

CERTIFICATE OF OWNERS

JAMES K. RAND, OWNER OF LOT 47 AND 48, BLOCK 2 OF THE CHENANGO RANCH SECTION 2 SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2007-041954 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, HEREBY MAKES SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, AND EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEES TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED. IN TESTIMONY, HERETO,

JAMES K. RAND - OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY

THIS _____ DAY OF _____, 2021.

JAMES K. RAND - OWNER

NOTARY PUBLIC

COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JAMES K. RAND, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THE SAME PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

CERTIFICATE OF OWNERS

JAMES K. RAND AND LISA MARTIN, OWNERS OF LOT 46 AND 45, BLOCK 2 OF THE CHENANGO RANCH SECTION 2 SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2007-041954 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS AND HEREIN SUBDIVIDED IN THIS REPLY MAP AND SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, AND EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNEES TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED. IN TESTIMONY, HERETO,

CALEB MARTIN AND LISA MARTIN-OWNERS, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY

THIS _____ DAY OF _____, 2021.

CALEB MARTIN - OWNER

LISA MARTIN - OWNER

NOTARY PUBLIC

COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CALEB MARTIN AND LISA MARTIN-OWNERS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THE SAME PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS

CERTIFICATE OF THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS

APPROVED THIS THE _____ DAY OF _____, 2021

COUNTY JUDGE - MATT SEBESTA

PRECINCT 1-DONALD PAYNE

PRECINCT 2-RYAN CADE

PRECINCT 3-STACY ADAMS

PRECINCT 4-DAVID LINDER

Lot 46A, Block 2, Chenango Ranch Subdivision Section 2 General Description: Being a 5.291 acre tract of land consisting of an assemblage of Lot 46 (2.102 AC), Lot 46 (2.188 AC) and one-half of Lot 47 (1.001 AC) out of Block 2 of the Chenango Ranch Subdivision Section 2, according to the map or plat thereon recorded in County Clerk's File #2007-041954 of the Official Records of Brazoria County, Texas.

Particular Description: Being a 5.291 acre tract of land consisting of an assemblage of Lot 46 (2.102 AC), Lot 46 (2.188 AC) and one-half of Lot 47 (1.001 AC) out of Block 2 of the Chenango Ranch Subdivision Section 2, according to the map or plat thereon recorded in County Clerk's File #2007-041954 of the Official Records of Brazoria County, Texas.

Thence along the 60.00' radius curve to the left with an arc of 95.32 feet (Chord 580' 16.08" W, 85.61' to a 5/8" iron rod set and capped for the Southeast corner and point of beginning of the herein described Lot 46A, same being the Southeast corner of the adjacent replated Lot 46A;

Thence along the common boundary line of said replated Lots 46A and 46A, N34°29'00"W, at 250.88 feet pass a 5/8" iron rod set and capped for a point on line at the designated drainage easement line of varying width and point of inflection of the common boundary line;

Thence continuing along the common boundary line of said replated Lots 46A and 46A, N85°03'47"W, a distance of 169.86 feet to the call Northwest corner of herein Lot 48A same being the Northeast corner of the adjacent replated Lot 46A and being a point of intersection with the near common call boundary line of Lots 47 and 34 of said Block and Subdivision;

Thence along the common call rear boundary of Lot 47, 48 and of Lots 33, 32, 31 the following course and distance: i.e. N47°37'29"E, 336.05 feet to the call Northwest corner of Lot 46 and Northwest corner of Lot 47 and of the herein described Lot 46A;

Thence along the common call rear boundary of Lot 48 and of Lots 27, 26, 568°25'07"E, a distance of 177.51 feet to the call East corner of Lot 48 and of the herein Lot 48A;

Thence along the common boundary line of Lot 48 and 49 same being the East line of the herein described Lot 48A, S08°43'02"W, at a call distance of 175.08 feet pass a 5/8" iron rod capped found for a point on line set at the designated drainage easement line of varying width, and continuing S08°43'02"W an additional 135.69 feet for a total call distance of 504.65 feet to the Place of Beginning.



VICINITY MAP N.T.S.

NOTES:

- CONTACT THE FLOOD PLAIN ADMINISTRATOR OF BRAZORIA COUNTY FOR SPECIFIC BUILDING FLOOR ELEVATION INFORMATION.
- THE FLOOD ZONE IS DESIGNATED AS "X" ACCORDING TO THE CURRENT EFFECTIVE F.L.R. MAP OF COMMUNITY NO. 4893C 02/25/16.
- THE PROPERTY IS SUBJECT TO ALL EXISTING PUBLIC UTILITY EASEMENTS, DESIGNATED BUILDING LINES AND ALL CONDITIONS SET FORTH IN THE BUILDING REGULATIONS OF THE CHENANGO RANCH SUBDIVISION HOA AND THE BRAZORIA COUNTY AND NOT INDICATED IN THIS REPLY MAP.

SCALE: 1" = 60FT

LEGEND

(CALLS) INDICATES CALLS AND DISTANCES FROM RECORD INSTRUMENT OF RECORDED IN DEEDS IN COUNTY CLERK'S FILES OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS

(F) INDICATES EXISTING CORNER MARKER DESCRIPTION FOUND OR SET IN FIELD

- 1/2" IRON ROD W/ CAP FND
5/8" IRON ROD W/ CAP CORNER MARKER FOUND OR SET (5/8" IR W/ CAP)
PLAT CALL CORNER IN DRAINAGE EASEMENT NOT ACCESSIBLE

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, S.S. AGUIRRE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS HAVE SUBDIVIDED THE ABOVE PROPERTY AND PLATED THE HEREIN INSTRUMENT IN ACCORDANCE WITH THE STATUTES OF THE STATE OF TEXAS AND THAT THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

S.S. Aguirre

U.S. AGUIRRE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 2552



NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED S.S. AGUIRRE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR BRAZORIA COUNTY, TEXAS
MY COMMISSION EXPIRES _____

REPLAT OF LOTS 45, 46, 47 AND 48, BLOCK 2 OF THE CHENANGO RANCH SECTION 2 SUBDIVISION A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S FILE NO. 2007-041954 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS

LOT 47 AND 48 OWNER: JAMES K. RAND

LOT 45 AND 46 OWNERS: CALEB MARTIN AND LISA MARTIN

PLAT PREPARED BY
S.S. AGUIRRE R.P.L.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS NO. 2552
REGISTRATION NO. 101297-001