BRAZORIA COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BRAZORIA

I, FARRIS WILKS, MANAGER OF WILKS HERITAGE GROUP, LLC, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE-DESCRIBED PROPERTY, SAID LIEN, BEING EVIDENCED BY AN INSTRUMENT OF RECORD IN THE DEED OF TRUST RECORDED IN COUNTY CLERK'S FILE 2021061112 OF THE BRAZORIA COUNTY OFFICIAL RECORDS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION SAID LIEN, AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME, NOR ANY PART THEREOF.

WITNESS MY HAND
THIS THE _____ DAY OF _____ , 2022.

_____
FARRIS WILKS, MANAGER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, FARRIS WILKS, KNOWN TO ME BEING 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 _____ DAY OF _____ , 2022.

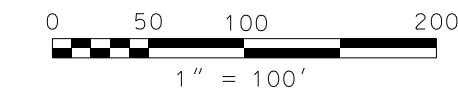NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____ , 2022

_____
NOTARY

STATE OF TEXAS
COUNTY OF BRAZORIA

I, BENJAMIN C. NELMS, PRESIDENT OF NELMS DEVELOPMENT LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SEASIDE ESTATES OF FOLLETT'S ISLAND TX, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LOT LINES, BUILDING LINES AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE THE EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN FREEPORT, BRAZORIA COUNTY, TEXAS,
THIS THE _____ DAY OF _____ , 2022.

_____
BENJAMIN C. NELMS, OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, BENJAMIN C. NELMS, KNOWN TO ME BEING 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 _____ DAY OF _____ , 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____ , 2022

_____
NOTARY

THIS IS TO CERTIFY THAT I, CHARLES D. WACHTSTETTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUNDS AND THAT ALL LOT CORNERS HAVE BEEN SET AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.
DATE SURVEYED: NOVEMBER 8, 2022

CHARLES D. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

LINE TABLE

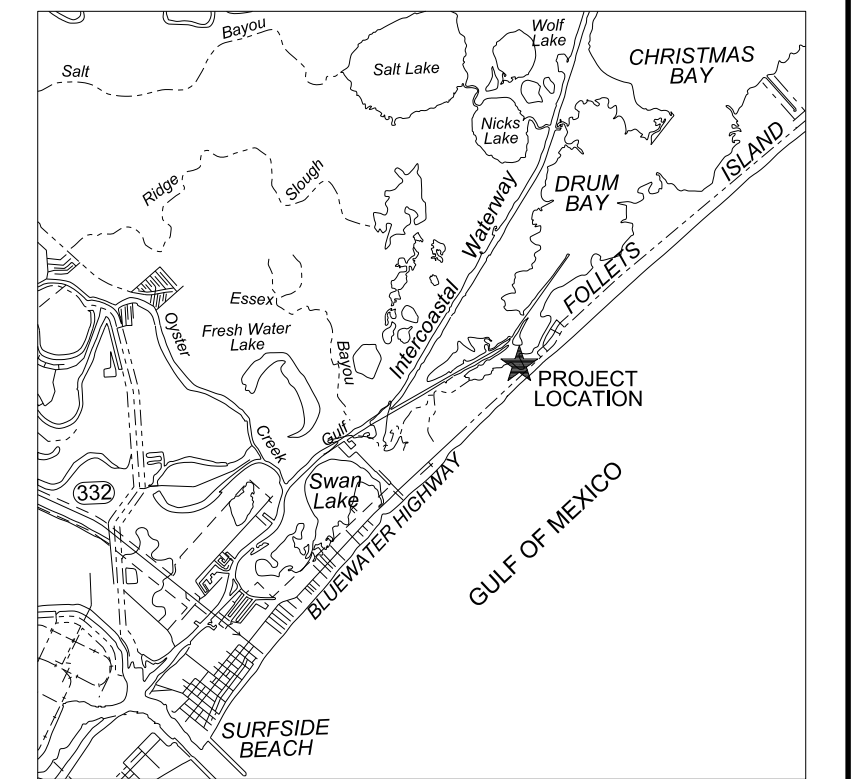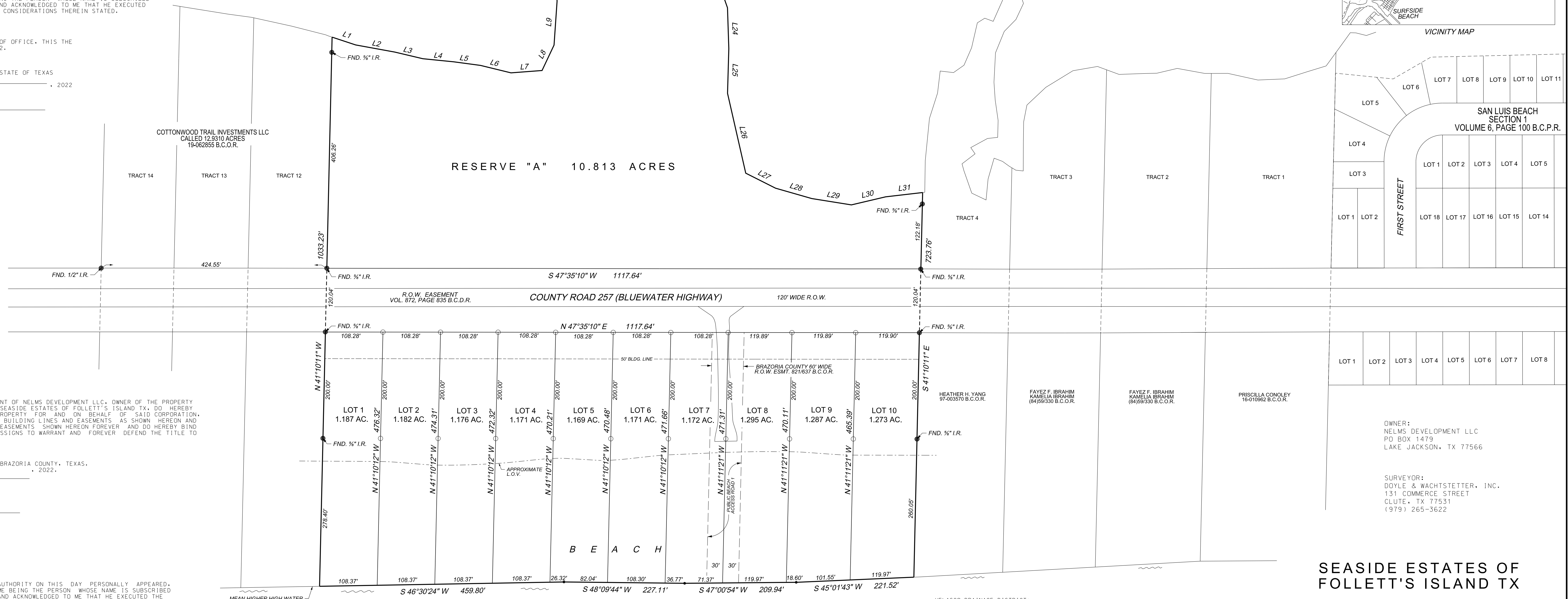| LINE	BEARING	DISTANCE		LINE	BEARING	DISTANCE
L1	N 65°47'41" E	46.66'		L16	N 31°35'27" E	82.29'
L2	N 57°50'41" E	74.81'		L17	S 58°59'41" E	44.64'
L3	N 60°54'08" E	54.27'		L18	S 81°13'21" E	134.49'
L4	N 53°14'13" E	58.47'		L19	N 72°04'55" E	67.97'
L5	N 55°09'21" E	50.76'		L20	S 61°31'31" E	63.43'
L6	N 61°16'43" E	59.04'		L21	S 64°33'46" E	68.90'
L7	N 43°07'19" E	58.56'		L22	S 62°05'22" E	67.28'
L8	N 17°11'14" W	52.86'		L23	S 61°49'04" E	73.14'
L9	N 38°31'43" W	82.22'		L24	S 44°21'33" E	76.71'
L10	N 43°30'20" W	85.04'		L25	S 40°48'49" E	84.24'
L11	N 37°40'54" W	59.38'		L26	S 55°20'48" E	154.08'
L12	N 2°33'55" W	85.94'		L27	N 74°14'50" E	62.77'
L13	N 62°35'35" W	82.04'		L28	N 63°30'25" E	70.94'
L14	S 69°15'01" W	105.29'		L29	N 56°35'53" E	75.47'
L15	N 3°58'52" W	91.37'		L30	N 34°15'59" E	66.20'
				L31	N 40°53'55" E	70.02'

DRUM BAY

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).

2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF = 0.9999811861.

3. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.

4. MEAN HIGHER HIGH WATER LINE OF THE GULF OF MEXICO IS BASED ON TIDAL BENCHMARK 1972 M 2010.

5. ⊙ DENOTES SET 5/8" IRON ROD.

6. THERE IS A 10' WIDE BUILDING SET-BACK ALONG THE SIDE LINES OF ALL 10 LOTS.

VICINITY MAP

RESERVE "A"   10.813 ACRES

COTTONWOOD TRAIL INVESTMENTS LLC
CALLED 12.9310 ACRES
19-062855 B.C.O.R.

TRACT 14   TRACT 13   TRACT 12

SAN LUIS BEACH SECTION 1
VOLUME 6, PAGE 100 B.C.P.R.

TRACT 3   TRACT 2   TRACT 1
TRACT 4

FND. 1/2" I.R.   424.55'   1033.23'   FND. 5/8" I.R.   S 47°35'10" W   1117.64'   FND. 5/8" I.R.

COUNTY ROAD 257 (BLUEWATER HIGHWAY)   120' WIDE R.O.W.

R.O.W. EASEMENT VOL. 872, PAGE 835 B.C.D.R.

FND. 5/8" I.R.   N 47°35'10" E   1117.64'   FND. 5/8" I.R.

| 108.28' | 108.28' | 108.28' | 108.28' | 108.28' | 108.28' | 108.28' | 119.89' | 119.89' | 119.90' |

50' BLDG. LINE
BRAZORIA COUNTY 60' WIDE R.O.W. ESMT. 821/637 B.C.O.R.

HEATHER H. YANG 97-003570 B.C.O.R.
FAYEZ F. IBRAHIM KAMELIA IBRAHIM (84)59/330 B.C.O.R.
FAYEZ F. IBRAHIM KAMELIA IBRAHIM (84)59/330 B.C.O.R.
PRISCILLA CONOLEY 16-010982 B.C.O.R.

| LOT 1 1.187 AC. | LOT 2 1.182 AC. | LOT 3 1.176 AC. | LOT 4 1.171 AC. | LOT 5 1.169 AC. | LOT 6 1.171 AC. | LOT 7 1.172 AC. | LOT 8 1.295 AC. | LOT 9 1.287 AC. | LOT 10 1.273 AC. |

476.32' | 474.31' | 472.32' | 470.21' | 470.48' | 471.66' | 471.31' | 470.11' | 465.39'

APPROXIMATE L.O.V.
PUBLIC BEACH ACCESS ROAD

B E A C H

MEAN HIGHER HIGH WATER

| 108.37' | 108.37' | 108.37' | 108.37' | 26.32' 82.04' | 108.30' | 36.77' 71.31' 30' 30' | 119.97' | 18.60' 101.55' | 119.97' |

S 46°30'24" W   459.80'   S 48°09'44" W   227.11'   S 47°00'54" W   209.94'   S 45°01'43" W   221.52'

G U L F   O F   M E X I C O

OWNER:
NELMS DEVELOPMENT LLC
PO BOX 1479
LAKE JACKSON, TX 77566

SURVEYOR:
DOYLE & WACHTSTETTER, INC.
131 COMMERCE STREET
CLUTE, TX 77531
(979) 265-3622

SAN LUIS BEACH SECTION 1
LOT 1–LOT 8, etc.

VELASCO DRAINAGE DISTRICT:

THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1) THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT.

2) THAT DRAINAGE FACILITIES DESCRIBED IN THIS SUBDIVISION ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS. (10 YEAR FREQUENCY)

3) THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT.

4) THAT THE DISTRICT ASSUMES RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT REVIEW IS SOLELY BASED ON THE DOCUMENTATION SUBMITTED FOR REVIEW AND A RELIANCE ON SUBMISSION OF THE REPORT BY THE TEXAS PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED AND SHALL NOT SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITIY AND/OR DECISION MAKING POWER OF THE PARTY MAKING THE PLAN OR PLAT HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

APPROVED BY THE PLANNING BOARD OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ON THIS THE _____ DAY OF _____ , 2022.

_____   _____
CHAIRPERSON   MEMBER

_____   _____
MEMBER   MEMBER

_____
MEMBER

APPROVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ON THIS THE _____ DAY OF _____ , 2022.

_____   _____
MAYOR   COUNCILMEMBER, WARD C

_____   _____
COUNCILMEMBER, WARD A   COUNCILMEMBER, WARD D

_____   _____
COUNCILMEMBER, WARD B   CITY SECRETARY

_____   _____
CHAIRMAN, F. ROBERT HAMLET   VICE CHAIRMAN, CORY LACHANCE

_____
SECRETARY, STUART HERBST   DATE:

SEASIDE ESTATES OF FOLLETT'S ISLAND TX

A 10 LOT SUBDIVISION OF 25.979 ACRES
COMPOSED OF TRACTS 5 THROUGH 11 OF THE UNRECORDED SUBDIVISION OF 70.15 ACRES
CONVEYED TO
NELMS DEVELOPMENT LLC
IN COUNTY CLERK'S FILE 2021061111
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
SITUATED IN THE
STEPHEN F. AUSTIN PENINSULA LEAGUE ABSTRACT 29
CITY OF FREEPORT
BRAZORIA COUNTY, TEXAS

DECEMBER 2022

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622   FIRM: 10024500   FAX: 979.265.9940