



LOT 32
BLOCK 2
2.039 AC.

LOT 31
BLOCK 2
2.101 AC.

LOT 27
BLOCK 2
2.014 AC.

LOT 48
BLOCK 2
2.014 AC.

LOT 47
BLOCK 2
2.002 AC.

LOT 49
BLOCK 2
2.073 AC.

SUBDIVISION NOTES

1. EXCEPT AS SHOWN HEREON, THERE ARE NO OTHER EXISTING PIPELINE EASEMENTS AND/OR PIPELINES WITHIN THE LIMITS OF THIS SUBDIVISION, COUNTY, TEXAS.
2. THIS PLAN WAS PREPARED TO MEET THE REQUIREMENTS OF BRAZORIA COUNTY, TEXAS.
3. AS PER THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR BRAZORIA COUNTY, TEXAS, INCORPORATED AREAS (MAP NUMBER 4891002794; MAY REVISED JUNE 5, 1999) IT APPEARS THAT A PORTION OF LOT 48 IS LOCATED WITHIN ZONE X. AREAS DETERMINED TO BE WITHIN ZONE X SHOWN - AREAS OF 500-YEAR FLOOD AREAS OF WITHIN FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AND A PORTION OF THIS SUBDIVISION LIES WITHIN ZONE AE (1.5' DEPTH CRITERION APPLIES) - BASE FLOOD ELEVATIONS DETERMINED (SEE NOTE 4).
4. A PORTION OF THIS SUBDIVISION IS LOCATED IN ZONE "AE" WITH A DEPTH CRITERION OF 1.5 FEET. AN ENGINEER'S STUDY IS REQUIRED BY BRAZORIA COUNTY, TEXAS, TO DETERMINE THE FLOOD HAZARD THAT MAY OCCUR IN THIS ZONE. CONTACT THE BRAZORIA COUNTY FLOODPLAIN ADMINISTRATOR'S OFFICE FOR DETAILS.
5. THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS CONSISTENT WITH THE NATURAL DRAINAGE PATTERNS OF THE AREA. THEREFORE, BURIAL OF STORM DRAINAGE STRUCTURES AND OTHER STRUCTURES TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM SHALL BE PROHIBITED TO THE EXTENT IT MAY HAVE AN EXTENDED PERIOD OF TIME.
6. ALL DRAINAGE AND MAINTENANCE FACILITIES SHOWN HEREON SHALL BE KEPT CLEAR OF FRICES, BUILDINGS, FOUNDATIONS, PLUMBING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE SYSTEM THROUGHOUT THE ENTIRE DRAINAGE SYSTEM.
7. ALL DRAINAGE FACILITIES WITHIN EASEMENTS AND SETBACKS AND RESERVES SHOWN ON THIS PLAN WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR ADJACENT LOT OWNERS. HOWEVER, MAINTAIN THESE DRAINAGE FACILITIES IF NECESSARY.
8. FIVE ALL UTILS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 41 FEET, WHICH IS HIGHER THAN THE FINISHED FLOOR ELEVATION OF ADJACENT LOTS, WHICHEVER IS HIGHER.
9. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE REMOVAL OF ON-SITE SEWAGE FACILITY SELECTION WILL BE MADE IN CONJUNCTION WITH THE BRAZORIA COUNTY HEALTH DEPARTMENT AND THE BRAZORIA COUNTY ADMINISTRATIVE CODE, CHAPTER 286, ON-SITE SEWAGE FACILITIES.
10. THIS SUBDIVISION, BARS AND EXCEPT BLOCK 1 - LOTS 37 THROUGH 42 AND BLOCK 3 - LOTS 31 THROUGH 33, WILL BE SERVED BY PRIVATELY OWNED WATER UTILITY COMPANY IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
11. UNLESS OTHERWISE NOTED, ALL SIDE LOT BUILDING SETBACK LINES SHALL BE FITTED (10) FEET AND ALL REAR LOT BUILDING LINES SHALL EXTEND TO THE REQUIRED BUILDING LINE, THEN THE OUTERMOST EXTENSION BEYOND THE REQUIRED BUILDING LINE. THE OUTERMOST EXTENSION SHALL BE CONSIDERED THE BUILDING SETBACK LINE. EASEMENTS FOR UTILITY LINES SHALL BE SHOWN AS TO THE ADJACENT LOT OR THE DEPARTMENT OF TRANSPORTATION'S RECORDS ON THE FOLLOWING LOTS: BLOCK 2 - LOTS 33, 36, 42 AND 43.
12. IN THE EVENT THAT THE TITLE TO ANY ADJACENT LOTS WITHIN THE SUBDIVISION ARE RECORDED IN THE NAME OF ONE PERSON OR ENTITY, THE TITLE TO THE LOTS WITHIN THE SUBDIVISION SHALL BE CONSIDERED AS A COMBINED USE UTILITY AND DRAINAGE EASEMENT. THE EASEMENT AND ANY BUILDING SETBACK LINES EXISTING ON THE COMMON PROPERTY SHALL BE CONSIDERED AS THE TITLE TO THE COMMON PROPERTY. UNLESS OTHERWISE NOTED, THE TITLE TO THE COMMON PROPERTY SHALL BE CONSIDERED AS TO THE ADJACENT LOT OR THE DEPARTMENT OF TRANSPORTATION'S RECORDS ON THE FOLLOWING LOTS: LOTS 33, 36, 42 AND 43.
13. THERE IS HEREBY DEDICATED A 15 FOOT DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE AND REAR LOT LINE (7.5 FEET EACH SIDE OF LOT LINE) AND A 15 FOOT DRAINAGE AND UTILITY EASEMENT SHOWN AND DEDICATED ON THE FACE OF THIS PLAN A 30 FOOT UNRESTRICTED AREA EASEMENT IS HEREBY DEDICATED ALONG ALL 15 FOOT DRAINAGE AND UTILITY EASEMENTS. THESE EASEMENTS SHALL EXTEND HORIZONTALLY FORTY FEET (15' 0") EACH SIDE OF THE LOT LINE FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.
14. THE LOTS IN THIS DEVELOPMENT MAY CONTAIN FILL DIRT.
15. ALL DRAINAGE STRUCTURES SHALL HAVE A DRAINAGE STRUCTURE WITH AN EQUIPMENT NET DRAINAGE OPENING OF 24 INCHES IN DIAMETER OR EQUIPMENT NET DRAINAGE OPENING WITH THE APPROVED SUBDIVISION CONSTRUCTION PLANS.
16. ALL BUILDING LINE TRANSITIONS ARE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
17. THIS PLAN WAS PREPARED RELYING ON A MAP REPORT PROVIDED BY MAPCO TITLE INSURANCE COMPANY (COURT CASE NO. 0004011495, JANUARY 2007). THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY, BUT HAS RELIED ON THE DATA PROVIDED BY THE ABOVE CITED MAP REPORT.
18. BLOCK 3 - LOT 2 IS HEREBY DENIED DIRECT DRIVEWAY ACCESS TO COUNTY ROAD 713.
19. ELEVATION REFERENCE: A TEMPORARY BENCHMARKS:
ELEVATION REFERENCE: NGS 892 RESET 1558 - BENCH ON WEST END OF 3-1/4" BOX CULVERTS UNDER FARM MARKET ROAD NO. 521 APPROXIMATELY 4 MILES NORTH OF COUNTY ELEVATION 47.21' (NAVD 88)
T.B.M. NO. 327 ON TOP OF THE NORTH END OF A 3" MARKET HIGHWAY NO. 521 ELEVATION 38.54' (NAVD 88)

SUBJECT TO:

Conditions as set forth in the records of the County Clerks Office of Brazoria Co. to wit: Easements to CenterPoint Energy Houston Electric, LLC File#2007056206 Easements to CenterPoint Energy Houston Electric, LLC.; Southwestern Bell Telephone Company dba AT&T; Comcast Cable Management, LLC File#2007063056 Affidavit on site sewage facility File#2012017949 Terms and conditions, and stipulations in File # 2002062254 and 2006022533

SEE SUBDIVISION NOTES

(xxx) indicates record calls and distances
M indicates field measured calls and distances

THE FLOOD ZONE DESIGNATION OF THIS PROPERTY IS "X" SHADED ACCORDING TO THE F.I.R.M. OF COMMUNITY 48039C (02/75)

THE OWNER(S) OF THIS PROPERTY AS OF THIS SURVEY IS/ARE JAMES RAND

STATE OF TEXAS
COUNTY OF BRAZORIA

22811 SUGAR MILL COURT
THIS IS TO CERTIFY THAT I HAVE THIS DAY MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT LOT 48 IN BLOCK 2, OF THE FINAL PLAT OF CHENANGO RANCH SEC TWO (2), AN ADDITION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO 2007041954 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT. THE SETBACK FROM PROPERTY LINES THE DISTANCES INDICATED.

THERE ARE NO ENROACHMENTS, CONFLICTS OR PROTRUSIONS

DATE: OCTOBER 4, 2012
SCALE: 1"=60'
S. S. AGUIRRE
REGISTERED PROFESSIONAL
LAND SURVEYOR TX. NO. 2552
LAKE JACKSON, TEXAS
219 PARKING WAY ST
979-482-3529
F#101297-001