LEGEND

C.C.F.N. = COUNTY CLERK'S FILE NUMBER
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
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
I.R. = IRON ROD
I.P. = IRON PIPE
S.F. = SQUARE FEET
V.E. = VISUAL EASEMENT
D.E. = DRAINAGE EASEMENT
B.L. = BUILDING LINE
● = FOUND MONUMENT AS NOTED
○ = SET 5/8" IRON ROD WITH BLUE CAP STAMPED "BAKER&LAWSON"

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

PRISCO PROPERTIES, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING BAR X SUBDIVISION REPLAT OF LOTS 445-447, BLOCK 3 SECTION 2, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND RIGHT-OF-WAYS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION OF 3.577 ACRES IN THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

BY: MAURICIO REVARES
AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MAURICIO REVARES, AUTHORIZED AGENT FOR PRISCO PROPERTIES, 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 CHAIRMAN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY 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

CITY COUNCIL OF FREEPORT

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING BAR X SUBDIVISION REPLAT OF LOTS 445-447, BLOCK 3 SECTION 2, ADDITION TO THE CITY OF FREEPORT WAS APPROVED THIS THE _____ DAY OF _____, 20____, BY THE CITY COUNCIL OF THE CITY OF FREEPORT, TEXAS.

MAYOR
BROOKS BASS

COUNCIL MEMBER WARD A
JEFF PENA

COUNCIL MEMBER WARD B
JERRY CAIN

COUNCIL MEMBER WARD C
MARIO MURIARIA

COUNCIL MEMBER WARD D
TROY BRIMAGE

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF FREEPORT, TEXAS
WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

CITY SECRETARY
BETTY WELLS

PLANNING COMMISSION OF FREEPORT

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING BAR X SUBDIVISION REPLAT OF LOTS 445-447, BLOCK 3, SECTION TWO ADDITION TO THE CITY OF FREEPORT WAS APPROVED THIS THE ____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF THE CITY OF FREEPORT, TEXAS.

BOARD MEMBER
DANIELA BAILEY

BOARD MEMBER
PAM DANCY

BOARD MEMBER
ANDREW R. DILL

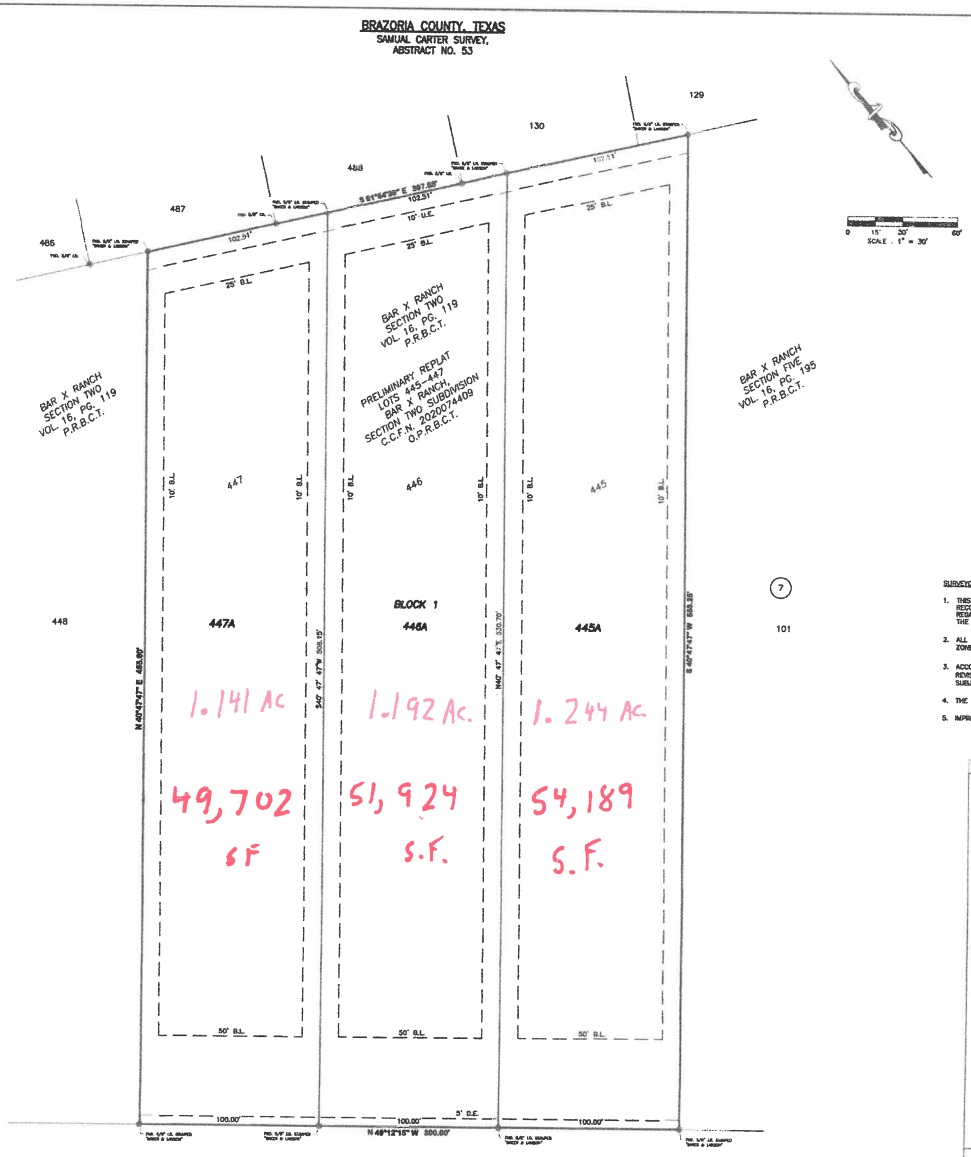
BOARD MEMBER
ERIC HAYES

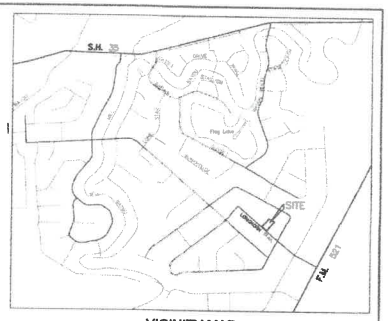
BOARD MEMBER
JIM SACCAMANO

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR DARREL HEDRICH 5378

DARREL HEDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378





VICINITY MAP
SCALE 1"=2500'

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0585H, REVISED DATE OF JUNE 5, 1996, THE SURVEYED PROPERTY LIES WITHIN ZONE "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED.
4. THE PURPOSE OF THIS PLAT IS TO DIVIDE 1 LOT INTO 3 LOTS
5. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.

OWNER:
PRISCO PROPERTIES

REVISED:

BAR X SUBDIVISION REPLAT
LOTS 445, 446 & 447
BLOCK 3
SECTION TWO

3.577 ACRES - 3 LOTS - 1 BLOCK

BEING A REPLAT OF THE CALLED

PRELIMINARY REPLAT
LOTS 445-447
BAR X RANCH,
SECTION TWO SUBDIVISION
AS RECORDED IN
C.C.F.N. 2020074409
O.P.R.B.C.T.

WHICH IS A REPLAT OF
BAR X RANCH
SECTION TWO
LOTS 445, 446, & 447
BLOCK 3
VOL. 16, PG. 119
P.R.B.C.T.

SAMUEL CARTER SURVEY
ABSTRACT NO. 53
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
TBPELS FIRM # 10052500

Baker & Lawson Inc.
4005 Technology Drive, Suite 1530,
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

PROJECT NO.: 14178	SCALE: 1" = 30'	DRAWN BY: JLH
DRAWING NO.: 14178-SUB PLAT - REPLAT 082022	DATE: 9/6/2022	CHECKED BY: DH

J:\14000S\14100S\14178\INCREMENTAL SURVEY\14178-SUB PLAT - REPLAT 082022.DWG