

STATE OF TEXAS COUNTY OF BRAZORIA

WE, MATTHEW LONG AND JOHN MAYS, PRESIDENT AND VICE PRESIDENT RESPECTIVELY, OF CAYETANO DEVELOPMENT, L.L.C., OWNER OF THE PROPERTY SUBDIVIDED...

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS...

FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS...

IN TESTIMONY, HERETO, THE CAYETANO DEVELOPMENT, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW LONG, ITS PRESIDENT, THEREUNTO AUTHORIZED...

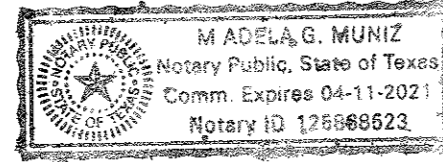
CAYETANO DEVELOPMENT, L.L.C. BY: [Signature] ATTEST: [Signature]

STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW LONG, PRESIDENT AND JOHN MAYS, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME...

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF August 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: 04-11-2021



I, MICHAEL HALL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE...

MICHAEL HALL, R.P.L.S. TEXAS REGISTRATION NO. 5765

I, MATT HANKS, J.D., P.E., COUNTY ENGINEER OF BRAZORIA COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THIS OFFICE...

DATE: 9/18/2018 BY: [Signature]

APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS 25 DAY OF SEPTEMBER 2018

COMMISSIONER DONALD PAYNE, PRECINCT 1 COMMISSIONER RYAN CADE, PRECINCT 2

COMMISSIONER STACY ADAMS, PRECINCT 3 COMMISSIONER DAVID LINDER, PRECINCT 4

I, JOYCE HUDMAN, COUNTY CLERK OF BRAZORIA COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 20th AT 0'clock o'clock M., AND IN VOLUME PAGE

JOYCE HUDMAN COUNTY CLERK

CITY OF LIVERPOOL

BILL STRICKLAND, MAYOR

CURVE TABLE

Table with 6 columns: CURVE No., LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. Rows C1 through C45.

Los Robles Finish Floor Height Table Brazoria County Drainage District No. 5

Table with 6 columns: Block, Lot, Base Flood Elevation, Ponding / HGL In front of lot, Minimum Finish Floor, Proposed Finish Floor. Rows 6-16 for blocks 1-16.

Table with 6 columns: Block, Lot, Base Flood Elevation, Ponding / HGL In front of lot, Minimum Finish Floor, Proposed Finish Floor. Rows 17-27 for blocks 1-16.

Table with 6 columns: Block, Lot, Base Flood Elevation, Ponding / HGL In front of lot, Minimum Finish Floor, Proposed Finish Floor. Rows 28-38 for blocks 1-16.

Table with 6 columns: Block, Lot, Base Flood Elevation, Ponding / HGL In front of lot, Minimum Finish Floor, Proposed Finish Floor. Rows 39-49 for blocks 1-16.

LINE TABLE

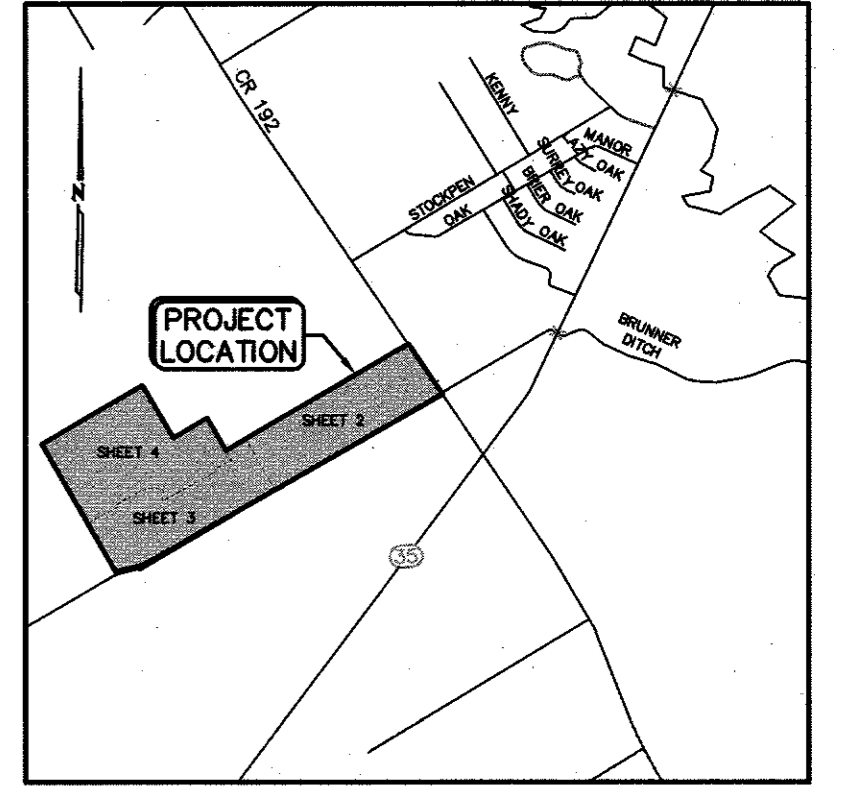
Table with 3 columns: LINE No., LENGTH, DIRECTION. Rows L1 through L21.

RESERVE TABLE

Table with 2 columns: RESERVE, AREA (ACRES). Rows A through G.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Kelly Kaluza 8/21/18 N. Lee Walden, P.E. 8/21/18
KERRY L. OSBURN VICE PRESIDENT DATE: 8/21/18 MARK ROLLER SECRETARY/ TREASURER DATE: 8-21-18



VICINITY MAP SCALE: 1" = 1/2 MI. KEY MAP : 7640

LOS ROBLES

A SUBDIVISION OF 144.872 ACRES OF LAND LOCATED IN THE ANGLIER, HALL, & BRADLEY SURVEY ABSTRACT NO. 6 CITY OF LIVERPOOL E.T.J. BRAZORIA COUNTY, TEXAS OWNERS: MATTHEW LONG CAYETANO DEVELOPMENT, L.L.C. 2211 HANCOCK DRIVE AUSTIN, TX 78756 (512) 600-3119

AUGUST 14, 2018 6 BLOCKS 160 LOTS 7 RESERVES

ABBREVIATIONS

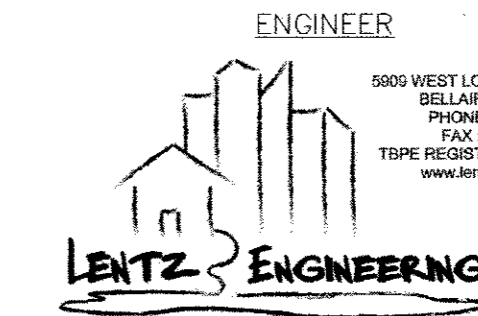
- AC = ACRE
ESMT = EASEMENT
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
No. = NUMBER
Pg. = PAGE
R.O.W. = RIGHT OF WAY
U.E. = UTILITY EASEMENT
VOL. = VOLUME
P.O.B. = POINT OF BEGINNING
FND. = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
B.C.D.D. = BRAZORIA COUNTY DRAINAGE DISTRICT

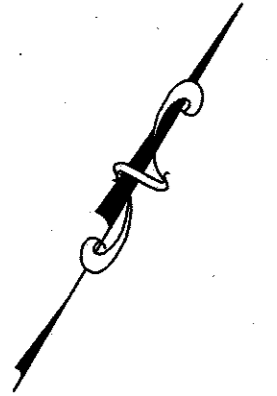
BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES FINAL PLAT AND CONSTRUCTION NOTES

- 1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THIS PLAT LIES WITHIN BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THIS DRAINAGE SYSTEM SHALL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLANT AND/OR REDESION OF THE SYSTEM MAY BE NECESSARY.
6. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 72 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED.
8. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
9. DEDICATED INGRESS/EGRESS ACCESSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 (SEE DISTRICT RESOLUTION NO. 2007-06 & NO. 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5'S LOCK.
10. PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO. 2007-08).
11. PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
12. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
13. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A "RECORDED DOCUMENT NUMBER" AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 BOARD OF COMMISSIONERS.
14. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE, CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1. INTRODUCTION, SUB-SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.





BLOCK "1"  
SOUTH TEXAS FRUIT AND LAND  
COMPANY SUBDIVISION  
VOL. 2, PG. 67  
B.C.P.R.

CALLED 164.97 ACRES  
VELA RANCH, LLC  
B.C.C.F. NO. 2016062057

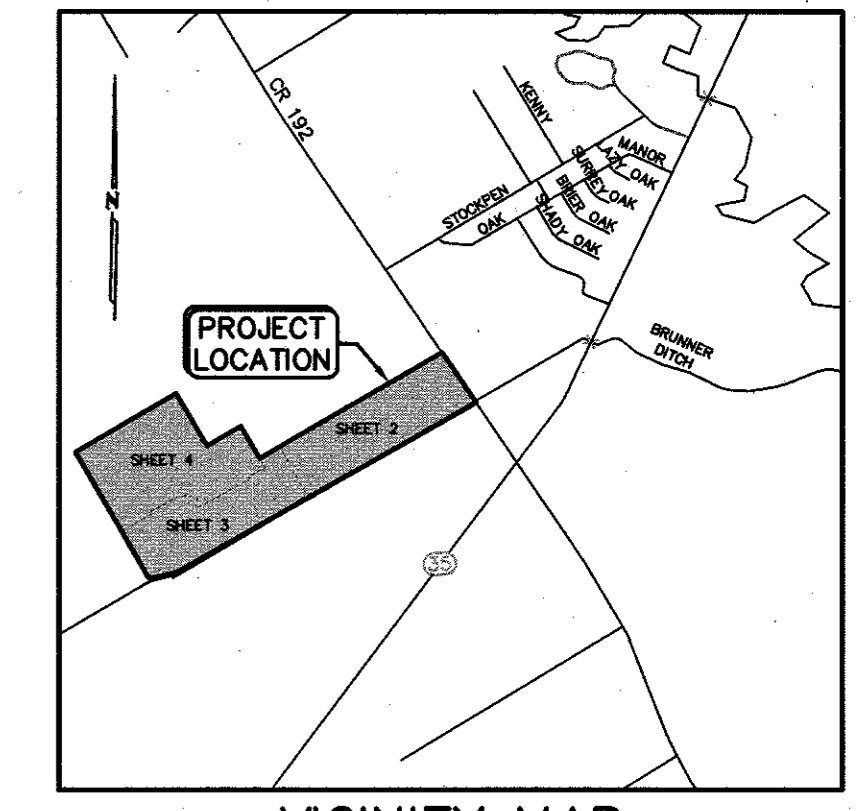
CALLED 5,0048 ACRES  
THOMAS WILLIAM GEISBERT AND  
JOAN BEALL GEISBERT  
B.C.C.F. NO. 2014031501

CALLED 20.30 ACRES  
GREGORY PAUL HANSON  
B.C.C.F. NO. 2003022672

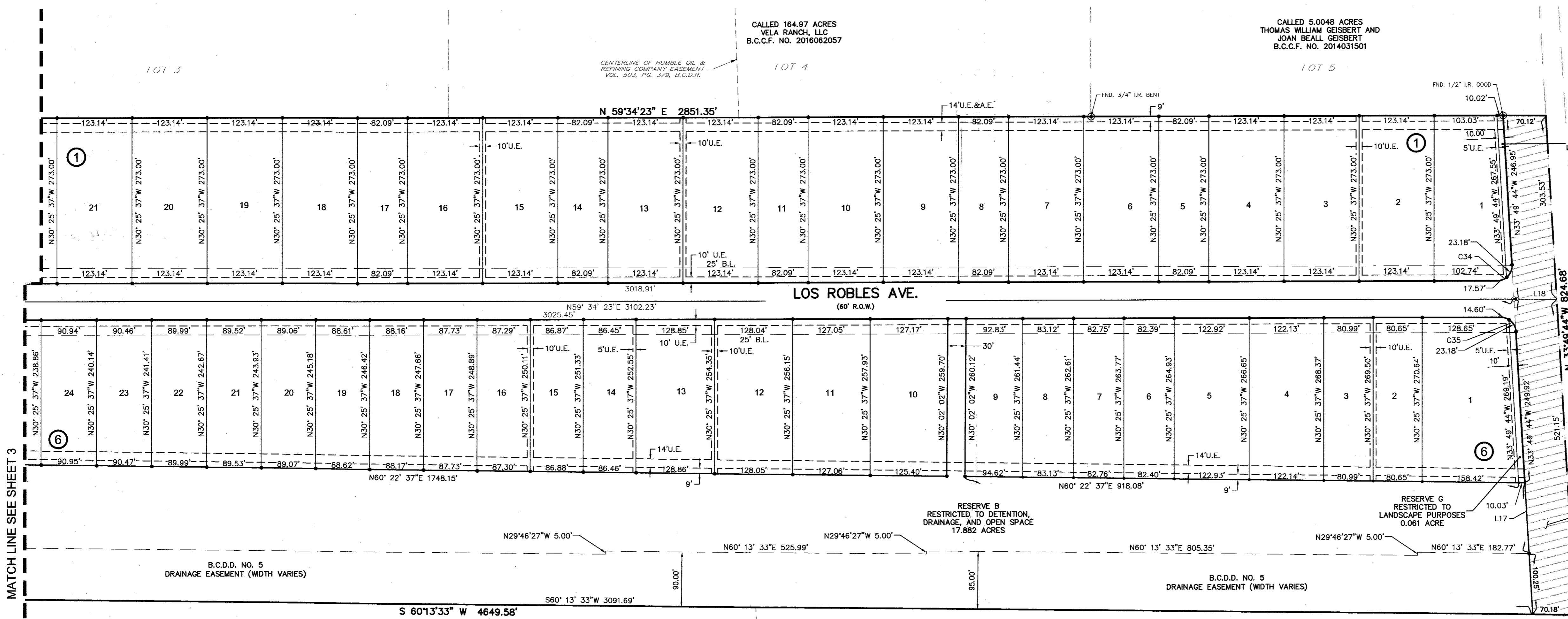
CALLED 10.15 ACRES  
JESUS AGUIRRE, JR. AND  
MELISSA AGUIRRE, HUSBAND AND WIFE  
B.C.C.F. NO. 2000052150

CALLED 10.93 ACRES  
DAVID WATSON  
B.C.C.F. NO. 2016001008

CALLED 120.63 ACRES  
J DIAMOND, L.L.P.  
B.C.C.F. NO. 2005023688



VICINITY MAP  
SCALE: 1" = 1/2 MI.  
KEY MAP: 764D



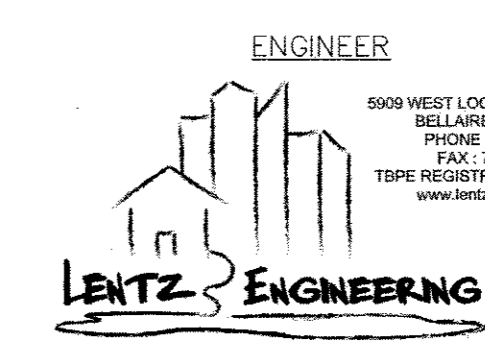
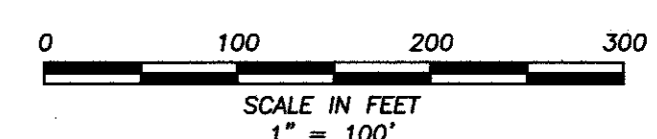
- SYMBOLS**
- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
  - = SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

- ABBREVIATIONS**
- AC. = ACRE
  - ESMT. = EASEMENT
  - B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
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  - VOL. = VOLUME
  - P.O.B. = POINT OF BEGINNING
  - FND. = FOUND
  - I.R. = IRON ROD
  - C.I.R. = CAPRED IRON ROD
  - I.P. = IRON PIPE

# LOS ROBLES

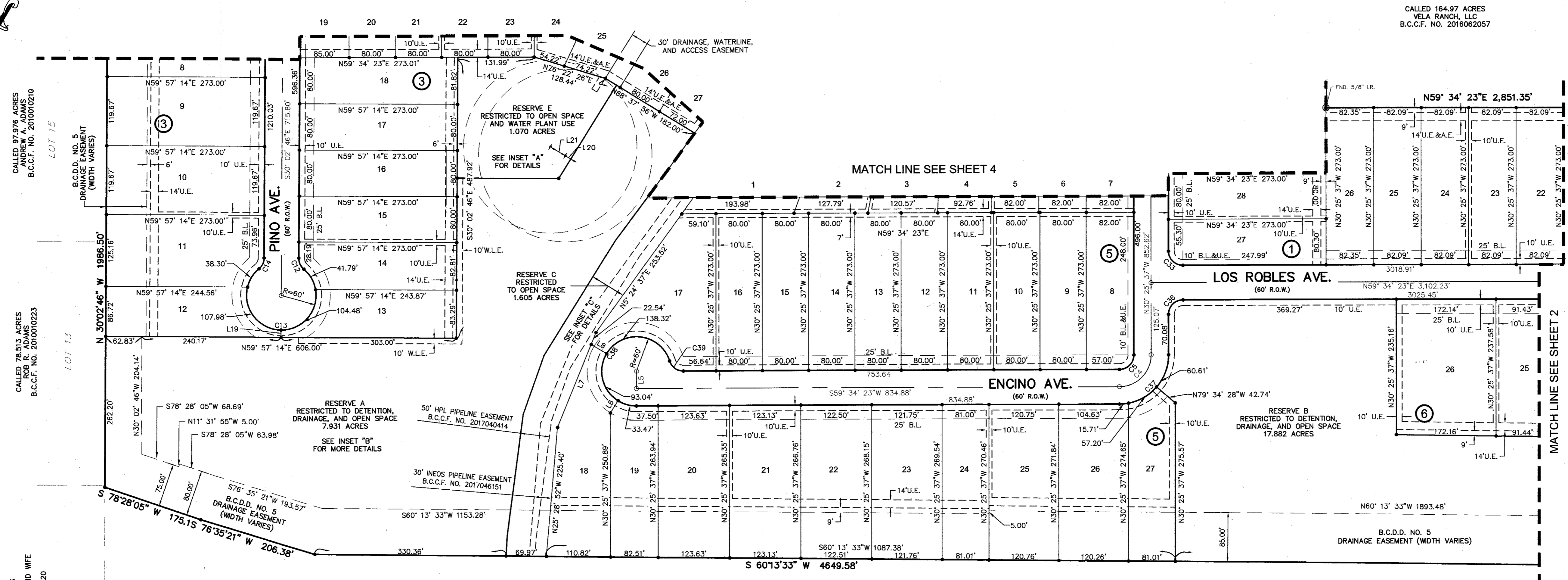
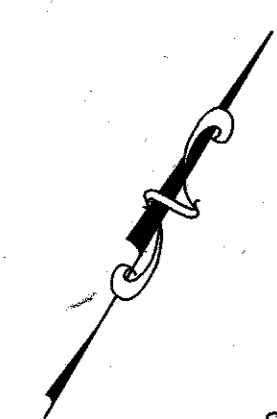
A SUBDIVISION OF 144.872 ACRES OF LAND  
LOCATED IN THE  
ANGIER, HALL, & BRADLEY SURVEY  
ABSTRACT NO. 6  
CITY OF LIVERPOOL E.T.J.  
BRAZORIA COUNTY, TEXAS  
OWNERS: MATTHEW LONG  
CAYETANO DEVELOPMENT, L.L.C.  
2211 HANCOCK DRIVE  
AUSTIN, TX 78756  
(512) 600-3119

AUGUST 14, 2018  
6 BLOCKS 160 LOTS 7 RESERVES



F:\Data\2017\17006 - Phase 1 - Div. Diligence Liverpool Tract\Drawings\Layout\7208MASTER-TOP0.dwg August 28, 2018 9:32:25 AM Oscar Aguirre

F:\Data\2017\17005 - Phase 1 - Due Diligence Liverpool\Drawings\Lev\17005MASTER-1050.dwg August 28, 2018 9:32:25 AM Oscar Aguilar



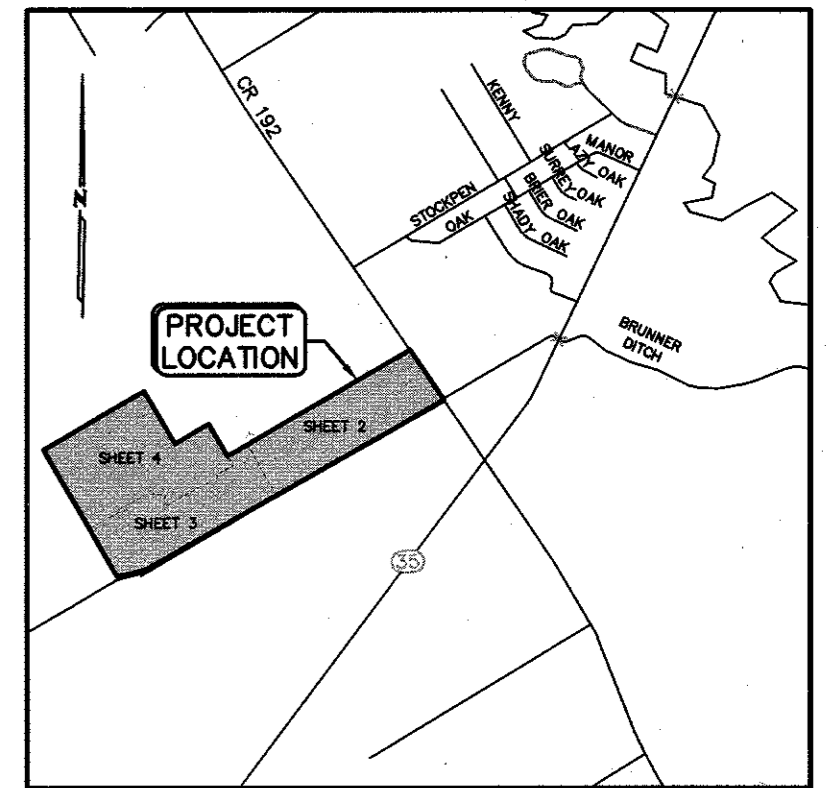
LOT 15  
CALLED 97.976 ACRES  
ANDREW A. ADAMS  
B.C.C.F. NO. 2010010210

LOT 13  
CALLED 78.913 ACRES  
ROB R. ADAMS  
B.C.C.F. NO. 2010010223

LOT 11  
CALLED 74.31 ACRES  
SALVADOR SALINAS SR. AND WIFE  
NOELIA SALINAS  
B.C.C.F. NO. 2007033820

CALLED 164.97 ACRES  
VELA RANCH, LLC  
B.C.C.F. NO. 2016062057

LOT 10  
CALLED 120.63 ACRES  
J. DIAMOND, L.L.P.  
B.C.C.F. NO. 2005023688



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SCALE: 1" = 1/2 MI.  
KEY MAP : 764D

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  - I.P. = IRON PIPE
  - B.C.D.D. = BRAZORIA COUNTY DRAINAGE DISTRICT

INSET "C"

RESERVE C RESTRICTED TO OPEN SPACE 1.605 ACRES

RESERVE A RESTRICTED TO DETENTION, DRAINAGE, AND OPEN SPACE 7.931 ACRES

SCALE  
1"=100'

INSET "A"

RESERVE E RESTRICTED TO OPEN SPACE AND WATER PLANT USE 1.070 ACRES

SCALE  
1"=50'

INSET "B"

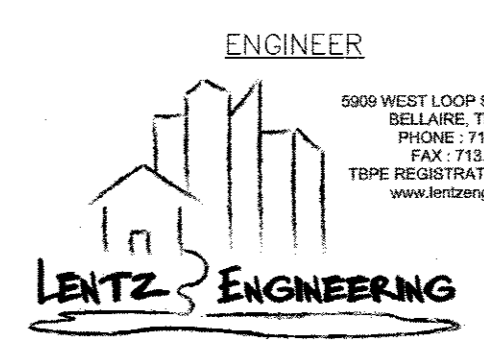
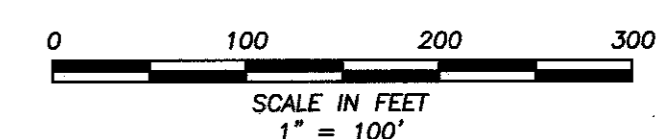
RESERVE A RESTRICTED TO DETENTION, DRAINAGE, AND OPEN SPACE 7.931 ACRES

SCALE  
1"=100'

# LOS ROBLES

A SUBDIVISION OF 144.872 ACRES OF LAND  
LOCATED IN THE  
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ABSTRACT NO. 6  
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2211 HANCOCK DRIVE  
AUSTIN, TX 78756  
(512) 600-3119

AUGUST 14, 2018  
6 BLOCKS 160 LOTS 7 RESERVES



**SURVEYOR**  
5909 WEST LOOP SOUTH, SUITE #200  
BELLAIRE, TEXAS 77401  
OFFICE: (713) 839-9181  
FAX: (713) 839-9020  
www.leitzengineering.net

TSPLS No. 10143800  
Email: michael@civil-surv.net

BLOCK "H"  
SOUTH TEXAS FRUIT AND  
LAND COMPANY  
SUBDIVISION  
VOL. 2, PG. 67  
B.C.C.P.

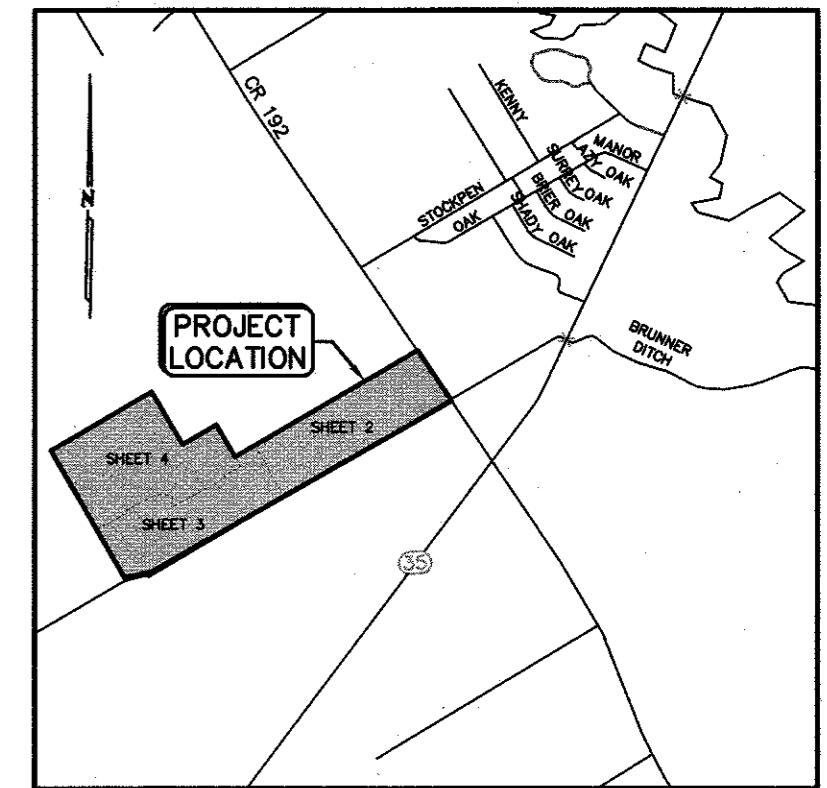
CALLED 77.709 ACRES  
MARSHALL M. ADAMS  
B.C.C.F. NO. 2010010221  
LOT 1

JOHN J. STENGER  
VOL. 867, PG. 213  
LOT 2

LOT 2

CALLED 164.97 ACRES  
VELA RANCH, LLC  
B.C.C.F. NO. 2016082057  
LOT 3

BLOCK "I"  
SOUTH TEXAS FRUIT AND  
LAND COMPANY  
SUBDIVISION  
VOL. 2, PG. 67  
B.C.C.P.



VICINITY MAP  
SCALE: 1" = 1/2 MI.  
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LEGEND

- SYMBOLS**
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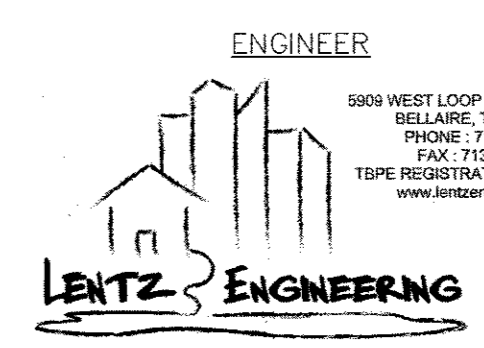
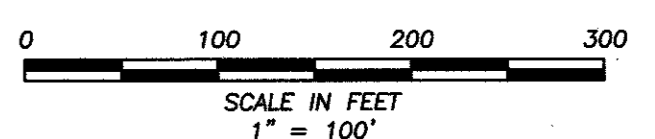
NOTES

1. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

LOS ROBLES

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2018052207  
Brazoria County - Joyce Hudman, County Clerk  
10/10/2018 03:25 PM  
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Fee: 421.00  
Gaye Hudman

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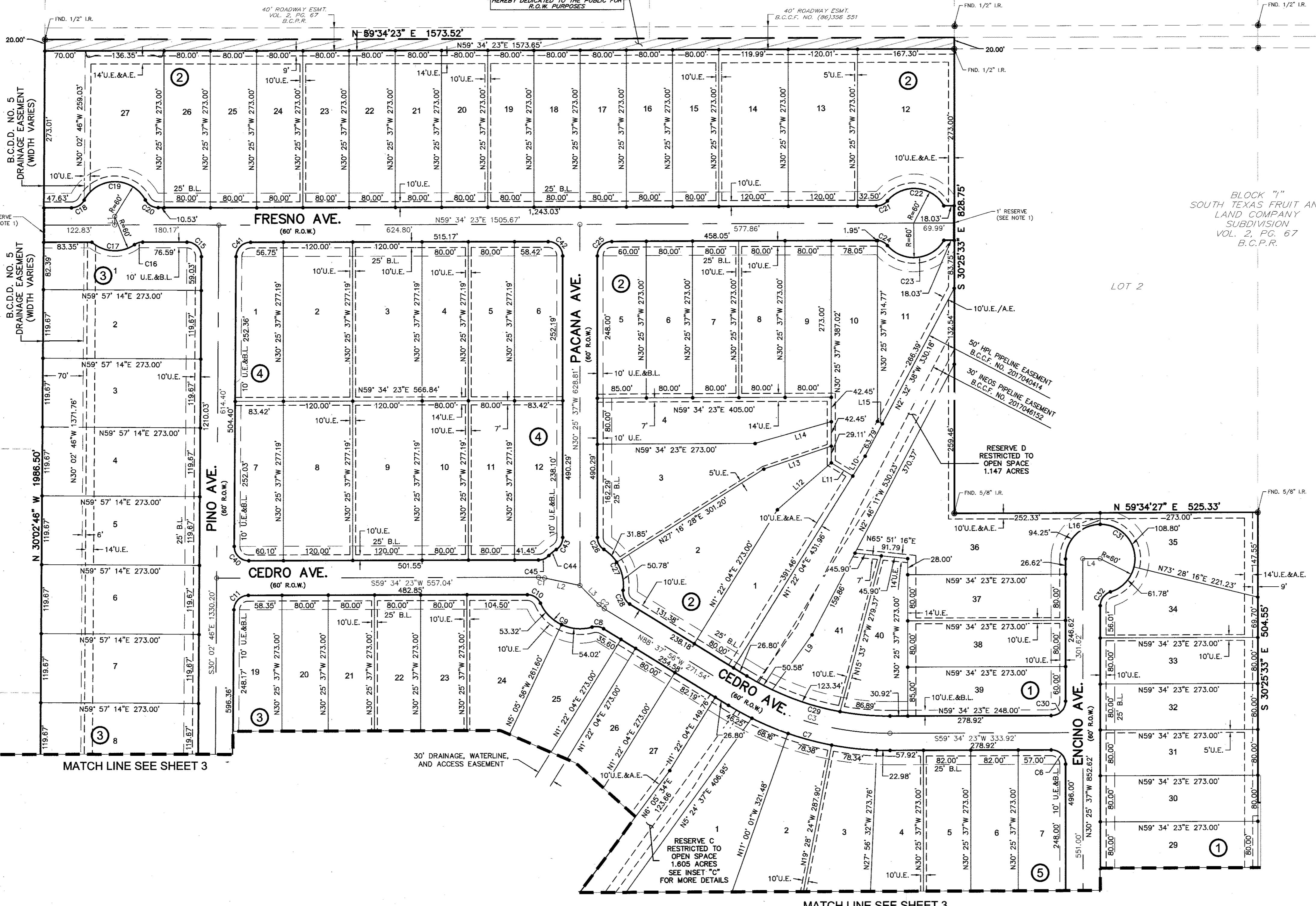
BLOCK "G"  
SOUTH TEXAS FRUIT AND  
LAND COMPANY  
SUBDIVISION  
VOL. 2, PG. 5  
ANDREW A. ADAMS  
B.C.C.F. NO. 2010010210  
LOT 19

BLOCK "D"  
SOUTH TEXAS FRUIT AND  
LAND COMPANY  
SUBDIVISION  
VOL. 2, PG. 5  
ANDREW A. ADAMS  
B.C.C.F. NO. 2010010210  
LOT 19

LOT 15

LOT 17

LOT 15



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3