

NUMBER	DIRECTION	DIST.
L1	N 27°07'15" W	29.26'
L2	N 44°54'57" E	31.55'
L3	S 38°48'02" W	30.68'
L4	S 49°57'39" E	32.62'
L5	S 49°57'39" E	86.60'
L6	S 61°40'41" E	54.66'
L7	S 61°40'41" E	65.65'
L8	S 69°25'12" E	60.16'
L9	S 69°25'12" E	98.40'
L10	S 76°56'58" E	33.17'
L11	S 24°36'55" E	24.24'
L12	S 17°30'28" E	27.88'
L13	S 24°03'13" E	26.21'
L14	S 30°08'39" E	10.41'
L15	S 30°08'40" E	89.36'
L16	S 33°29'38" E	57.70'
L17	S 33°29'38" E	35.19'
L18	S 32°50'30" E	101.10'
L19	S 32°50'30" E	12.66'
L20	S 23°23'24" E	76.48'
L21	S 19°48'42" E	46.32'
L22	S 19°48'42" E	38.29'
L23	S 34°08'57" E	86.14'
L24	S 36°33'15" E	27.10'
L25	S 45°03'42" W	145.42'
L26	S 38°33'15" E	91.25'
L27	S 36°54'19" E	44.80'
L28	S 37°24'09" E	53.80'
L29	S 35°42'01" E	44.25'
L30	S 36°13'40" E	27.98'
L31	S 36°13'40" E	86.21'
L32	S 31°54'18" E	30.31'
L33	S 39°43'53" E	3.86'
L34	S 39°43'53" E	74.77'
L35	S 41°38'03" E	58.68'
L36	S 47°38'03" E	36.64'
L37	S 57°33'54" E	60.50'
L38	S 57°33'54" E	60.84'
L39	S 68°59'31" E	71.71'
L40	S 68°59'31" E	71.71'
L41	S 27°52'50" W	32.95'
L42	S 02°04'26" W	44.54'
L43	S 24°46'48" E	13.38'
L44	S 24°46'48" E	53.73'
L45	S 28°43'40" E	6.88'
L46	S 32°01'01" E	63.87'
L47	S 32°01'01" E	67.29'
L48	S 31°12'38" E	10.99'
L49	S 30°00'30" W	143.82'
L50	N 01°43'25" W	49.55'
L51	S 80°49'23" W	23.88'
L52	N 67°14'17" W	51.45'
L53	N 43°58'44" W	96.74'
L54	N 42°32'41" E	80.36'
L55	N 68°14'21" W	34.35'
L56	N 68°59'31" W	75.59'
L57	N 46°13'36" W	46.49'
L58	N 46°13'03" E	30.00'
L59	N 44°40'57" E	43.65'
L60	N 59°43'59" E	12.46'
L61	N 59°07'20" E	57.33'
L62	N 83°51'23" E	23.91'
L63	N 44°40'57" E	57.74'
L64	N 44°40'45" E	64.45'
L65	N 01°43'23" W	30.38'
L66	N 30°33'28" E	57.74'
L67	N 30°33'53" E	87.30'
L68	N 32°03'29" W	32.89'
L69	N 30°28'45" W	13.49'
L70	N 68°39'32" W	63.23'
L71	S 20°03'22" E	87.91'
L72	S 36°21'15" E	44.63'
L73	S 46°13'03" E	30.00'
L74	S 86°12'46" E	92.77'
L75	S 52°31'35" E	24.32'
L76	N 17°03'46" W	183.85'
L77	S 30°28'48" E	26.80'
L78	N 17°03'46" W	186.38'
L79	S 52°31'35" E	112.52'
L80	S 68°12'46" E	127.75'
L81	N 68°39'32" E	76.22'
L82	S 30°33'53" E	94.62'
L83	S 32°03'29" E	17.19'
L84	N 01°28'32" W	156.32'
L85	N 01°28'32" W	156.45'
L86	N 30°33'28" W	76.79'
L87	N 30°54'50" E	33.68'
L88	N 30°54'50" E	34.66'
L89	S 45°03'37" E	25.25'
L90	S 44°59'28" W	94.58'
L91	S 63°41'46" E	30.12'
L92	S 31°29'42" E	68.84'
L93	S 40°08'44" W	39.40'
L94	N 71°05'04" W	32.18'
L95	N 40°08'44" E	46.79'
L96	N 31°29'42" E	63.84'
L97	N 68°49'18" W	106.48'
L98	N 60°08'17" W	75.47'

**BUILDING SET-BACK LINES:**  
 LOTS 202-222 - 10' FRONT AND SIDES PER C.C.F. NO. 95-011785  
 O.C.C.B.C.T.  
 LOTS 225-261 - 50' FRONT, 10' SIDES PER C.C.F. NO. 96-001495  
 O.C.C.B.C.T.

**BRAZORIA COUNTY ENGINEERING PLAT NOTES**

- "All drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility."
- "There are no pipelines or pipeline easements within the boundaries of this plat, except as shown hereon."
- "This subdivision being in Flood Plain Zone 'AE' has depth restrictions and a base flood elevation of 17 feet required (2.5 foot depth Criterion A) and/or, if existing ground is more than 2.5 feet below the base flood elevation, an engineer's study will be required before a building permit will be issued. Contact Brazoria County Floodplain Administrator's office for details."
- "All drainage and detention easements shown on the foregoing plat will be maintained by the Homeowner's Association and/or the adjacent lot owners. However, any governmental entity may enter onto the easements to maintain these drainage facilities if necessary."

SEE SHEET 2 OF 4

**RESERVE "G"**  
0.080 ACRES

**RESERVE "F"**  
0.778 ACRES

**RESERVE "E"**  
0.099 ACRES

**RESERVE "K"**  
0.076 ACRES

**RESERVE "D"**  
0.099 ACRES

**RESERVE "A"**  
22.534 ACRES

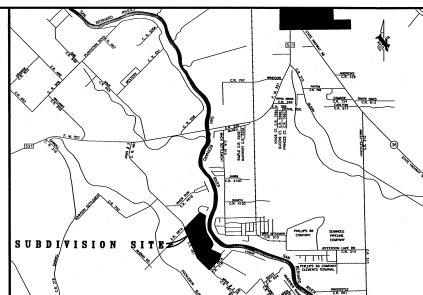
**LAKE RESERVE**  
12.460 ACRES

**RESERVE "C"**  
2.806 ACRES

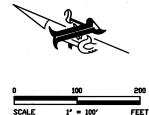
**GENERAL NOTES:**

- This tract lies within Zone "AE" of the Flood Insurance Rate Map, Community No. 485-05, Map Number 480307030, Panel 0730, Surfix "H" dated June 5, 1989, for Brazoria County, Texas and incorporated areas. Zone "AE" is defined as special flood hazard areas inundated by 100-year flood with base flood elevations determined.
- All visible easements and easements of record affecting these tracts are reflected upon a Title City Planning Letter from Atlanta Title Company dated August 28, 2005, shown hereon and detailed as follows:  
 Subject to restrictions recorded in Volume 1436, Page 814, Deed Records, Brazoria County, Texas.  
 Also reflected under County Clerk's File No. 95-011785 and 96-001495 of the County Clerk's Office of Brazoria County, Texas.  
 Easements of record are for a Phillips Pipeline 75" Easement as recorded in Volume 291, Page 368 and Volume 1590, Page 771, Deed Records, Brazoria County, Texas. This easement appears to effect Lots 208, 209, 216, 217 and Reserve "A" of this Subdivision.  
 There are no record Liens on this Subdivision.
- Bearings are based upon the centerline of County Road 461 at the intersection of the centerline of County Road 461A being N 46° 11' 50" W.
- Reserves "B", "C", "E", "F", "G", "H", "I", "J", "K" and "L" hereby dedicated to the public for right-of-way purposes.
- Reserve "J" hereby dedicated to Brazoria County Drainage District #11 as a drainage reserve for access and maintenance.
- Devotions shown hereon based upon NGS monument W573 Reaset 1957. Elevation 11.87' (NGVD29).

SEE SHEET 2 OF 4



**VICINITY MAP**  
KEY MAP PAGE BOX, PANEL "H"



SCALE 1" = 100' FEET

NO.	DELTA	RADIUS	ARC	TANG.	CHORD DIRECTION	CL
C1	07°32'57"	681.28'	89.76'	44.95'	S 05°18'00" E	89.70'
C2	21°30'58"	287.11'	107.81'	54.25'	S 19°46'58" E	107.18'
C3	51°32'30"	83.86'	75.44'	40.49'	N 04°34'25" E	72.93'
C4	82°51'57"	86.65'	125.32'	76.48'	S 11°05'32" E	114.68'
C5	15°41'07"	392.97'	107.58'	54.13'	S 60°22'10" E	107.25'
C6	17°10'05"	384.88'	115.33'	58.10'	N 31°28'08" W	114.89'
C7	23°19'45"	384.88'	156.60'	79.40'	N 34°32'28" W	155.52'
C8	50°57'17"	113.88'	101.26'	54.25'	S 04°52'00" W	97.95'
C9	82°51'55"	86.65'	81.93'	50.00'	S 11°05'32" E	74.97'
C10	10°37'59"	362.97'	67.36'	33.78'	S 60°22'10" E	99.06'
C11	07°32'57"	681.28'	89.76'	44.95'	N 05°18'00" W	89.70'
C12	21°30'58"	287.11'	107.81'	54.25'	N 19°46'58" W	107.18'
C13	05°03'11"	392.97'	34.68'	17.34'	S 65°41'10" E	34.65'
C14	10°37'59"	362.97'	72.83'	36.57'	S 57°50'54" E	72.80'
C15	00°58'15"	2129.36'	36.08'	18.04'	N 16°04'34" W	36.08'
C16	05°53'01"	761.01'	78.15'	38.11'	N 20°31'57" W	78.11'
C17	07°38'18"	761.01'	101.48'	50.80'	N 27°15'58" W	101.38'
C18	06°08'40"	384.88'	41.27'	20.66'	N 43°07'30" W	41.25'
C19	17°10'05"	384.88'	74.05'	58.10'	N 31°28'08" W	114.89'

STATE OF TEXAS  
COUNTY OF BRAZORIA

Approval By Plot Room Recorder

Date \_\_\_\_\_ Plot Book Recorder \_\_\_\_\_

Volume \_\_\_\_\_ Page \_\_\_\_\_

**AMENDED PLAT OF  
LAZY OAK RANCH SUBDIVISION**  
 42 LOTS 1 BLOCKS 12 RESERVES  
 OF A 92.539 ACRE TRACT OF LAND  
 IN THE REBECCA CUMMINS LEAGUE, ABSTRACT 58  
 BRAZORIA COUNTY, TEXAS  
 FEBRUARY 2007

OWNER: JERRY SELVIDGE  
 243 C.R. 461A  
 BRAZORIA, TEXAS 77422  
 PHONE: (979) 798-1504 / (281) 795-8637

**CHARLIE KALKOMEY**  
 Surveying, Inc.  
 Land Surveyors  
 1815 MORE AVENUE  
 HOUSTON, TEXAS 77058  
 THE OCEANVIEW, P.O. BOX 20020-2009

The purpose of this amendment is to correct an error in course or distance shown on the preceding plat approved by Commissioners Court December 19, 2006 and recorded in official document file #2006037330, to wit: To correct curve data on Reserve C and Lots 230-243. The plat is amended pursuant to Section 7 of the Subdivision Regulations of Brazoria County, Texas and it is certified to the Commissioners Court of Brazoria County, Texas that all signatures required by said section are contained below.