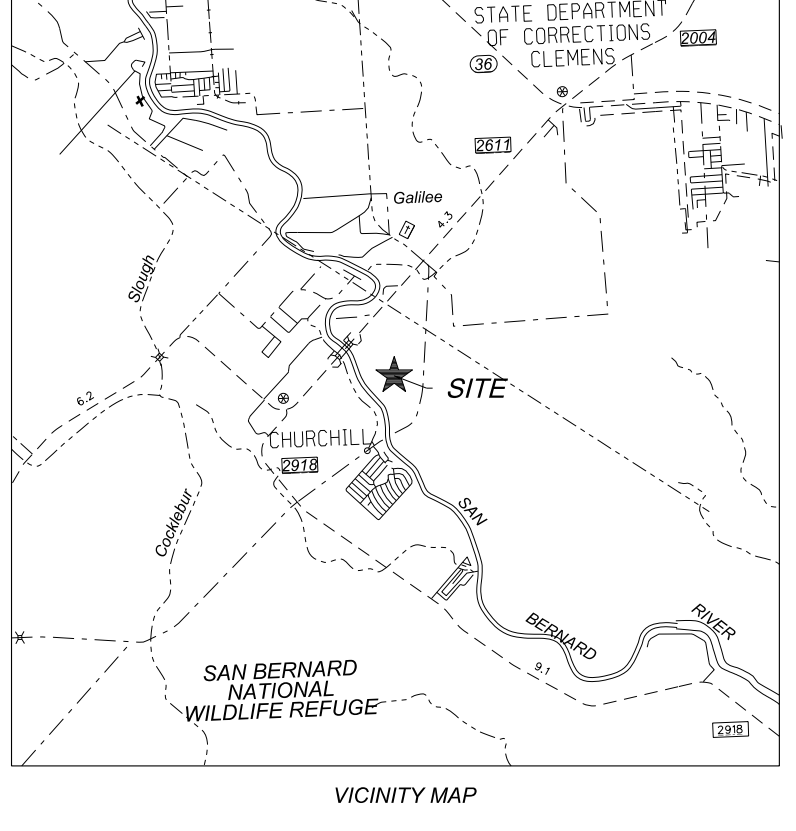
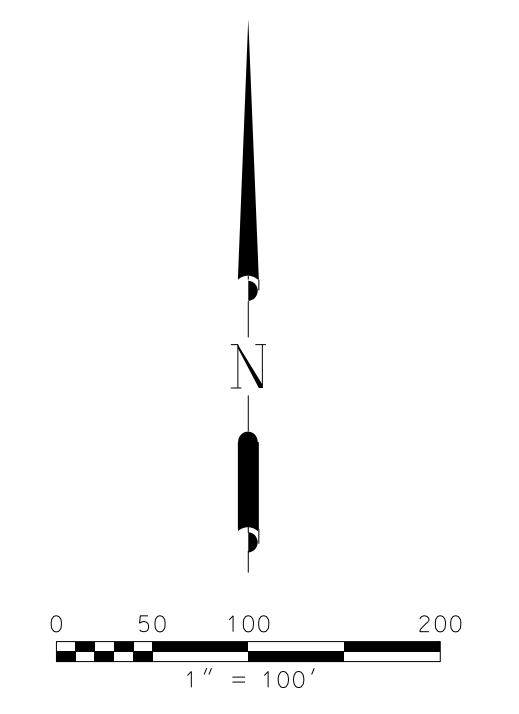


- NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
 2. ● DENOTES FOUND IRON ROD/PIPE
 3. ○ DENOTES SET 5/8" IRON ROD/W/CAP
 4. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.9998615)
 5. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE CO., G. F. NO: 21013762, EFFECTIVE DATE: DECEMBER 17, 2021, ISSUED: DECEMBER 28, 2021, FOR ALL ITEMS OF RECORD.
 6. THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE "AE" PER FLOOD INSURANCE RATE MAP 48039C0760K, DATED: DECEMBER 30, 2020.
 7. THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO SEVEN TRACTS, ONE OF WHICH BEING A RESERVE.
 8. THERE ARE ADDITIONAL IMPROVEMENTS ON THIS PROPERTY NOT SHOWN HEREON.
 9. THIS PROPERTY MAY BE SUBJECT TO BUILDING RESTRICTIONS PER THE CITY OF FREEPORT AND BRAZORIA COUNTY.
 10. MEANDERS OF THE SAN BERNARD RIVER AS SHOWN HEREON WERE MEASURED ON FEBRUARY 17, 2016.



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.



STATE OF TEXAS
COUNTY OF BRAZORIA

H&M COASTAL COUNTRY LLC, BY STEPHEN D. HAWKINS, ITS GENERAL PARTNER AND OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE REPLAT OF LOT 4, COASTAL COUNTRY RIVER ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, BUILDING LINES, AND EASEMENTS AS SHOWN HEREON AND DO AND HEREBY DEDICATE TO THE PUBLIC FOR USE THE EASEMENTS SHOWN HEREON FOREVER. DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN _____ COUNTY, TEXAS, THIS THE _____ DAY OF _____, 20____.

STEPHEN D. HAWKINS, OWNER
(GENERAL PARTNER OF H&M COASTAL COUNTRY LLC)

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN D. HAWKINS, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES _____, 20____.

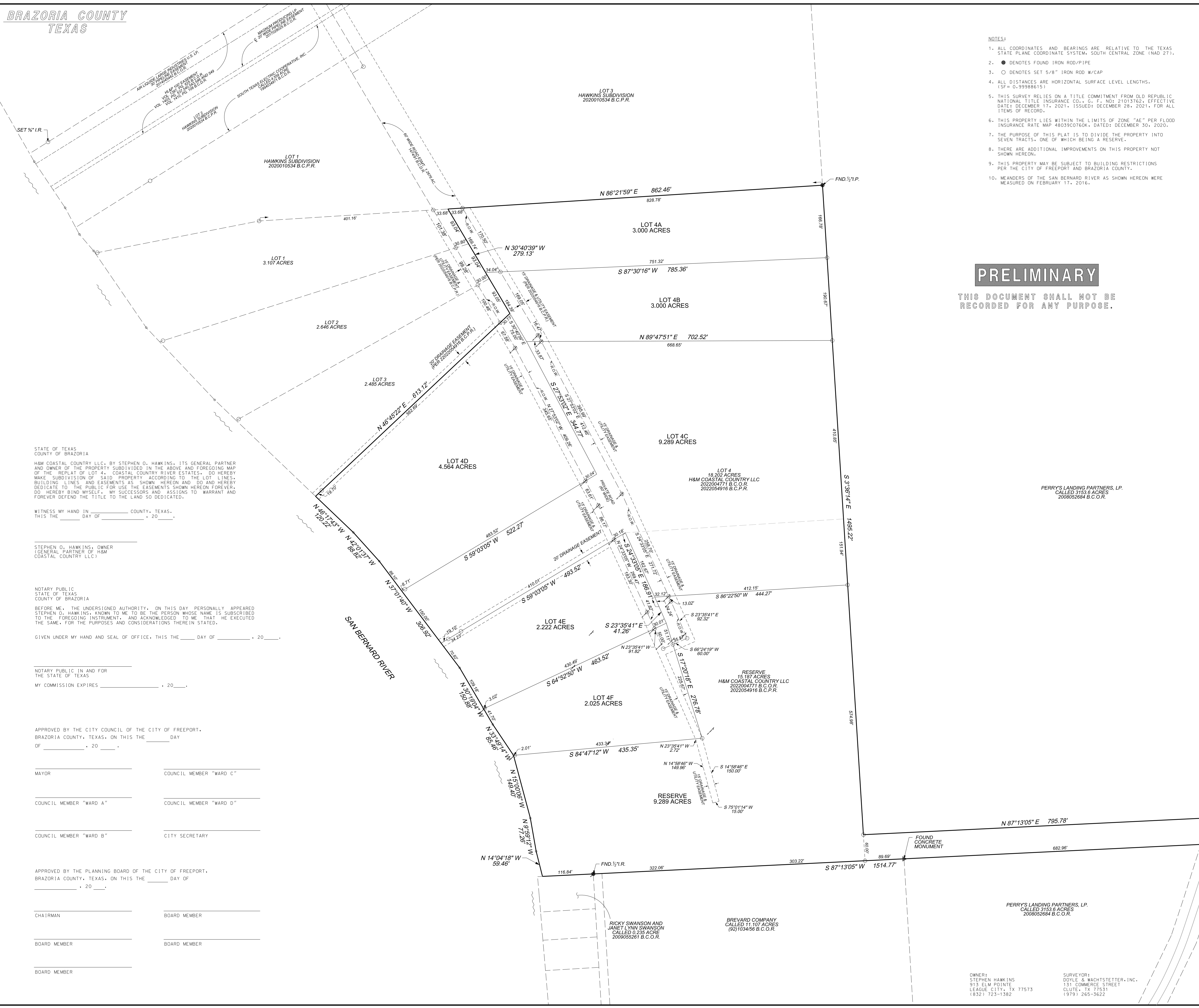
APPROVED BY THE CITY COUNCIL OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

MAYOR	_____	COUNCIL MEMBER "WARD C"	_____
COUNCIL MEMBER "WARD A"	_____	COUNCIL MEMBER "WARD D"	_____
COUNCIL MEMBER "WARD B"	_____	CITY SECRETARY	_____

APPROVED BY THE PLANNING BOARD OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

CHAIRMAN	_____	BOARD MEMBER	_____
BOARD MEMBER	_____	BOARD MEMBER	_____
BOARD MEMBER	_____	BOARD MEMBER	_____

USER: Untitled Workspace TIME: 8:40:10 AM C:\DocN\Boundary\ChurchHill_36 Acres Update 2023\ Preliminary Subdivision Design_Rev8.dgn



PERRY'S LANDING PARTNERS, LP.
CALLED 3153.6 ACRES
2008052684 B.C.O.R.

LOT 4
18.202 ACRES
H&M COASTAL COUNTRY LLC
2022004771 B.C.O.R.
2022054916 B.C.O.R.

RESERVE
16.197 ACRES
H&M COASTAL COUNTRY LLC
2022004771 B.C.O.R.
2022054916 B.C.O.R.

RICKY SWANSON AND
JANET LYNN SWANSON
CALLED 0.235 ACRE
2009055261 B.C.O.R.

BREVARD COMPANY
CALLED 11.107 ACRES
(92)103436 B.C.O.R.

PERRY'S LANDING PARTNERS, LP.
CALLED 3153.6 ACRES
2008052684 B.C.O.R.

REPLAT OF LOT 4 COASTAL COUNTRY RIVER ESTATES

A SIX LOT AND ONE RESERVE SUBDIVISION OF 33.389 ACRES COMPOSED OF LOT 4 OF THE COASTAL COUNTRY RIVER ESTATES AND

A 15.187 RESERVE TRACT OF THE COASTAL COUNTRY RIVER ESTATES

RECORDED IN COUNTY CLERK'S FILE 2022054916 OF THE

BRAZORIA COUNTY PLAT RECORDS SITUATED IN THE

STERLING McNEEL LEAGUE ABSTRACT 94

CITY OF FREEPORT BRAZORIA COUNTY, TEXAS

FEBRUARY 2024

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

OWNER:
STEPHEN HAWKINS
913 ELM POINTE
LEAGUE CITY, TX 77573
(832) 723-1382

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