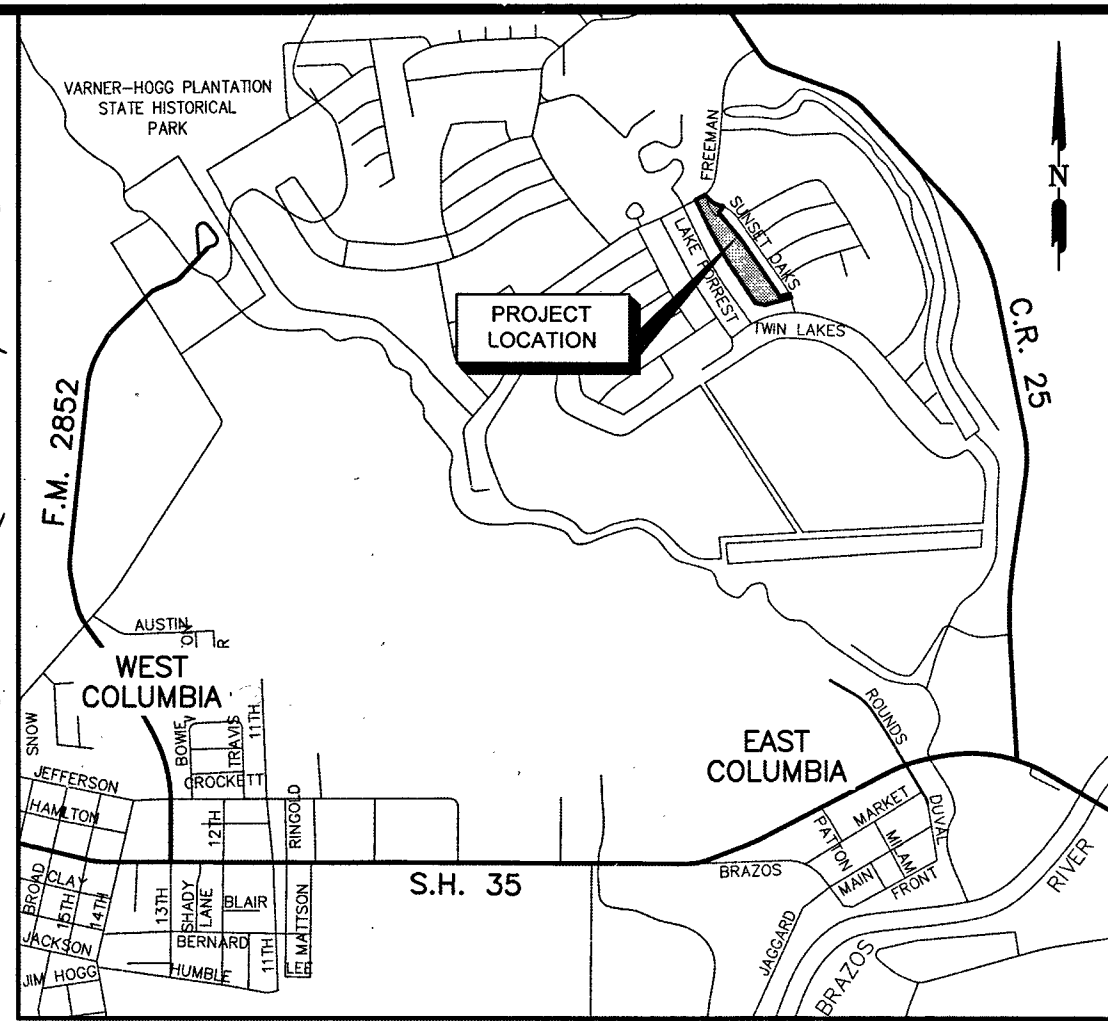
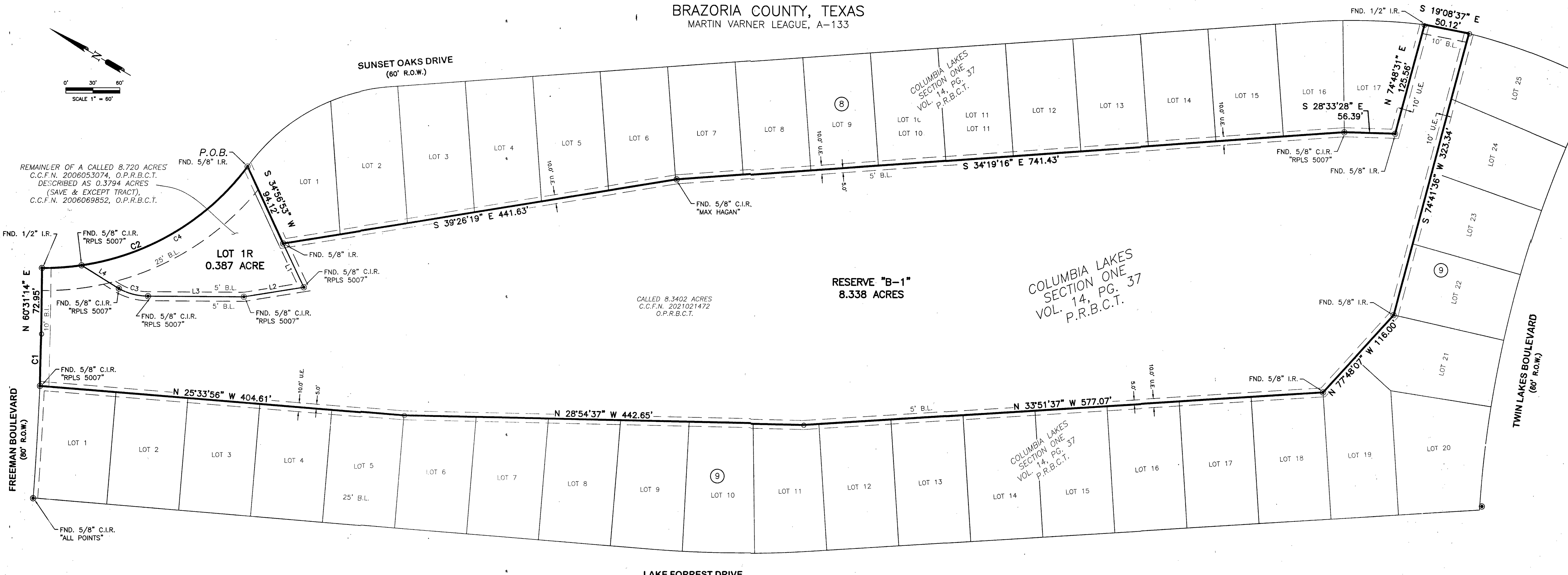


BRAZORIA COUNTY, TEXAS
 MARTIN VARNER LEAGUE, A-133



VICINITY MAP
 SCALE 1"=2,640'

- LEGEND**
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
 - D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
 - P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
 - C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 - FND = FOUND
 - C.I.R. = CAPPED IRON ROD
 - I.R. = IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R.O.W. = RIGHT-OF-WAY
 - VOL., PG. = VOLUME PAGE
 - U.E. = UTILITY EASEMENT
 - B.L. = BUILDING LINE
- SYMBOLS**
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 - ⊙ = FOUND MONUMENT (AS NOTED)

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO REPLAT RESERVE "B" OF COLUMBIA LAKES INTO 1 LOT AND ONE RESERVE.
 - ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
 - FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48059C041K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES PARTIALLY WITHIN ZONE "X" (UNSHADED), PARTIALLY WITHIN ZONE "X" (STRIPED) AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.
 - THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF PIPELINES CROSSING THE BOUNDARIES OF THIS PLAT.

LINE TABLE			CURVE TABLE					
Line No.	Length	Direction	Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
L1	53.61'	S34°36'03"W	C1	57.61'	2903.25'	1°08'13"	N61°05'22"E	57.61'
L2	67.31'	N39°23'57"W	C2	263.91'	279.96'	54°00'36"	S56°34'40"E	254.24'
L3	106.29'	N29°53'52"W	C3	33.87'	67.79'	28°37'26"	N15°35'09"W	33.52'
L4	48.50'	N01°45'53"E	C4	219.91'	279.96'	45°00'19"	S61°04'48"E	214.30'

OWNER'S ACKNOWLEDGEMENT:
 STATE OF ~~Nebraska~~ ^{Nevada} §
 COUNTY OF ~~Brazoria~~ ^{Clark} §
 WE, MARZO CLUB, LLC, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF THE REPLAT OF RESERVE B, COLUMBIA LAKES SECTION ONE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGE OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATIONS OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.
 IN TESTIMONY, HERETO, MARZO CLUB, LLC HAS CAUSED THESE PRESENT TO BE SIGNED BY WILLIAM VERKIN, ITS PRESIDENT.

William Verkin
 WILLIAM VERKIN
 MARZO CLUB, LLC.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM VERKIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF September 2023
Jane Beckwith
 JANE BECKWITH
 NOTARY PUBLIC IN AND FOR THE STATE OF ~~Nebraska~~ ^{Nevada}
 August 16th 2024
 MY COMMISSION EXPIRES

OWNER'S ACKNOWLEDGEMENT:
 STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 WE, COLUMBIA LAKES HOMEOWNERS ASSOCIATION, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF THE REPLAT OF RESERVE B, COLUMBIA LAKES SECTION ONE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGE OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATIONS OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.
 IN TESTIMONY, HERETO, COLUMBIA LAKES HOMEOWNERS ASSOCIATION HAS CAUSED THESE PRESENT TO BE SIGNED BY *Robert K. Soehl* PRESIDENT.

Robert K. Soehl
 ROBERT K. SOEHL
 PRINT NAME:
 COLUMBIA LAKES HOME OWNERS ASSOCIATION

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Robert K. Soehl*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF August 2023
Debra K. Lanchart
 DEBRA K. LANCHART
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 7-21-2027
 MY COMMISSION EXPIRES

CERTIFICATE OF COUNTY ENGINEER:
 I, MATT HANKS, COUNTY ENGINEER OF BRAZORIA COUNTY DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THIS OFFICE, AS ADOPTED BY THE COURT.
 WITNESS MY HAND IN ANGLETON, BRAZORIA COUNTY, TEXAS,
 THIS THE 10 DAY OF October, 2023
Matt Hanks
 MATT HANKS, P.E.

CERTIFICATE OF THE COURT:
 APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXA
 THIS 10 DAY OF October, 2023
Matt Sebest
 MATT SEBEST, JR.
 COUNTY JUDGE
Donald "Dude" Payne
 DONALD "DUDE" PAYNE
 COMMISSIONER, PRECINCT 2
Ryan Cade
 RYAN CADE
 COMMISSIONER, PRECINCT 2
Stacy L. Adams
 STACY L. ADAMS
 COMMISSIONER, PRECINCT 3
David Linder
 DAVID LINDER
 COMMISSIONER, PRECINCT 4

SURVEYOR'S CERTIFICATE:
 THIS IS TO CERTIFY THAT I DARREL HEIDRICH, A REGISTERED PUBLIC SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM THE GROUND SURVEY, AND THAT ALL BLOCK CORNERS AND LOT CORNERS SET, AND THIS PLAT ACCURATELY REPRESENTS THE SURVEY MADE BY ME.

Darrel Heidrich
 DARREL HEIDRICH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 1ST DISTRICT SURVEYOR NO. 5378

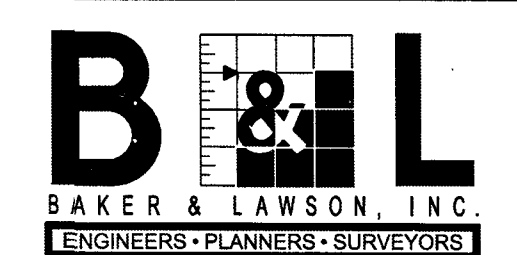


**REPLAT OF
 RESERVE B
 COLUMBIA LAKES
 SECTION ONE**
 BEING 8.725 ACRES
 1 BLOCK - 1 LOT - 1 RESERVE
 BEING ALL OF RESERVE B,
 COLUMBIA LAKES, SECTION ONE
 VOL. 14, PG. 37, P.R.B.C.T.

ALSO BEING
 THE REMAINDER OF A CALLED 8.720 ACRE TRACT
 IN THE NAME OF MARZO CLUB, LLC
 C.C.F.N. 2006053074, O.P.R.B.C.T.
 DESCRIBED AS 0.3794 ACRE TRACT
 (SAVE & EXCEPT TRACT),
 C.C.F.N. 2006069852, O.P.R.B.C.T.
 &
 ALL OF A CALLED 8.3402 ACRE TRACT
 IN THE NAME OF
 COLUMBIA LAKES HOMEOWNERS ASSOCIATION
 AS RECORDED IN C.C.F.N. 2021021472
 O.P.R.B.C.T.

MARTIN VARNER LEAGUE, ABSTRACT NO. 133
 IN BRAZORIA COUNTY, TEXAS

OWNERS:
 MARZO CLUB, LLC,
 WILLIAM VERKIN
 2525 ROBINHOOD STREET, SUITE 200
 HOUSTON, TX 77005
 &
 COLUMBIA LAKES HOMEOWNERS
 ASSOCIATION
 P.O. BOX 277
 WEST COLUMBIA, TX 77486



4005 TECHNOLOGY DR., SUITE 1530
 ANGLETON, TEXAS 77515
 OFFICE: (979) 849-6681
 TBPELS No. 10052500 REG. NO. F-825

PROJECT NO: 15512	SCALE: 1" = 60'	DRAWN BY: AD
DRAWING NO: 15512 PLAT	DATE: 03/22/2023	CHECKED BY: DH

RECORDER'S MEMORANDUM:
 At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

2023045807
 Brazoria County - Joyce Hudman, County Clerk
 10/16/2023 03:40 PM
 Total Pages: 1
 Fee: 121.00
Joyce Hudman