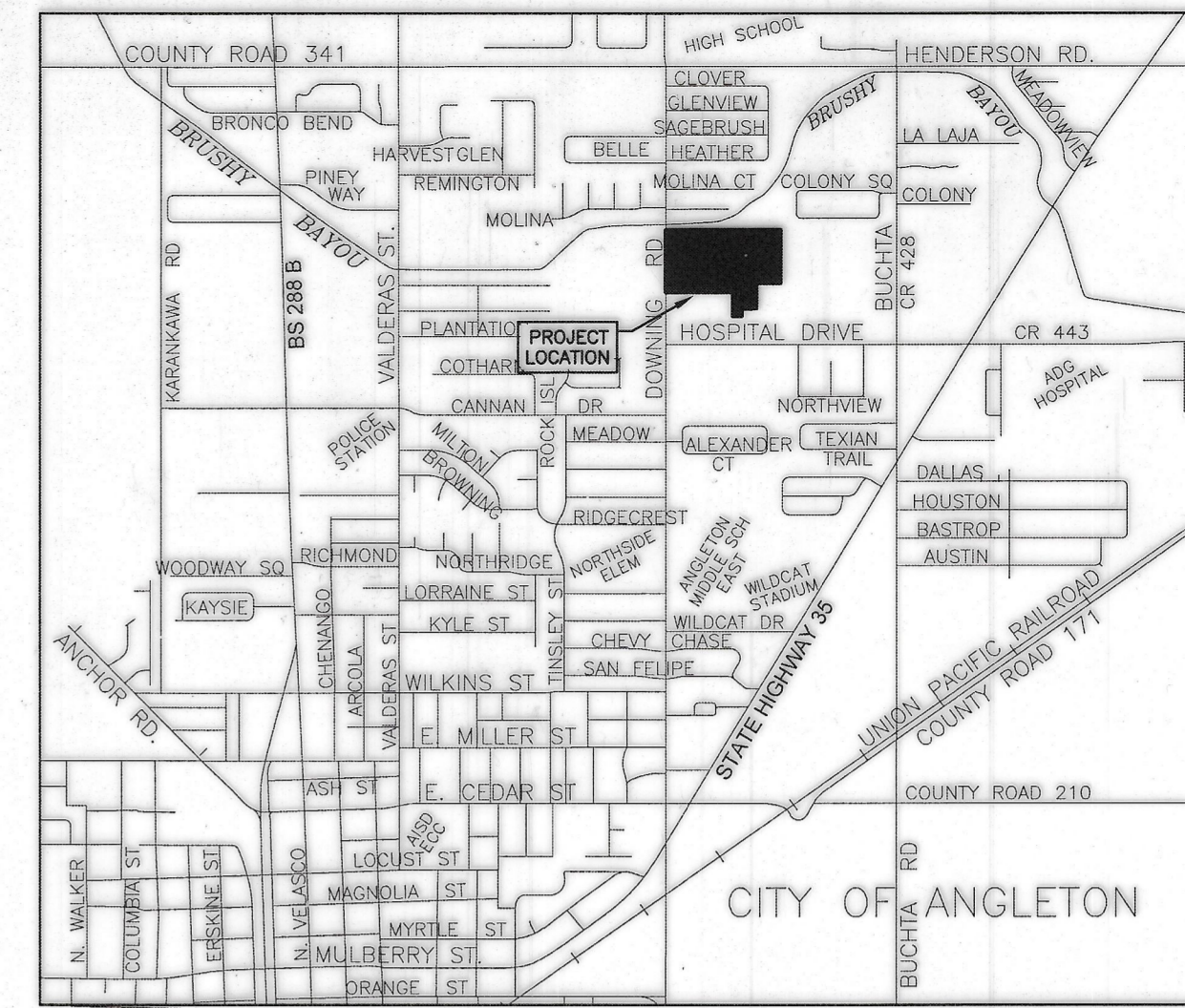


# ATTACHMENT 3

BROOKHOLLOW SUBDIVISION  
SECTION II  
VOL. 16, Pg. 21 B.C.P.R.

2021015058  
Total Pages: 2  
AP  
COLONY SQUARE SUBDIVISION  
VOL. 16, Pg. 321 B.C.P.R.



VICINITY MAP

- LEGEND**
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
  - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
  - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
  - BL = BUILDING LINE
  - BM = BENCHMARK
  - D.M.E. = DRAINAGE/MAINTENANCE EASEMENT
  - FND = FOUND
  - I.R. = IRON ROD
  - P.O.B. = POINT OF BEGINNING
  - R.O.W. = RIGHT-OF-WAY
  - U.E. = UTILITY EASEMENT
  - VOL., Pg. = VOLUME, PAGE
- SYMBOLS**
- = SET 5/8" I.R. W/ CAP "BAKER & LAWSON"
  - ⊙ = FOUND MONUMENT (AS NOTED)
  - ⊕ = (TBM) TEMPORARY BENCHMARK

Line Table		
Line No.	Length	Direction
L1	5.71'	S42°07'30"W

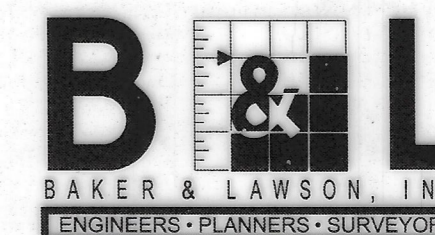
Curve Table				
Curve No.	Length	Radius	Delta	Chord Bearing
C1	15.50'	20.00'	44°24'55"	S25°04'58"E
C2	234.60'	50.00'	268°49'50"	S87°07'30"W
C3	15.50'	20.00'	44°24'55"	N19°19'57"E
C4	31.42'	20.00'	90°00'00"	S42°07'30"W
C5	31.42'	20.00'	90°00'00"	S47°52'30"E
C6	15.50'	20.00'	44°24'55"	N64°55'02"E
C7	234.60'	50.00'	268°49'50"	S02°52'30"E
C8	15.50'	20.00'	44°24'55"	N70°40'03"W
C9	10.48'	20.00'	30°01'29"	N72°06'45"E
C10	130.94'	50.00'	150°02'59"	S47°52'30"E
C11	10.48'	20.00'	30°01'29"	S12°08'14"W
C12	15.50'	20.00'	44°24'55"	S25°04'58"E
C13	234.60'	50.00'	268°49'50"	S87°07'30"W
C14	15.50'	20.00'	44°24'55"	N19°19'57"E
C15	31.42'	20.00'	90°00'00"	N47°52'30"W
C16	31.42'	20.00'	90°00'00"	S42°07'30"W
C17	31.42'	20.00'	90°00'00"	N47°52'30"W
C18	31.42'	20.00'	90°00'00"	N42°07'30"E
C19	31.42'	20.00'	90°00'00"	N47°52'30"W
C20	78.54'	50.00'	90°00'00"	N47°52'30"W

SHEET 1 OF 2

REVISED: 06/29/20 ADJUSTED ENTRY ROAD  
REVISED: 06/23/20 ADDED SIDEWALK & DRAINAGE RESERVE  
REVISED: 06/19/20 NEW OWNER

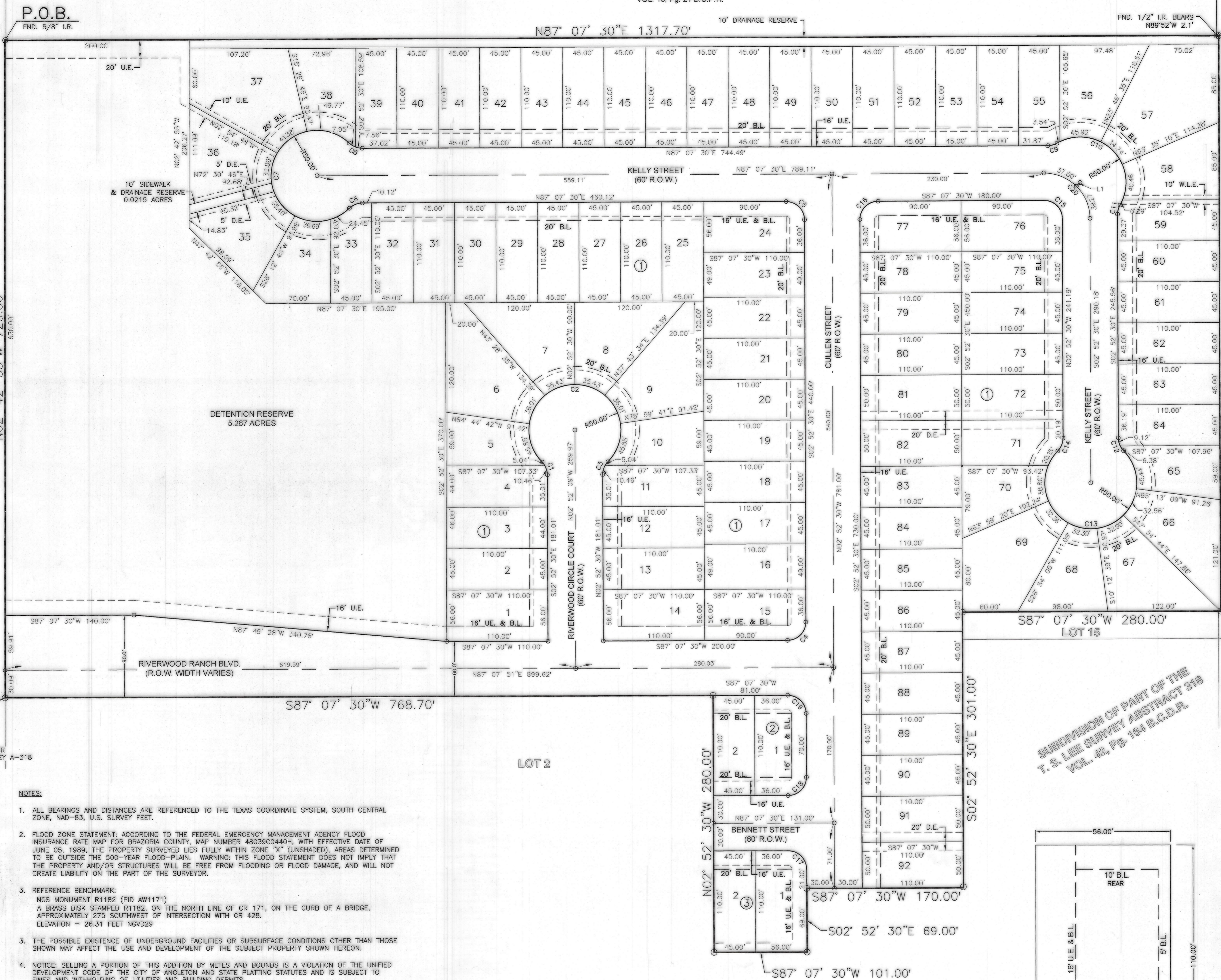
## FINAL REPLAT RIVERWOOD RANCH SUBDIVISION SECTION 1 A 22.691 ACRE, 96-LOT, 3 BLOCK, 2 RESERVE SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND  
COMPANY SUBDIVISION OF THE T.S. LEE SURVEY,  
VOL. 42, Pg. 164 B.C.D.R.  
LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318  
BRAZORIA COUNTY, TEXAS

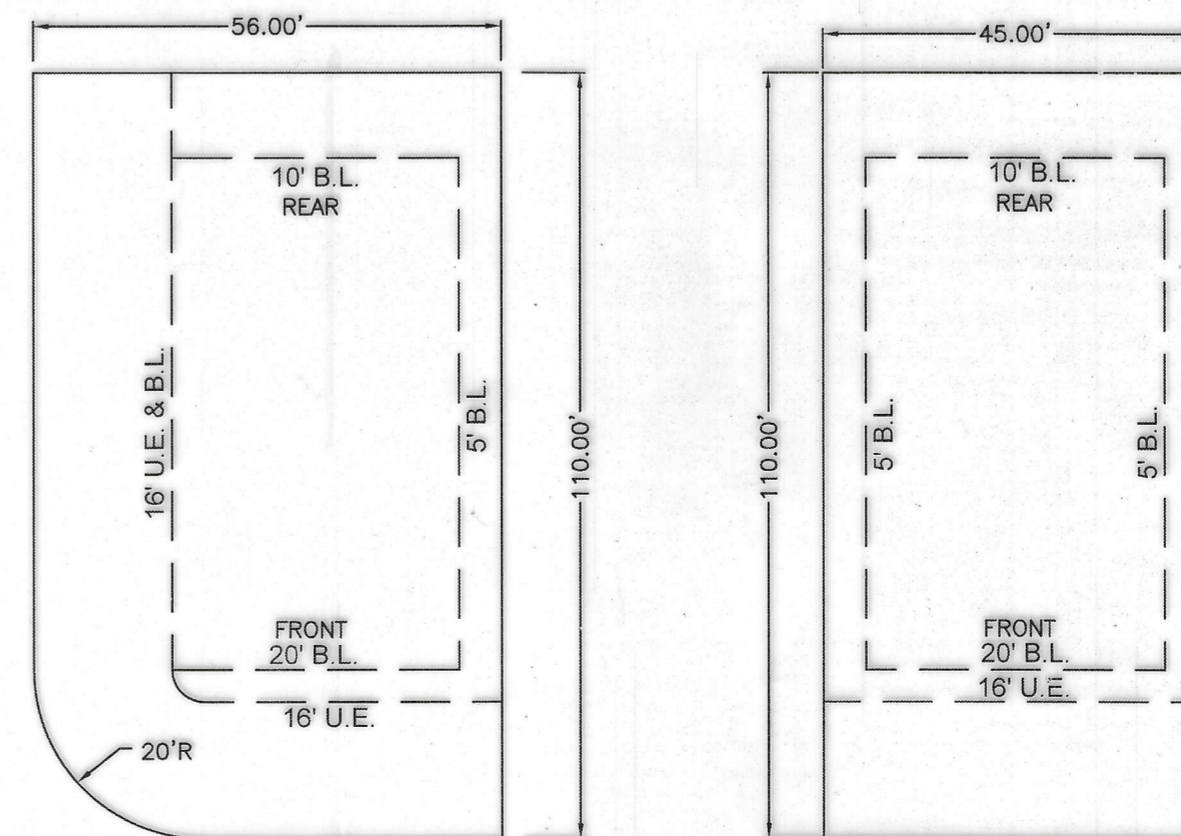


300 EAST CEDAR ST.  
ANGLETON, TEXAS 77515  
OFFICE: (979) 849-6681  
TBPLS No. 10052500  
REG. NO. F-825

PROJECT NO.: 13032 SCALE: 1" = 60' DRAWN BY: BWB  
DRAWING NO.: 13032 PLAT DATE: 12/17/2019 CHECKED BY: DRR



SUBDIVISION OF PART OF THE  
T.S. LEE SURVEY ABSTRACT 318  
VOL. 42, Pg. 164 B.C.D.R.



TYPICAL SIDE LOT

TYPICAL INTERIOR LOT

RECORDER'S MEMORANDUM:  
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photocopy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

P.O.B.  
FND. 5/8" I.R.

N. DOWNING STREET  
N02° 42' 55"W 720.00'

RIVERWOOD RANCH BLVD.  
(R.O.W. WIDTH VARIES)  
S87° 07' 30"W 768.70'

- NOTES:**
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
  - FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0440H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
  - REFERENCE BENCHMARK:  
NGS MONUMENT R1182 (PID AW1171)  
A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275 SOUTHWEST OF INTERSECTION WITH CR 428.  
ELEVATION = 28.31 FEET NGVD29
  - THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
  - NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - NOTICE: 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.
  - NOTICE: THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF ANGLETON IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
  - NOTICE: 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 APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
  - NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
  - SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
  - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER ASSOCIATION TO MAINTAIN THE DRAINAGE RESERVE TRAIL AND THE 10' DRAINAGE RESERVE ALONG THE BACK OF LOTS 37-57 IN BLOCK 1. PER ANGLETON LDC REQUIREMENTS, SEC. 23-19 RESERVATIONS.

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That Riverwood Ranch LLC, A Texas Corporation, By: Riverway Capital Partners LLC, a Texas Limited Liability Company, its Manager, By: Riverway Realty Investment Corp., Inc. a Texas Corporation, its Manager, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Riverwood Ranch Subdivision, a subdivision in the jurisdiction of the City of Angleton, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public parkland shown thereon. The streets, alleys and parkland are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Angleton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Angleton's use thereof. The City of Angleton and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Angleton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

Drainage Easements Maintained by a Homeowners' Association.  
STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

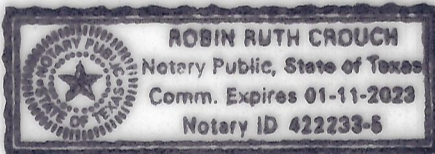
The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

MICHAEL D. CARROLL II, President

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Michael D. Carroll II, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this 13 day of January 2021.

Rob R. Crouch  
Notary Public  
State of Texas



PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this 20th day of April, 2020, by the Planning and Zoning Commission, City of Angleton, Texas.

BILL GARWOOD, Chairman, Planning and Zoning Commission

FRANCES AGUILAR, City Secretary

APPROVED this 14th day of April, 2020, by the City Council, City of Angleton, Texas.

JASON PEREZ, Mayor

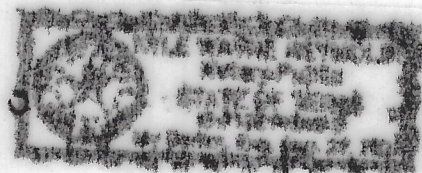
FRANCES AGUILAR, City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the 11th day of March, 2021, by

Kyle Wayne Reynolds, City of Angleton, on behalf of the City.

Kyle Wayne Reynolds  
Notary Public  
State of Texas



ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS 11th DAY OF February 2020, THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

THE DISTRICT'S REVIEW IS NOT INTENDED NOR WILL SERVE AS A SUBSTITUTION OF THE OVERALL RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

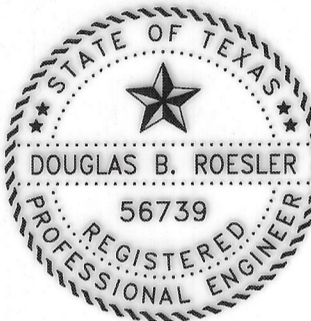
DAVID B. ROYAL  
CHAIRMAN, BOARD OF SUPERVISORS  
BOARD MEMBER

Walter J. J. J.  
BOARD MEMBER

KNOW ALL MEN BY THESE PRESENTS:

That I, Douglas B. Roessler, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: DOUGLAS B. ROESSLER  
PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 56739  
DATE 01-19-21



KNOW ALL MEN BY THESE PRESENTS:

That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

SIGNED: DEVIN R. ROYAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6667  
DATE 1-22-21



FIELD NOTES FOR 22.691 ACRE

Being a tract of land containing 22.691 acre (988,413 square feet), located within T. S. Lee Survey, Abstract Number (No.) 318, in Brazoria County, Texas; Said 22.691 acre being all of a portion of Lots 2, 14, and 15 of the subdivision of the T. S. Lee Survey, Abstract 318 recorded in Volume (Vol.) 42, Page (Pg.) 164 of the Brazoria County Deed Records (B.C.D.R.); Said 22.691 acres being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found on the east right-of-way (R.O.W.) line of North Downing Street (variable width), at the southwest corner of Brookhollow S/D Section II, a subdivision of record in Vol. 16, Pg. 21 of the Brazoria County Plat Records (B.C.P.R.), for the northwest corner of said Lot 15 and the herein described tract;

Thence, with the south lines of said Brookhollow S/D Section II and Colony Square S/D, a subdivision of record in Vol. 16, pg. 321 of the B.C.P.R., with the north lines of said Lots 15 and 14, North 87 degrees 07 minutes 30 seconds East, at a distance of 1315.39 feet pass a 1/2-inch iron rod found at the southwest corner of said Colony Square S/D, continue in all a distance of 1,317.70 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the northeast corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "Pinpoint" found on the west R.O.W. line of Buchta Road (variable width) at the southeast corner of said Colony Square S/D, for the northeast corner of said Lot 14 bears North 87 degrees 07 minutes 30 seconds East, a distance of 1,320.00 feet;

THENCE, through and across said Lot 14, South 02 degrees 52 minutes 30 seconds East, a distance of 630.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the east southeast corner of the herein described tract;

THENCE, through and across said Lots 14 and 15, South 87 degrees 07 minutes 30 seconds West, a distance of 280.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;

THENCE, through and across said Lots 15 and 2, South 02 degrees 52 minutes 30 seconds East, a distance of 301.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an angle point;

THENCE, through and across said Lot 2 the following five (5) courses:

1. South 87 degrees 07 minutes 30 seconds West, a distance of 170.00 feet to 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
2. South 02 degrees 52 minutes 30 seconds East, a distance of 69.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the south southeast corner of the herein described tract;
3. South 87 degrees 07 minutes 30 seconds West, a distance of 101.00 feet to 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the south southwest corner of the herein described tract;
4. North 02 degrees 52 minutes 30 seconds West, a distance of 280.00 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
5. South 87 degrees 07 minutes 30 seconds West, a distance of 768.70 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the east R.O.W. line of said North Downing Street, being the west line of said Lot 15, for the west southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Downing Street and the west line of said Lot 15, North 02 degrees 42 minutes 55 seconds West, a distance of 720.00 feet to the POINT OF BEGINNING and containing 22.691 acres of land.

LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE  
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS  
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R.O.W. = RIGHT-OF-WAY  
U.E. = UTILITY EASEMENT  
VOL., Pg. = VOLUME, PAGE

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"  
● = FOUND MONUMENT (AS NOTED)  
⊕ = (TBM) TEMPORARY BENCHMARK

SHEET 2 OF 2

REVISED: 06/29/20 ADJUSTED ENTRY ROAD  
REVISED: 06/23/20 ADDED SIDEWALK & DRAINAGE RESERVE  
REVISED: 06/19/20 NEW OWNER

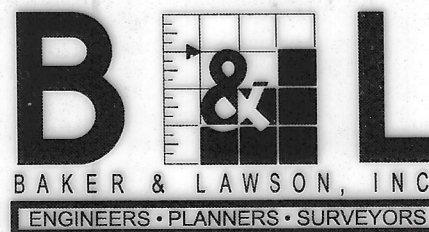
# FINAL REPLAT

## RIVERWOOD RANCH SUBDIVISION

### SECTION 1

### A 22.691 ACRE, 96-LOT, 3 BLOCK, 2 RESERVE SUBDIVISION

PORTION OF LOTS 2, 14 AND 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY, VOL. 42, Pg. 164 B.C.D.R.  
LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318 BRAZORIA COUNTY, TEXAS



300 EAST CEDAR ST.  
ANGLETON, TEXAS 77515  
OFFICE: (979) 849-6681  
TBPLS No. 10052500  
REG. NO. F-825

PROJECT NO.: 13032  
DRAWING NO.: 13032 PLAT  
SCALE: 1" = 60'  
DATE: 12/17/2019  
DRAWN BY: BWB  
CHECKED BY: DRR

2021015058  
Brazoria County - Joyce Hudman, County Clerk  
03/11/2021 04:06 PM  
Total Pages: 2  
Fee: 225.66  
Joyce Hudman

OWNER:  
MICHAEL D. CARROLL II  
RIVERWOOD RANCH, LLC  
1027 YALE STREET  
HOUSTON, TEXAS 77008