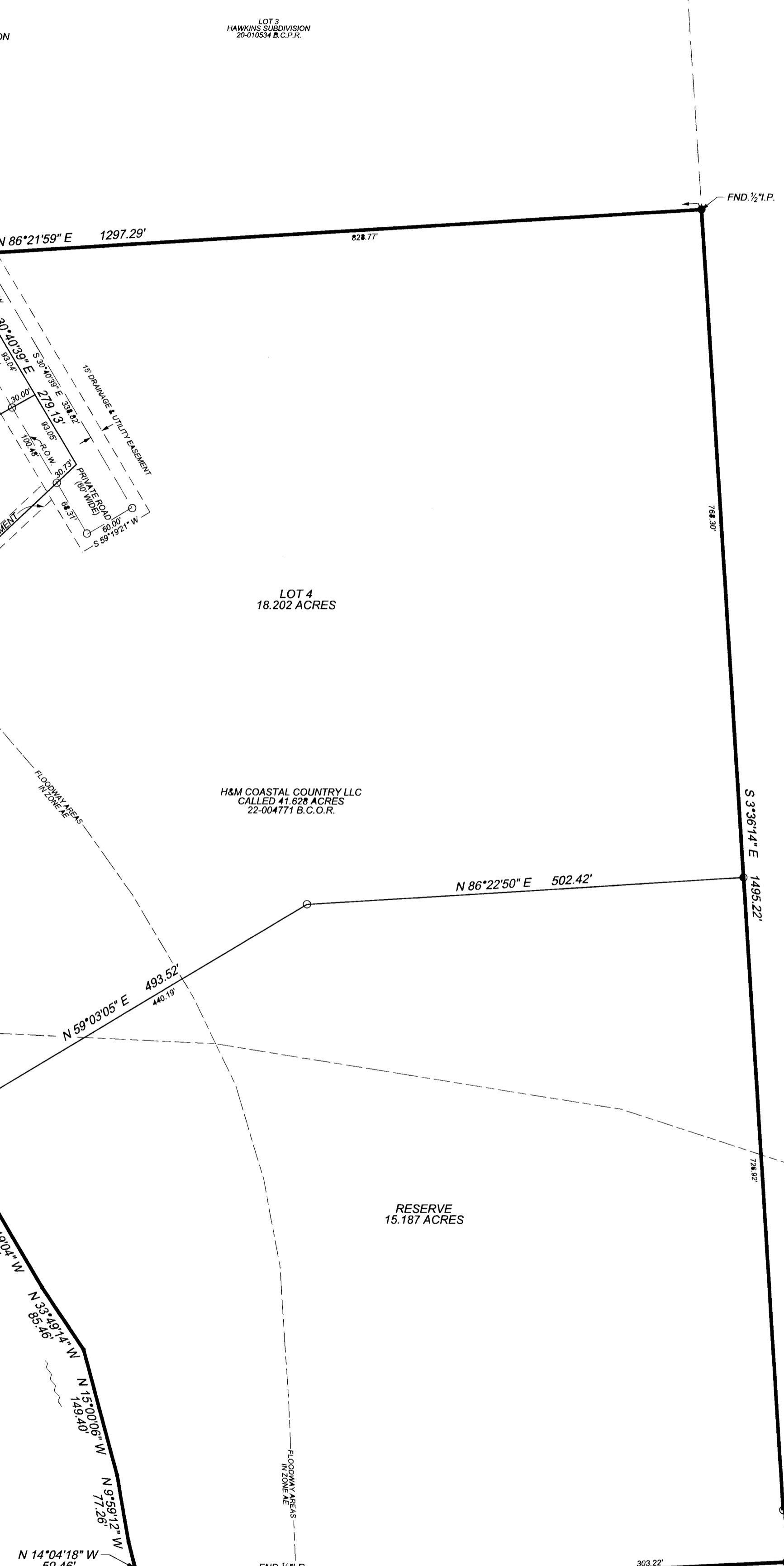
APPROVED BY THE PLANNING BOARD OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ON THIS THE ___ DAY OF ___, 20__.

Signature of E. Hayes, Chairman

Signature of Board Member

Signature of Board Member

Signature of Board Member



COASTAL COUNTRY RIVER ESTATES A FOUR LOT AND ONE RESERVE SUBDIVISION OF THE H&M COASTAL COUNTRY LLC CALLED 41.628 ACRE TRACT RECORDED IN COUNTY CLERK'S FILE 22-004771 OF THE BRAZORIA COUNTY OFFICIAL RECORDS SITUATED IN THE STERLING McNEEL LEAGUE ABSTRACT 94 CITY OF FREEPORT BRAZORIA COUNTY, TEXAS AUGUST 2022

2022054916 Brazoria County - Joyce Hudman, County Clerk 09/22/2022 02:46 PM Total Pages: 1 Fee: 125.00

OWNER: STEPHEN HAWKINS 913 ELM POINTS LEAGUE CITY, TX 77531 (832) 723-1382 SURVEYOR: DOYLE & WACHSTETTER, INC. 131 COMMERCE STREET CLUTE, TX 77531 (979) 265-3622

