

21223 292

STATE OF TEXAS  
COUNTY OF AUSTIN:

We, Warren Family Ranch, LLC, a Texas limited liability company, acting by and through Brett Warren, Managing Member, owners of the property subdivided in the above and foregoing plat of Brazos Country Section Four Replat No. 1, a Subdivision in the City of Brazos Country, Austin County, Texas, do hereby make and establish said Subdivision according to the lines, lots, building lines, streets, reserves, notations and easements thereon shown and designate said Subdivision as Brazos Country Section Four Replat No. 1; do hereby reserve, save, except and hold privately all parks, water courses, drains, and common areas as shown hereon forever; do hereby waive any claims for damages occasioned by the grades approved for the streets, or occasioned by the alteration of the surface of any portion of the streets to conform to such grades, and do hereby bind ourselves, our successors, and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Warren Family Ranch, LLC, owners of the property subdivided in the above and foregoing plat of Brazos Country Section Four Replat No. 1, have complied with, or will comply with, the existing regulations heretofore on file and adopted by the City of Brazos Country, Austin County, Texas.

IN TESTIMONY WHEREOF, THE Warren Family Ranch, LLC, a Texas limited liability company, has caused these presents to be signed by Brett Warren, Managing Member, thereunto authorized, this 14th day of April, 2021.

Warren Family Ranch, LLC  
a Texas limited liability company  
BY: Brett Warren  
Brett Warren, Managing Member

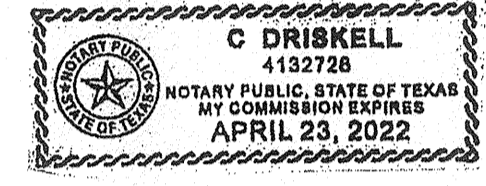
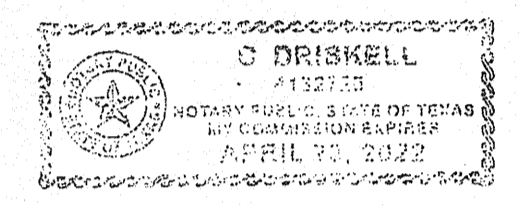
STATE OF TEXAS  
COUNTY OF Fort Bend

BEFORE ME, the undersigned authority, on this day personally appeared Brett Warren, Managing Member of Warren Family Ranch, LLC, a Texas limited liability company, 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 expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of April, 2021.

Notary Public in and for State of Texas.  
My Commission Expires: 4/23/22

W. Driskell  
Notary Public



This is to certify that the City Council of the City of Brazos Country, Texas, has approved this plat in conformance with the laws of the State of Texas and the ordinances of the City of Brazos Country, Texas as shown hereon and authorized the recording of this plat this 14th day of April, 2021.

Albert A. Sykes, Mayor  
Mary Lee Craig, City Secretary  
Joe McSloy, Council Member  
Neil Howard, Council Member  
Bob Ray, Council Member  
Sharon Smith, Council Member  
Brian Cheek, Council Member



We, Allegiance Bank, a Texas banking corporation, owner and holder of a lien in instrument of record in Austin County Clerk's File No. \_\_\_\_\_ of the Official Records of Austin County, Texas, on property described in the plat known as Brazos Country Section Four Replat No. 1, do hereby in all things subordinate to said plat and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

This 14th day of April, 2021.

BY: Don Butler  
DON BUTLER, SENIOR V.P.  
Print Name and Title

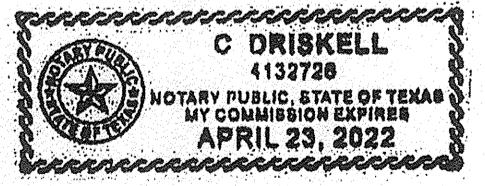
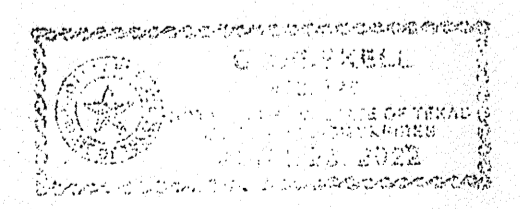
STATE OF TEXAS  
COUNTY OF Fort Bend

BEFORE ME, the undersigned authority, on this day personally appeared Don Butler of Allegiance Bank, a Texas banking corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said banking corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of April, 2021.

Notary Public in and for the State of Texas  
My Commission Expires: 4/23/22

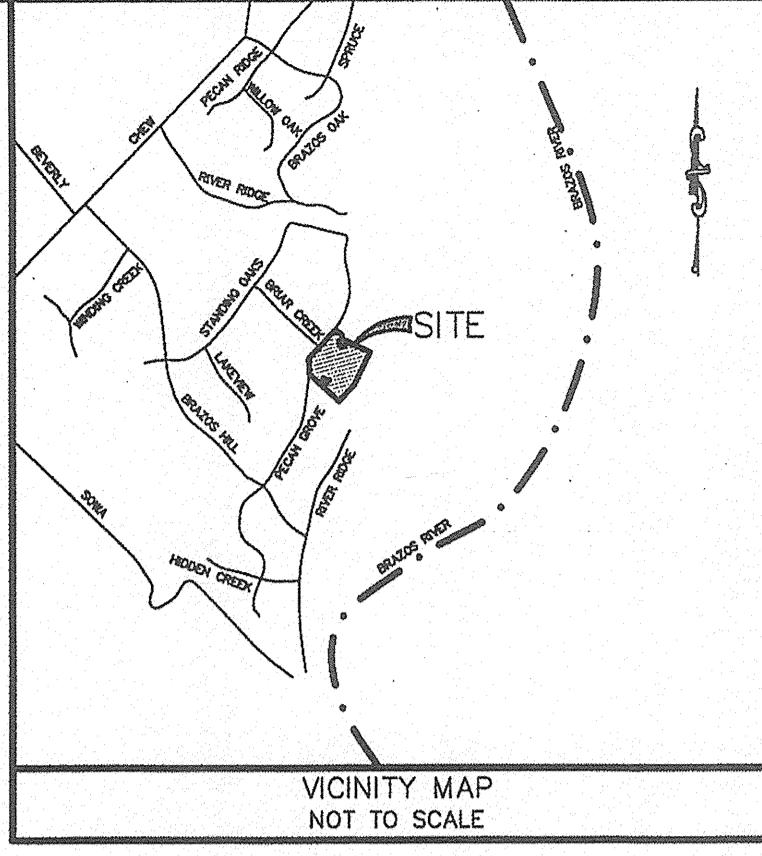
W. Driskell  
Notary



A FIELD NOTE DESCRIPTION of a 10.4357 acre tract of land in the James Hensley Survey, Section 12, Abstract No. 47, City of Brazos Country, Austin County, Texas; said 10.4357 acre tract being all of Lots 1-6, Block 5, Brazos Country Section Four, according to the map or plat recorded in Volume 1, Page 55 of the Austin County Plat Records, conveyed to Dennis R. McGill and Sandy Le McGill, as recorded in Austin County Clerk's File No. 026703; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

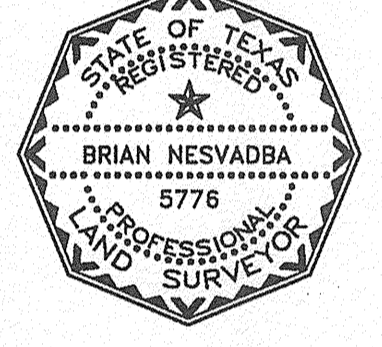
- BEGINNING at a 5/8-inch iron rod with cap stamped "TEAM" set in the northeast line of Lot 18, Block 2, Brazos Country Section Two, according to the map or plat recorded in Volume 1, Page 25 of the Austin County Plat Records for the south corner of said Lot 1 and for the south corner of this tract; from which a 5/8-inch iron rod found bears North 18° 08' 50" West - 1.23 feet;
- THENCE, North 47° 14' 54" West - 304.06 feet with the northeast line of said Brazos Country Section Two and with the southwest line of said Brazos Country Section Four to a 5/8-inch iron rod found for a west corner of this tract;
- THENCE, North 43° 37' 41" East - 122.73 feet with a southeast line of a cemetery and with a northwest line of said Brazos Country Section Four to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an interior corner of this tract;
- THENCE, North 76° 47' 24" West - 83.43 feet with a north line of said cemetery and with a south line of said Brazos Country Section Four to a 5/8-inch iron rod found for an interior corner of this tract;
- THENCE, South 17° 18' 22" West - 90.34 feet with a west line of said cemetery and with an east line of said Brazos Country Section Four to a 5/8-inch iron rod found for a south corner of this tract;
- THENCE, North 47° 14' 54" West - 214.05 feet with a northeast line of said cemetery tract and with a southwest line of said Brazos Country Section Four to a 5/8-inch iron rod found in the east right-of-way line of Pecan Grove Road (50 feet wide), as recorded in Volume 1, Page 25 of the Austin County Plat Records for a west corner of this tract;
- THENCE, North 02° 27' 28" West - 60.44 feet with the east right-of-way line of said Pecan Grove Road and with the west line of said Block 5 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for a point-of-curvature;
- THENCE, in a northerly direction with the east right-of-way line of said Pecan Grove Road, with the west line of said Block 5 and with a curve to the left having a radius of 830.00 feet, a central angle of 08° 35' 40", a length of 124.50 feet, and a chord bearing North 06° 45' 18" West - 124.38 feet to a 5/8-inch iron rod found for a point-of-reverse-curvature;
- THENCE, in a northerly direction with the southeast right-of-way line of said Pecan Grove Road the said radial cutback, with the west line of said Block 5 and with a curve to the right having a radius of 54.97 feet, a central angle of 53° 48' 35", a length of 51.63 feet, and a chord bearing North 15° 51' 10" East - 49.75 feet to a 5/8-inch iron rod found for a point-of-tangency and for the north end of said radial cutback;
- THENCE, North 42° 45' 06" East - 462.11 feet with the southeast right-of-way line of said Pecan Grove Road and with the northwest line of said Block 5 to a 5/8-inch iron rod found for a point-of-curvature;
- THENCE, in a northeasterly direction with the southeast right-of-way line of said Pecan Grove Road, with the northwest line of said Block 5 and with a curve to the left having a radius of 830.00 feet, a central angle of 02° 23' 57", a length of 34.76 feet, and a chord bearing North 41° 33' 07" East - 34.75 feet to a 5/8-inch iron rod found for a point-of-reverse-curvature and for the west end of a radial cutback at the intersection of the southeast right-of-way line of said Pecan Grove Road with the southwest right-of-way line of Briarcreek Court (60 feet wide), as recorded in Volume 1, Page 55 of the Austin County Plat Records;
- THENCE, in an easterly direction with said radial cutback, with the north line of said Block 5 and with a curve to the right having a radius of 25.00 feet, a central angle of 86° 18' 37", a length of 37.66 feet, and a chord bearing North 83° 30' 27" East - 34.20 feet to a 5/8-inch iron rod found for a point-of-tangency and for the east end of said radial cutback;
- THENCE, South 53° 20' 10" East - 66.77 feet with the southwest right-of-way line of said Briarcreek Court and with a northeast line of said Block 5 to a 5/8-inch iron rod found for a point-of-curvature;
- THENCE, in a southerly direction with the west right-of-way line of said Briarcreek Court, with an east line of said Block 5 and with a curve to the right having a radius of 70.00 feet, a central angle of 69° 31' 08", a length of 84.93 feet, and a chord bearing South 18° 34' 36" East - 79.82 feet to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the beginning of a non-tangent curve to the left; from which a 5/8-inch iron rod found bears North 88° 07' 52" East - 0.71 feet;
- THENCE, in a southeasterly direction with the cul-de-sac of said Briarcreek Court, with a north line of said Block 5 and with a curve to the left having a radius of 50.00 feet, a central angle of 284° 25' 55", a length of 248.21 feet, and a chord bearing South 57° 50' 13" East - 61.27 feet to a 5/8-inch iron rod with cap stamped "Terra" found for the beginning of a non-tangent curve to the left;
- THENCE, in a northerly direction with the east right-of-way line of said Briarcreek Court, with a west line of said Block 5 and with a curve to the left having a radius of 130.00 feet, a central angle of 02° 32' 41", a length of 5.77 feet, and a chord bearing North 22° 21' 56" East - 5.77 feet to a 5/8-inch iron rod found for the north corner of said Lot 6 and for a north corner of this tract;
- THENCE, South 64° 27' 28" East - 360.42 feet with the south line of Lot 7 of said Block 5 and with the north line of said Lot 6 to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for the east corner of said Lot 6 and for the east corner of this tract; from which a 5/8-inch iron rod found bears North 41° 09' 45" West - 1.19 feet;
- THENCE, South 25° 32' 32" West - 505.19 feet with the northwest line of a 50.000 acre tract of land conveyed to McGill Real Estate L.L.C., as recorded in Austin County Clerk's File No. 020685 and with the southeast line of said Brazos Country Section Four to a 5/8-inch iron rod with cap stamped "T.E.A.M." set for an angle point of this tract; from which a 5/8-inch iron rod found bears North 40° 19' 05" West - 1.14 feet;
- THENCE, South 42° 45' 06" West - 300.00 feet with the northwest line of said 50.000 acre tract and with the southeast line of said Brazos Country Section Four to the POINT OF BEGINNING and containing 10.4357 acres (454,581 square feet) of land.

- NOTES:
- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE SURFACE, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, (NO. 4204, NAD 83), AS OBTAINED FROM THE NGS C.O.R.S. SYSTEM, AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.99988712068.
  - 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR AUSTIN COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48015-C-0350 F, EFFECTIVELY DATED OCTOBER 18, 2019, THIS PROPERTY LIES MOSTLY IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PARTIALLY IN SHADDED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND PARTIALLY IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
  - 3.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
  - 4.) THE HEREIN SUBDIVIDED TRACT LIES ENTIRELY WITHIN THE INCORPORATED LIMITS OF THE CITY OF BRAZOS COUNTRY, TEXAS.
  - 5.) DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
  - 6.) EXISTING STRUCTURES ARE EXEMPT FROM ADHERING TO THE BUILDING LINES ESTABLISHED ON THIS REPLAT. HOWEVER, ANY ADDITIONAL STRUCTURES OR ADDITIONS MUST ADHERE TO THE BUILDING LINES AS SHOWN ON THIS PLAT. IN ADDITION, IF AN EXISTING STRUCTURE IS EVER DEMOLISHED, THEN ANY REPLACEMENT STRUCTURE SHALL ADHERE TO THE BUILDING LINES SHOWN ON THIS REPLAT.
  - 7.) SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN RESTRICTIONS, EASEMENTS, AND AGREEMENTS SET FORTH IN VOL. 1, PG. 55 OF THE AUSTIN COUNTY PLAT RECORDS; AND AUSTIN COUNTY CLERK'S FILE NO. 115309; AND VOL. 451, PG. 588 OF THE AUSTIN COUNTY DEED RECORDS.
  - 8.) LOT 1/LOT 2 DRAINAGE NOTE: THE NATURAL DRAINAGE PATTERN FOR LOT 2 IS TO SHEET FLOW RUNOFF ACROSS THE LOT LINE BETWEEN LOT 1/LOT 2 TO A DRAINAGE SWALE LOCATED JUST ACROSS THE FENCELINE. THIS NATURAL DRAINAGE PATTERN WILL BE MAINTAINED WITH LOT 2 HAVING THE RIGHT TO CONTINUE TO DRAIN TO THE EXISTING DRAINAGE SWALE ON LOT 1, AND LOT 1 HAVING THE OBLIGATION TO ACCOMMODATE THE NECESSARY AND REASONABLE DRAINAGE COMING FROM LOT 2 AS THIS PATTERN EXISTS CURRENTLY.
  - 9.) NATURAL GROUND ELEVATIONS AT LOT CORNERS SITUATED WITHIN THE 100-YEAR FLOODPLAIN ARE SHOWN PER THE FOLLOWING EXAMPLE: [ELEV = 111.0']
  - 10.) PORTIONS OF THIS PROPERTY LIE WITHIN THE 100-YEAR FLOODPLAIN AREA OF THE BRAZOS RIVER, THE ELEVATION OF WHICH VARIES ACROSS THE PROPERTY FROM 118.4 FEET TO 119.0 FEET. THE MINIMUM FINISHED SLAB ELEVATIONS FOR THE AFFECTED LOTS AND FOR ANY NEW STRUCTURES IS 121.0 FEET OR 1.5 FOOT ABOVE NATURAL GROUND, WHICHEVER IS HIGHER.



I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet unless otherwise noted hereon; and that the plat boundary corners have been tied to the nearest street intersection.

Brian Nesvadba  
Brian Nesvadba, R.P.L.S.  
Texas Registration No. 5776



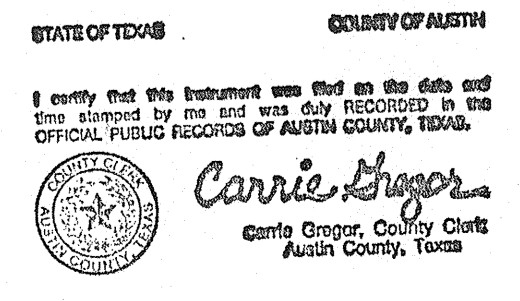
The State of Texas  
County of Austin  
I, Carrie Gregor, County Clerk of  
Austin County, Texas do hereby certify  
that the within instrument with  
its certificate of authentication  
was filed for registration in my office  
on April 20 2021 at 1:08 o'clock Pm  
and in Volume 3 Page 1-2 of the  
Map Records of Austin County for said  
County.  
Witness my hand and seal of Office  
at Austin County, Texas, the day  
and date last above written.  
Carrie Gregor by: Debra Thomas  
County Clerk Deputy

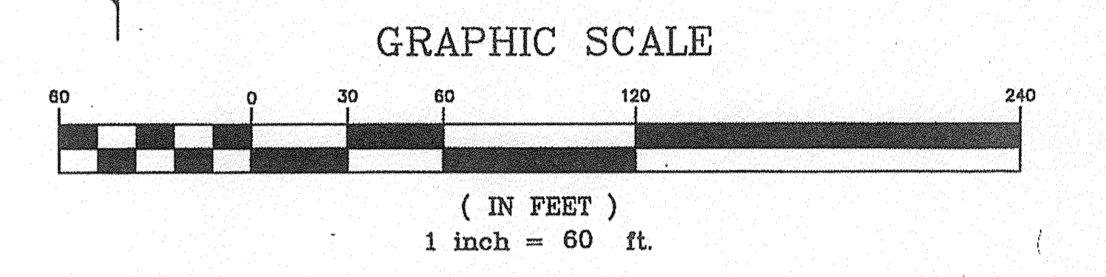
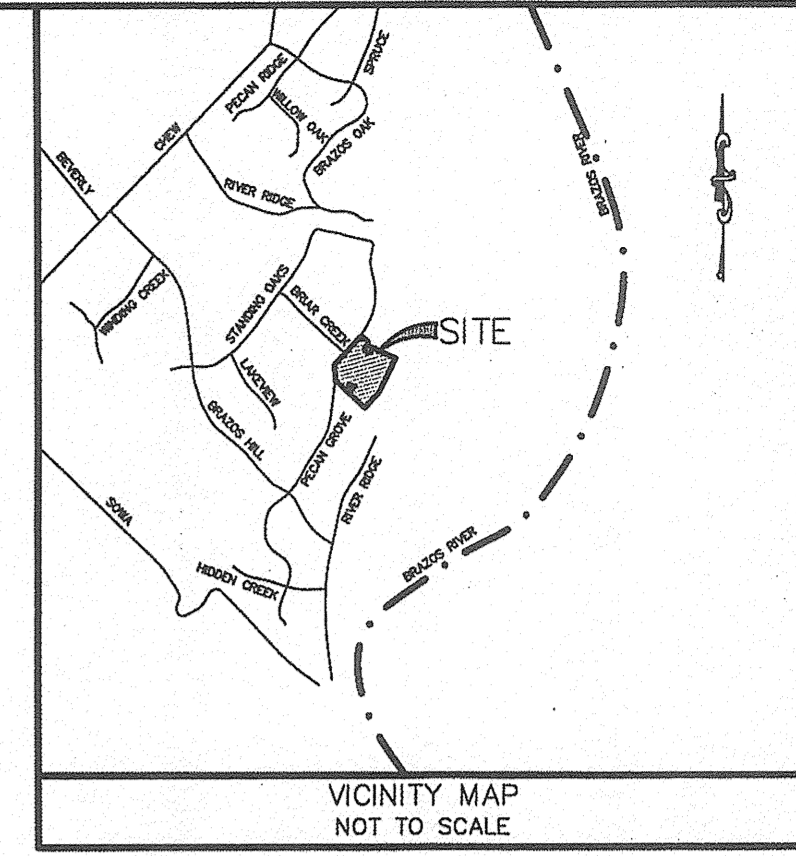
**BRAZOS COUNTRY SECTION FOUR  
REPLAT NO 1**  
A SUBDIVISION OF 10.4357 ACRES  
BEING ALL OF LOTS 1-6, BLOCK 5,  
BRAZOS COUNTRY SECTION FOUR  
(VOL. 1, PG. 55; A.C.P.R.),  
SECTION 12, ABSTRACT NO. 47,  
CITY OF BRAZOS COUNTRY,  
AUSTIN COUNTY, TEXAS  
1 BLOCK 2 LOTS  
REASON FOR REPLAT:  
TO RECONFIGURE 6 LOTS INTO 2 LOTS  
~ OWNER ~  
**WARREN FAMILY RANCH, LLC**  
a Texas limited liability company  
22310 Grand Corner Drive  
Katy, Texas 77494  
PHONE: 713.626.0606  
~ SURVEYOR ~  
**TEXAS ENGINEERING AND MAPPING COMPANY**  
12718 Century Drive  
Stafford, Texas 77477  
PHONE: 281.491.2525 FAX: 281.491.2535  
SURVEYING FIRM NO. 10118000 / ENGINEERING FIRM NO. F-2906  
www.team-civil.com  
Job No. 1562-1  
APRIL 13, 2021

APPROVAL BY PLAT ROOM RECORDER  
DATE: \_\_\_\_\_ PLAT BOOK RECORDER  
COUNTY CLERK'S FILE NO. \_\_\_\_\_  
PLAT CABINET NO. \_\_\_\_\_ PAGE \_\_\_\_\_ NO. \_\_\_\_\_

DRAWING INFO: Z:\p\p\1562-1\F1\_02.dwg APR 13, 2021 4:25 PM

FILED  
2021 APR 20 PM 1:08  
Carrie Gregor  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS





- LEGEND**
- A.C.C.F. - AUSTIN COUNTY CLERK'S FILE
  - A.C.D.R. - AUSTIN COUNTY DEED RECORDS
  - A.C.P.R. - AUSTIN COUNTY PLAT RECORDS
  - U.E. - UTILITY EASEMENT
  - IP - IRON PIPE
  - IR - IRON ROD
  - R.O.W. - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - W/ - WITH

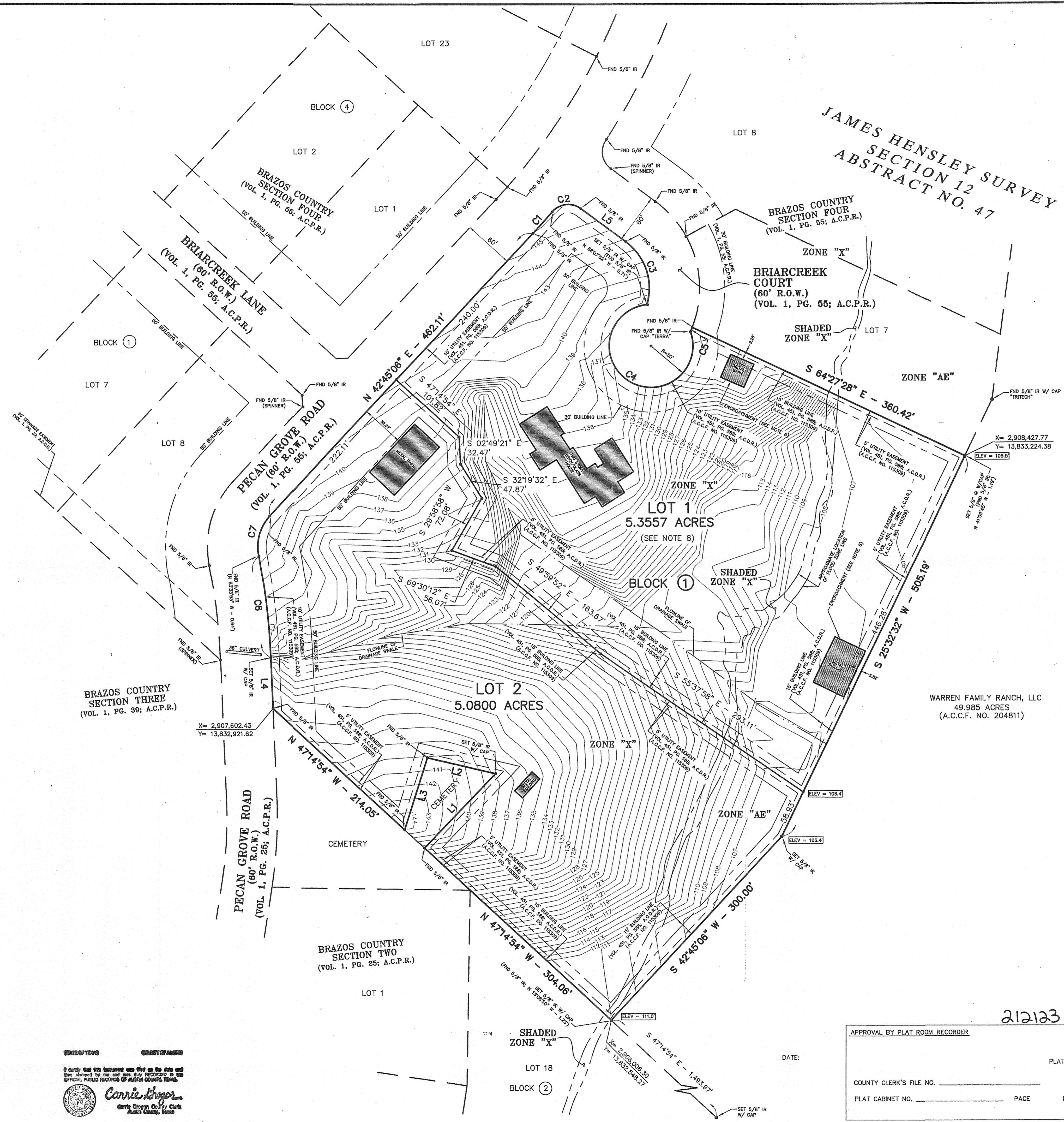
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 43°37'41" E	122.73'
L2	N 76°47'24" W	83.43'
L3	S 177°8'22" W	90.34'
L4	N 02°27'28" W	80.44'
L5	S 53°20'10" E	68.77'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	2°23'57"	830.00'	34.76'	N 41°33'07" E - 34.75'
C2	86°18'37"	25.00'	37.66'	N 83°30'27" E - 34.20'
C3	69°31'08"	70.00'	84.93'	N 18°34'38" W - 79.82'
C4	284°23'55"	50.00'	249.21'	S 87°50'13" E - 61.27'
C5	2°32'41"	130.00'	5.77'	N 22°21'58" E - 5.77'
C6	8°35'40"	830.00'	124.50'	N 06°48'18" W - 124.38'
C7	53°48'35"	54.97'	51.63'	N 15°51'10" E - 49.75'



**BRAZOS COUNTRY SECTION FOUR  
REPLAT NO 1**

A SUBDIVISION OF 10.4357 ACRES  
BEING ALL OF LOTS 1-6, BLOCK 5,  
BRAZOS COUNTRY SECTION FOUR  
(VOL. 1, PG. 55; A.C.P.R.),  
IN THE JAMES HENSLEY SURVEY,  
SECTION 12, ABSTRACT NO. 47,  
CITY OF BRAZOS COUNTRY,  
AUSTIN COUNTY, TEXAS

**1 BLOCK 2 LOTS**  
REASON FOR REPLAT:  
TO RECONFIGURE 6 LOTS INTO 2 LOTS

~ OWNER ~  
**WARREN FAMILY RANCH, LLC**  
a Texas limited liability company  
22310 Grand Corner Drive  
Katy, Texas 77494  
PHONE: 713.526.0606

~ SURVEYOR ~  
**TEXAS ENGINEERING AND MAPPING COMPANY**  
12718 Century Drive  
Stafford, Texas 77477

PHONE: 281.491.2626 FAX: 281.491.2636  
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906  
www.team-civil.com  
Job No. 1562-1  
APRIL 13, 2021

212123

APPROVAL BY PLAT ROOM RECORDER

DATE: \_\_\_\_\_

COUNTY CLERK'S FILE NO. \_\_\_\_\_

PLAT CABINET NO. \_\_\_\_\_ PAGE \_\_\_\_\_ NO. \_\_\_\_\_

PLAT BOOK RECORDER

FILED  
2021 APR 20 PM 4:08  
Carrie Gregor  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

