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PLANNING COMMISSION APPROVAL

APPROVED THIS 5 DAY OF November, 2024.
BY THE PLANNING COMMISSION OF THE CITY OF LAKE JACKSON, TEXAS.

LOCKE SANDERS, CHAIR

JEFFREY GILBERT, VICE-CHAIR

COTTON TYLER, SECRETARY

MATTHEW BLUME

HARRY SARGENT

KAY ALLEN

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF LAKE JACKSON

KNOW ALL MEN BY THESE PRESENTS.

WE, GREG KIDD, TRUSTEE CHAIRMAN, AND MARIO GUEL, ELDER BOARD REPRESENTATIVE, BEING OFFICERS OF FIRST EVANGELICAL FREE CHURCH OF LAKE JACKSON, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING REPLAT OF LOT 2, BLOCK NO. 1 OF THE PLANTATION VILLAGE, SECTION NO. 14 SUBDIVISION, DO HEREBY MAKE REPLAT OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS AS SHOWN HEREON AND DO HEREBY DEDICATE FOR PUBLIC USE THE EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, FIRST EVANGELICAL FREE CHURCH OF LAKE JACKSON, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GREG KIDD, TRUSTEE CHAIRMAN, HEREUNTO AUTHORIZED, AND ATTESTED BY ELDER BOARD REPRESENTATIVE, MARIO GUEL, THIS 9th DAY OF October, 2024.

FIRST EVANGELICAL FREE CHURCH OF LAKE JACKSON

BY: _____
GREG KIDD
TRUSTEE CHAIRMAN

ATTEST: _____
MARIO GUEL
ELDER BOARD REPRESENTATIVE

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREG KIDD, TRUSTEE CHAIRMAN, AND MARIO GUEL, ELDER BOARD REPRESENTATIVE, OF FIRST EVANGELICAL FREE CHURCH, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF October, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ASHLEY NICOLE WACHTSTETTER
Notary Public, State of Texas
Comm. Expires 10-31-2028
Notary ID 134041277

GENERAL NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.

2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (S.F. = 0.9998026125)

3. THIS SURVEY DID NOT RELY ON A CURRENT TITLE COMMITMENT. THE INFORMATION CONTAINED ON THIS SURVEY WAS COMPILED FROM DATA BOTH PRIVATE AND PUBLIC, AND FROM THE BRAZORIA COUNTY COURTHOUSE. IT DOES NOT REPRESENT A COMPLETE DEED RESEARCH AND THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

4. THIS LOT IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS:
a) UTILITY EASEMENT 16' WIDE ALONG THE EASTERLY PROPERTY LINE TOGETHER WITH AN AERIAL EASEMENT 5'-6" WIDE FROM A PLANE 16' ABOVE GROUND, AS SHOWN ON THE RECORDED PLAT.
b) THE EASEMENTS SHOWN HEREON ARE FOR PUBLIC USE.
c) NO BUILDING FOUNDATION SHALL ENCROACH ON ANY EASEMENT, BUT LANDSCAPING, DRIVEWAYS, WALKWAYS AND PARKING AREAS MAY OCCUPY SAID EASEMENTS.
d) BUILDING AND ZONING ORDINANCES IN FORCE AND EFFECT IN THE CITY OF LAKE JACKSON.

5. THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE X (SHADED), 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 PER FEMA FLOOD INSURANCE RATE MAP NO. 48039C0615K, DATED DECEMBER 30, 2020

6. THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS FROM LOT 2, BLOCK NO. 1 OF THE PLANTATION VILLAGE, SECTION NO. 14 SUBDIVISION

7. PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID OR CANCEL ANY PROVISIONS OF LOCAL, STATE OR FEDERAL LAWS, ORDINANCES OR CODES.

8. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT, THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE INFORMATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

9. ALL ELEVATIONS SHOWN ARE RELATIVE TO CITY OF LAKE JACKSON MONUMENT "LJX0227". A BRASS DISK LOCATED TOWARDS THE SOUTH END OF THE EAST HEADWALL OF A DRAINAGE STRUCTURE ON THE EAST SIDE OF LAKE ROAD AND BEARS N20°40'36"W, 492.36' FROM THE SET I.R. AT THE EAST CORNER OF LOT 26 AND IS AT A PUBLISHED ELEVATION OF 11.50 FEET (NAVD88)

I, Wm. PATRICK DOYLE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION SEPTEMBER 5, 2024

WM. PATRICK DOYLE
4467
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4467

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wm. PATRICK DOYLE, 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 CONSIDERATION THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 7TH DAY OF OCTOBER, 2024.

NOTARY PUBLIC
BRAZORIA COUNTY, TEXAS

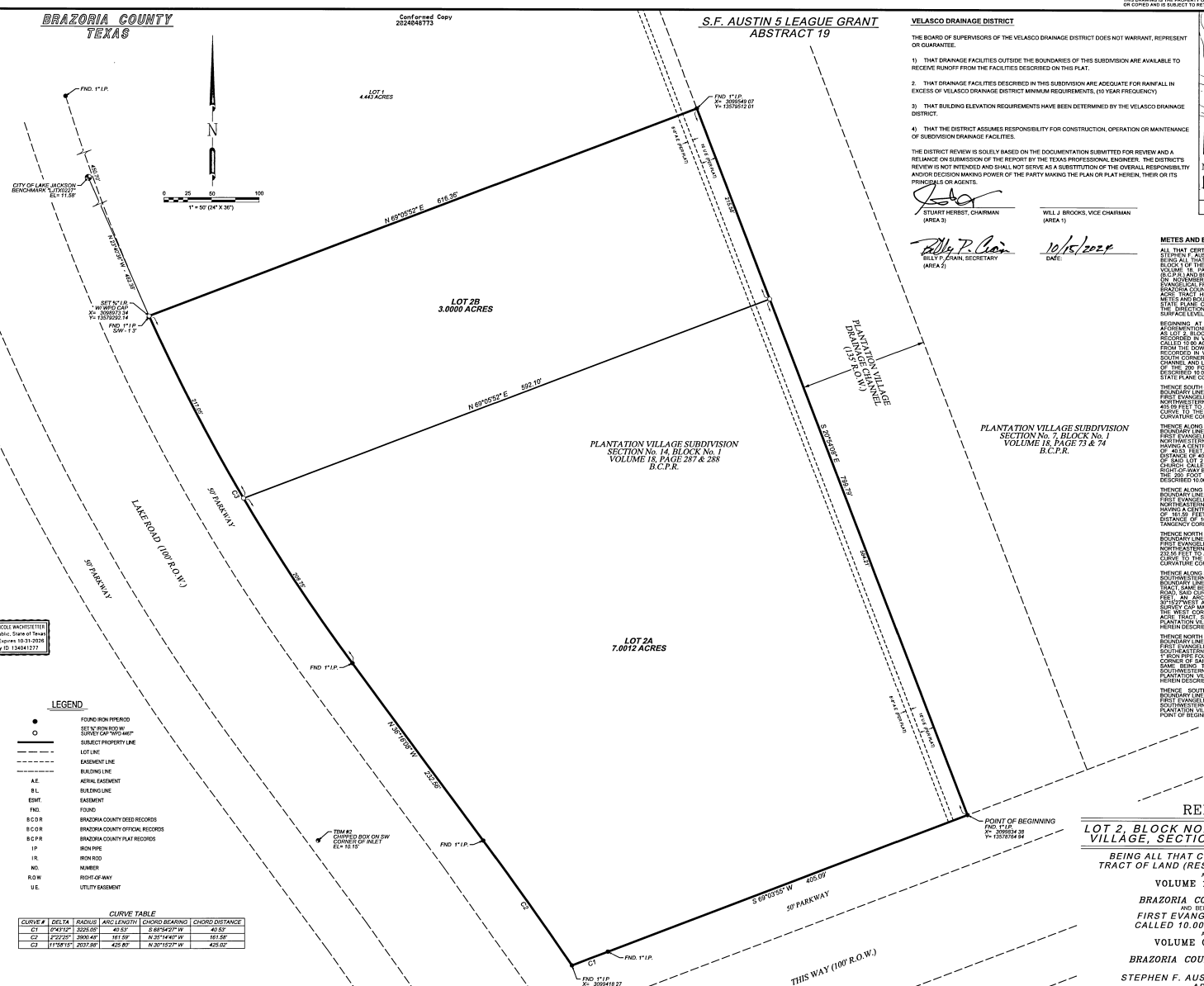
TONA C WACHTSTETTER
Notary ID #126031817
My Commission Expires
March 14, 2027

LEGEND

●	FOUND IRON PIPE/ROD
○	SET ⅝" IRON ROD W/ SURVEY CAP "WPG 4467"
———	SUBJECT PROPERTY LINE
— — —	LOT LINE
– – – –	EASEMENT LINE
— — — —	BUILDING LINE
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
ESMT.	EASEMENT
FND.	FOUND
B C D R	BRAZORIA COUNTY DEED RECORDS
B C O R	BRAZORIA COUNTY OFFICIAL RECORDS
B C P R	BRAZORIA COUNTY PLAT RECORDS
I P	IRON PIPE
I.R.	IRON ROD
NO.	NUMBER
R.O.W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	0°40'12"	3225.00'	40.53'	S 68°54'27" W	40.53'
C2	2°22'25"	3900.48'	161.59'	N 35°14'40" W	161.58'
C3	11°58'15"	2037.88'	425.80'	N 30°15'27" W	425.02'



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.

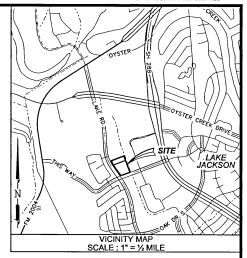
THE DISTRICT REVIEW IS SOLELY BASED ON THE DOCUMENTATION SUBMITTED FOR REVIEW AND A RELIANCE ON SUBMISSION OF THE REPORT BY THE TEXAS PROFESSIONAL ENGINEER. THE DISTRICT'S REVIEW IS NOT INTENDED AND SHALL NOT SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY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

STUART HERBST, CHAIRMAN
(AREA 3)

WILL J. BROOKS, VICE CHAIRMAN
(AREA 1)

BILLY P. CRAIN, SECRETARY
(AREA 2)

DATE: 10/15/2024



VICINITY MAP
SCALE : 1" = ½ MILE

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 10.0012 ACRE TRACT OF LAND, LYING AND SITUATED IN THE STEPHEN F. AUSTIN 5 LEAGUE GRANT, ABSTRACT 19, BRAZORIA COUNTY, TEXAS, BEING ALL THAT CERTAIN CALLED 10.00 ACRE TRACT OF LAND KNOWN AS LOT 2, BLOCK 1 OF THE PLANTATION VILLAGE, SECTION 14 SUBDIVISION, AS RECORDED IN VOLUME 18, PAGE 287 AND 288 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND BEING THE CALLED 10.00 ACRE TRACT OF LAND CONVEYED BY DEED FROM THE DOW CHEMICAL COMPANY TO FIRST EVANGELICAL FREE CHURCH OF LAKE JACKSON, FIRST EVANGELICAL FREE CHURCH AS RECORDED IN VOLUME 900, PAGE 600 OF THE BRAZORIA COUNTY OFFICIAL RECORDS (B.C.O.R.). THE HEREIN DESCRIBED 10.0012 ACRE TRACT HEREBY CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), IN WHICH DIRECTIONS, ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE SURFACE LEVEL HORIZONTAL LENGTHS (S.F. = 0.9998026125) FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND, MARKING THE EAST CORNER OF AFOREMENTIONED ALL THAT CERTAIN CALLED 10.00 ACRE TRACT OF LAND KNOWN AS LOT 2, BLOCK 1 OF THE PLANTATION VILLAGE, SECTION 14 SUBDIVISION, AS RECORDED IN VOLUME 18, PAGE 287 AND 288 OF B.C.P.R. AND BEING THE CALLED 10.00 ACRE TRACT OF LAND CONVEYED BY DEED FROM THE DOW CHEMICAL COMPANY TO FIRST EVANGELICAL FREE CHURCH AS RECORDED IN VOLUME 900, PAGE 600 OF THE B.C.O.R. LOCATED AT THE SOUTH CORNER OF A 135 FOOT WIDE PLATTED PLANTATION VILLAGE DRAINAGE CHANNEL AND LOCATED IN THE NORTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF THE 200 FOOT WIDE THIS WAY, FOR THE EAST CORNER OF THE HEREIN DESCRIBED 10.0012 ACRE TRACT, SAME BEING THE EAST CORNER OF THE HEREIN DESCRIBED 10.0012 ACRE TRACT, SAID POINT HAVING A STATE PLANE COORDINATE POSITION X=3099834.38 AND Y=13578764.94;

THENCE SOUTH 69°03'52" WEST, COINCIDENT WITH THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 2 AND THE SOUTHEASTERN BOUNDARY LINE OF SAID FIRST EVANGELICAL FREE CHURCH CALLED 10.00 ACRE TRACT, SAME BEING THE NORTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF THIS WAY, A DISTANCE OF 405.09 FEET, A 1" IRON PIPE FOUND MARKING THE SOUTH CORNER OF A CURVE TO THE LEFT HAVING A CHORD BEARING OF SOUTH 68°54'27" WEST AND CHORD DISTANCE OF 40.53 FEET, A RADIUS OF 3225.00 FEET, AN ARC LENGTH OF 40.53 FEET, FOR THE POINT OF CURVATURE CORNER OF THE HEREIN DESCRIBED 10.0012 ACRE TRACT;

THENCE ALONG SAID CURVE TO THE LEFT COINCIDENT WITH THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 2 AND THE SOUTHEASTERN BOUNDARY LINE OF SAID FIRST EVANGELICAL FREE CHURCH CALLED 10.00 ACRE TRACT, SAME BEING THE NORTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF THIS WAY, A DISTANCE OF 161.59 FEET, A CHORD BEARING OF SOUTH 35°14'40" EAST AND CHORD DISTANCE OF 161.58 FEET, A 1" IRON PIPE FOUND MARKING THE POINT OF TANGENCY CORNER OF THE HEREIN DESCRIBED 10.0012 ACRE TRACT;

THENCE SOUTH 20°40'36" EAST, COINCIDENT WITH THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 2 AND THE SOUTHEASTERN BOUNDARY LINE OF SAID FIRST EVANGELICAL FREE CHURCH CALLED 10.00 ACRE TRACT, SAME BEING THE NORTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF LAKE ROAD, A DISTANCE OF 232.58 FEET TO A 1" IRON PIPE FOUND MARKING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2037.88 FEET, FOR THE POINT OF CURVATURE CORNER OF THE HEREIN DESCRIBED 10.0012 ACRE TRACT;

THENCE ALONG SAID CURVE TO THE RIGHT COINCIDENT WITH THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT 2 AND THE SOUTHWESTERN BOUNDARY LINE OF SAID FIRST EVANGELICAL FREE CHURCH CALLED 10.00 ACRE TRACT, SAME BEING THE NORTHEASTERN RIGHT-OF-WAY BOUNDARY LINE OF LAKE ROAD, A DISTANCE OF 425.80 FEET, AN ARC LENGTH OF 425.02 FEET, A CHORD BEARING OF NORTH 30°15'27" WEST AND CHORD DISTANCE OF 425.02 FEET, TO A ½" IRON ROD WITH SURVEY CAP MARKED "WPG 4467" SET AT THE WEST CORNER OF SAID LOT 2 AND THE WEST CORNER OF SAID FIRST EVANGELICAL FREE CHURCH CALLED 10.00 ACRE TRACT, SAME BEING THE SOUTH CORNER OF LOT 1, BLOCK 1 OF SAID PLANTATION VILLAGE, SECTION 14 SUBDIVISION, FOR THE WEST CORNER OF THE HEREIN DESCRIBED 10.0012 ACRE TRACT;

THENCE NORTH 69°05'52" EAST, COINCIDENT WITH THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 2 AND THE NORTHWESTERN BOUNDARY LINE OF SAID FIRST EVANGELICAL FREE CHURCH CALLED 10.00 ACRE TRACT, SAME BEING THE SOUTHEASTERN BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 616.35 FEET TO A 1" IRON PIPE FOUND MARKING THE NORTH CORNER OF SAID LOT 2 AND THE NORTH CORNER OF SAID FIRST EVANGELICAL FREE CHURCH CALLED 10.00 ACRE TRACT, SAME BEING THE EAST CORNER OF SAID LOT 1 AND LOCATED IN THE SOUTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID 135 FOOT WIDE PLANTATION VILLAGE DRAINAGE CHANNEL, FOR THE NORTH CORNER OF THE HEREIN DESCRIBED 10.0012 ACRE TRACT;

THENCE SOUTH 20°40'36" EAST, COINCIDENT WITH THE NORTHWESTERN BOUNDARY LINE OF SAID LOT 2 AND THE NORTHEASTERN BOUNDARY LINE OF SAID FIRST EVANGELICAL FREE CHURCH CALLED 10.00 ACRE TRACT, SAME BEING THE SOUTHWESTERN RIGHT-OF-WAY BOUNDARY LINE OF SAID 135 FOOT WIDE PLANTATION VILLAGE DRAINAGE CHANNEL, A DISTANCE OF 799.39 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0012 ACRES OF LAND, MORE OR LESS.

REPLAT OF

LOT 2, BLOCK NO. 1 OF THE PLANTATION VILLAGE, SECTION NO. 14 SUBDIVISION

BEING ALL THAT CERTAIN CALLED 10.00 ACRE TRACT OF LAND (RESURVEYED AS 10.0012 ACRES)

AS RECORDED IN
VOLUME 18, PAGES 287-288
OF THE
BRAZORIA COUNTY PLAT RECORDS

FIRST EVANGELICAL FREE CHURCH CALLED 10.00 ACRE TRACT OF LAND

AS RECORDED IN
VOLUME (90) 855, PAGE 600
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
STEPHEN F. AUSTIN FIVE LEAGUE GRANT ABSTRACT 19
BRAZORIA COUNTY, TEXAS
SEPTEMBER 2024

PROPERTY OWNER
FIRST EVANGELICAL FREE
CHURCH OF LAKE JACKSON
200 LAKE ROAD
LAKE JACKSON, TEXAS, 77566

2024048773 Conformed Copy
Brazoria County - Joyce Hudman, County Clerk
11/06/2024 10:02 AM
Pages: 1
Fee: 124.00

PREPARED BY:
Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.:10024500

SURVEYED:	CAC 9-05-24	BOOK NO.:	BRAZORIA CO. VOL. 50	PROJECT NO.:	16882-24-01
DRAWN BY:	HRG 9-11-24	CHECKED:	WPG 9-11-24	REVISED:	HRG 9-16-24

USER: tetsys
DATE: 10/7/2024
C:\C3D\Projects\Lake Jackson\Plantation Village Sub\Section 14\Block 1\Lot 2\Lot 2 Exported\Free Church\Survey Replat Plantation Village SD Section 14 Block 1 Lot 2 Rev2.dgn
TIME: 12:03:34 PM