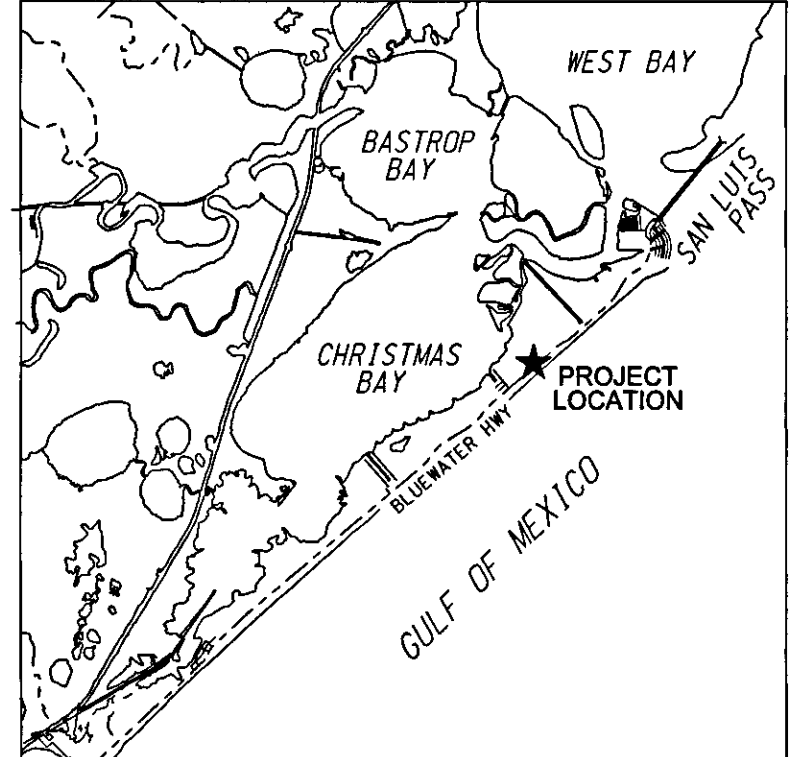


BRAZORIA COUNTY
TEXAS

STEPHEN F. AUSTIN PENINSULA LEAGUE
ABSTRACT 29



VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 63°29'15" E	38.37'
L2	N 63°05'13" E	38.88'
L3	N 50°46'09" E	42.34'
L4	N 51°44'48" E	47.13'
L5	N 38°37'01" E	47.95'
L6	N 60°42'21" E	47.94'
L7	N 37°44'04" E	64.05'
L8	N 16°06'49" E	46.76'
L9	N 28°33'18" E	52.23'
L10	N 33°25'13" E	25.50'
L11	N 27°47'54" E	38.43'
L12	N 29°01'08" E	39.94'
L13	N 38°04'55" E	39.40'
L14	N 47°27'02" E	45.99'
L15	N 46°16'49" E	48.00'
L16	N 49°10'03" E	41.50'
L17	N 31°31'15" E	47.70'
L18	N 28°22'50" E	47.77'
L19	N 39°17'45" E	28.89'

GENERAL NOTES:

- ALL BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.999875831)
- NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY NOT SHOWN HEREON.
- THE MEAN HIGHER HIGH WATER LINE OF THE GULF OF MEXICO AND CHRISTMAS BAY ARE BASED ON TIDAL BENCHMARK 87TM 1972.
- THERE IS A 10' WIDE BUILDING SET-BACK ALONG THE SIDE LINES OF ALL LOTS AND A 40' BUILDING SET-BACK ALONG COUNTY ROAD 257.
- THIS PROPERTY LIES WITHIN THE LIMITS OF ZONE AE PER FEMA FIRM MAP 48033C0675K AND IS PARTIALLY SITUATED IN A COASTAL BARRIER RESOURCE AREA.
- O DENOTES A SET 5/8" IRON ROD WITH A COW 4547 CAP.
- ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

PEREGRINE SUBDIVISION
A 9 LOT SUBDIVISION
OF 49.141 ACRES

OUT OF A
CALLED 23.051 ACRE TRACT
AND A
CALLED 23.935 ACRE TRACT
CONVEYED TO
PEREGRINE HOMEOWNERS
ASSOCIATION, INC.

IN
COUNTY CLERK'S FILE 93-019891
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
AND A
CALLED 7.8160 ACRE TRACT
CONVEYED TO
PEREGRINE DEVELOPMENT
IN VOLUME 1303, PAGE 113
OF THE
BRAZORIA COUNTY DEED RECORDS
SITUATED IN THE
STEPHEN F. AUSTIN PENINSULA LEAGUE
ABSTRACT 29
BRAZORIA COUNTY, TEXAS

AUGUST 2025

SHEET 1 OF 2

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FIRM: 10024500 FAX: 979.265.9940

CONTOUR NOTES:
1. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND ARE ORTHOMETRIC HEIGHTS DETERMINED USING "GEOTIFF".
2. CONTOURS SHOWN ARE BASED ON AERIAL LIDAR COLLECTED BY DOYLE & WACHTSTETTER, INC. DATED OCTOBER 31, 2022. DATA COLLECTED/SHOWN IN AREAS CONTAINING VEGETATION AND/OR WATER MAY BE SUBJECT TO ERRORS. THE CONTOUR INTERVAL IS 0.5 FEET. THE SCOPE OF THE CONTOURS IS LIMITED TO MUNICIPAL AND ADMINISTRATIVE REVIEW/REVIEW. THE CONTOURS SHOULD NOT BE RELIED UPON FOR ENGINEERING OR CONSTRUCTION PURPOSES.
3. MAJOR CONTOUR
4. MINOR CONTOUR
5. INTERMEDIATE CONTOUR

STATE OF TEXAS
COUNTY OF BRAZORIA
WE, RICHARD STOKSBERRY AND HAROLD JOHNSTONE, PRESIDENT AND SECRETARY RESPECTIVELY, OF PEREGRINE HOMEOWNERS ASSOCIATION, INC., OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF PEREGRINE SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CORPORATION, ACCORDING TO THE LINES, LOTS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE THE EASEMENTS SHOWN HEREON FOREVER AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS AND DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY, HERETO, THE PEREGRINE HOMEOWNERS ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD STOKSBERRY, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, HAROLD JOHNSTONE, AND ITS COMMON SEAL, HERETO AFFIXED, THIS 19 DAY OF Nov., 2025.

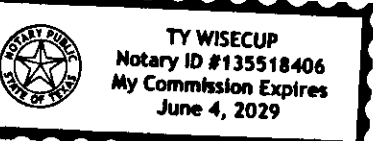
PEREGRINE HOMEOWNERS ASSOCIATION, INC.
Richard Stoksberry
Richard Stoksberry, PRESIDENT
Harold Johnstone
Harold Johnstone, SECRETARY



STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, HAROLD JOHNSTONE, KNOWN TO ME BEING THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19 DAY OF Nov., 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES June 4, 2029
Notary
Charles D. Wachtstetter



VELASCO DRAINAGE DISTRICT:
THE BOARD OF SUPERVISORS OF THE VELASCO DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE.

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS SUBDIVISION ARE ADEQUATE FOR RAINFALL IN EXCESS OF VELASCO DRAINAGE DISTRICT MINIMUM REQUIREMENTS. (10 YEAR FREQUENCY)
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE VELASCO DRAINAGE DISTRICT.
- 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.

CHAIRMAN, STUART HERBST
VICE CHAIRMAN, WILL J. BROOKS
SECRETARY, R. E. GARTMAN
DATE: 12/2/2025

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, RICHARD STOKSBERRY, KNOWN TO ME BEING THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 3 DAY OF December, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES June 4, 2029
Notary
Charles D. Wachtstetter



OWNER:
PEREGRINE HOMEOWNERS ASSOCIATION, INC.
AND PEREGRINE DEVELOPMENT
10202 BLUEWATER HIGHWAY
FREETPORT, TX 77541
(979) 239-1515

SURVEYOR:
DOYLE & WACHTSTETTER, INC.
131 COMMERCE STREET
CLUTE, TX 77531
(979) 265-3622

SUBDIVISION APPROVALS
COUNTY OF BRAZORIA

MATT SEBESTA
COUNTY JUDGE
JAY BURRIDGE
COMMISSIONER PREC. 1
STACY ADAMS
COMMISSIONER PREC. 3
MATT WAKS, JR. PE
COUNTY ENGINEER
RYAN CADE
COMMISSIONER PREC. 2
DAVID LINDER
COMMISSIONER PREC. 4



Charles D. Wachtstetter
Charles D. Wachtstetter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

BRAZORIA COUNTY
TEXAS

STEPHEN F. AUSTIN PENINSULA LEAGUE
ABSTRACT 29

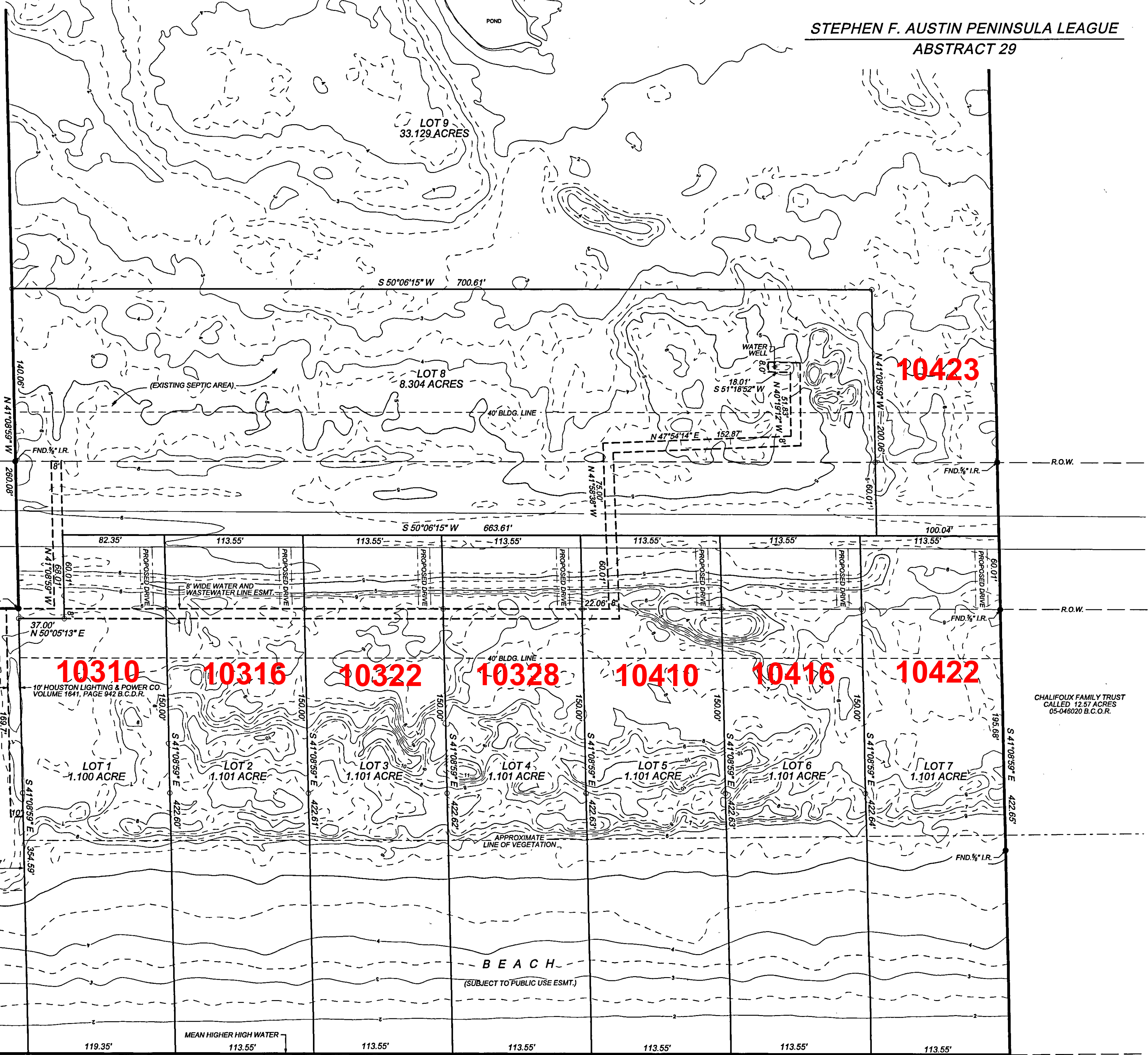
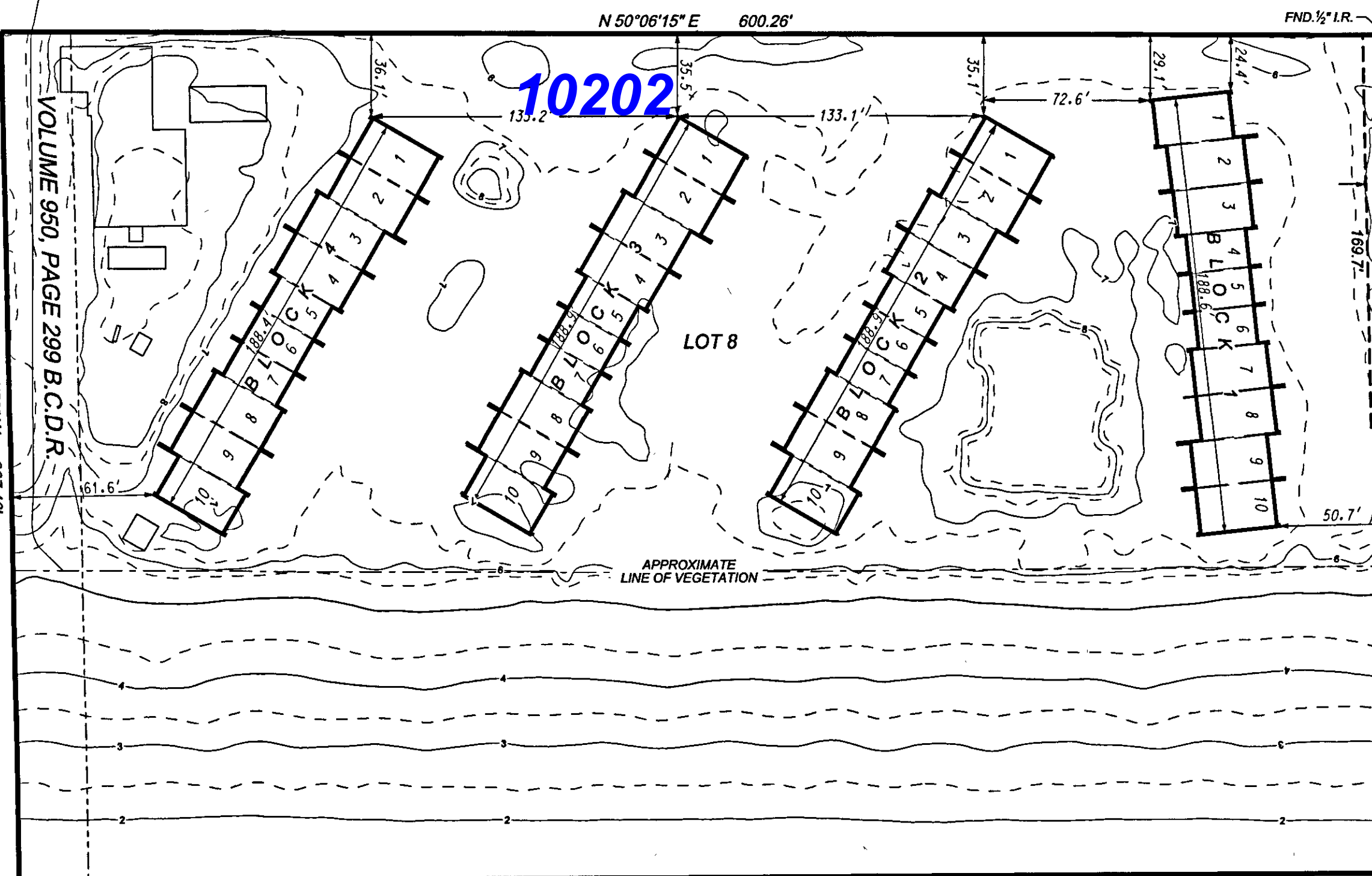
CONTOUR NOTES:

1. ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND ARE ORTHOMETRIC HEIGHTS DETERMINED USING "GEOID18".
2. CONTOURS SHOWN ARE BASED ON AERIAL LIDAR COLLECTED BY DOYLE & WACHTSTETTER, INC. DATED OCTOBER 1, 2020. DATA COLLECTED/SHOWN IN AREAS CONTAINING VEGETATION AND/OR WATER MAY BE SUBJECT TO ERRORS. THE CONTOUR INTERVAL IS 0.5 FEET. THE SCOPE OF THE CONTOURS IS LIMITED TO MUNICIPAL AND ADMINISTRATIVE REVIEW/APPROVAL. THE CONTOURS SHOULD NOT BE RELIED UPON FOR ENGINEERING OR CONSTRUCTION PURPOSES.

— MAJOR CONTOUR
— MINOR CONTOUR
— INTERMEDIATE CONTOUR

TEXAS PARKS AND WILDLIFE DEPT.
CALLED 15.634 ACRES
20-036800 B.C.O.R.

COUNTY ROAD 257 (BLUEWATER HIGHWAY) 120' R.O.W. EASEMENT VOLUME 821, PAGE 639 B.C.D.R.



ADDRESSES ISSUED 05/11/2026
BY: LAURIE PERRY
BRAZ. CO. 911 ADDRESSING

GULF OF MEXICO

SHEET 2 OF 2

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FIRM: 10024500 FAX: 979.265.9940

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Brazoria County - Joyce Hudman, County Clerk
12/11/2025 10:59 AM
Total Pages: 2
Fee: 225.00
Joyce Hudman