DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT REG APLIN, President And Managing Director of the APLIN HOMES, INC., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as STONEBRIDGE 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 at any time of procuring permission from anyone.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the City of Angleton (called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees and successors: The portion of Block 1, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from the conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of stormwater run-off shall be permitted by construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as herein above defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure, or structures, within the Easement.

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.

_____
PRESIDENT AND MANAGING DIRECTOR

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared REG APLIN, 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 ____ day of _____, ____.

_____
Notary Public
State of Texas

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED this _____ day of _____, 20____, by the Planning and Zoning Commission, City of Angleton, Texas.

_____
BILL GARWOOD, Chairman, Planning and Zoning Commission

_____
FRANCES AGUILAR, City Secretary

APPROVED this _____ day of _____, 20____, 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 ____ day of _____, 20____, by

FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.

_____
Notary Public
State of Texas

ANGLETON DRAINAGE DISTRICT

ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS THE ____ DAY OF _____, 20____. 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.

_____ _____
CHAIRMAN, BOARD OF SUPERVISORS BOARD MEMBER

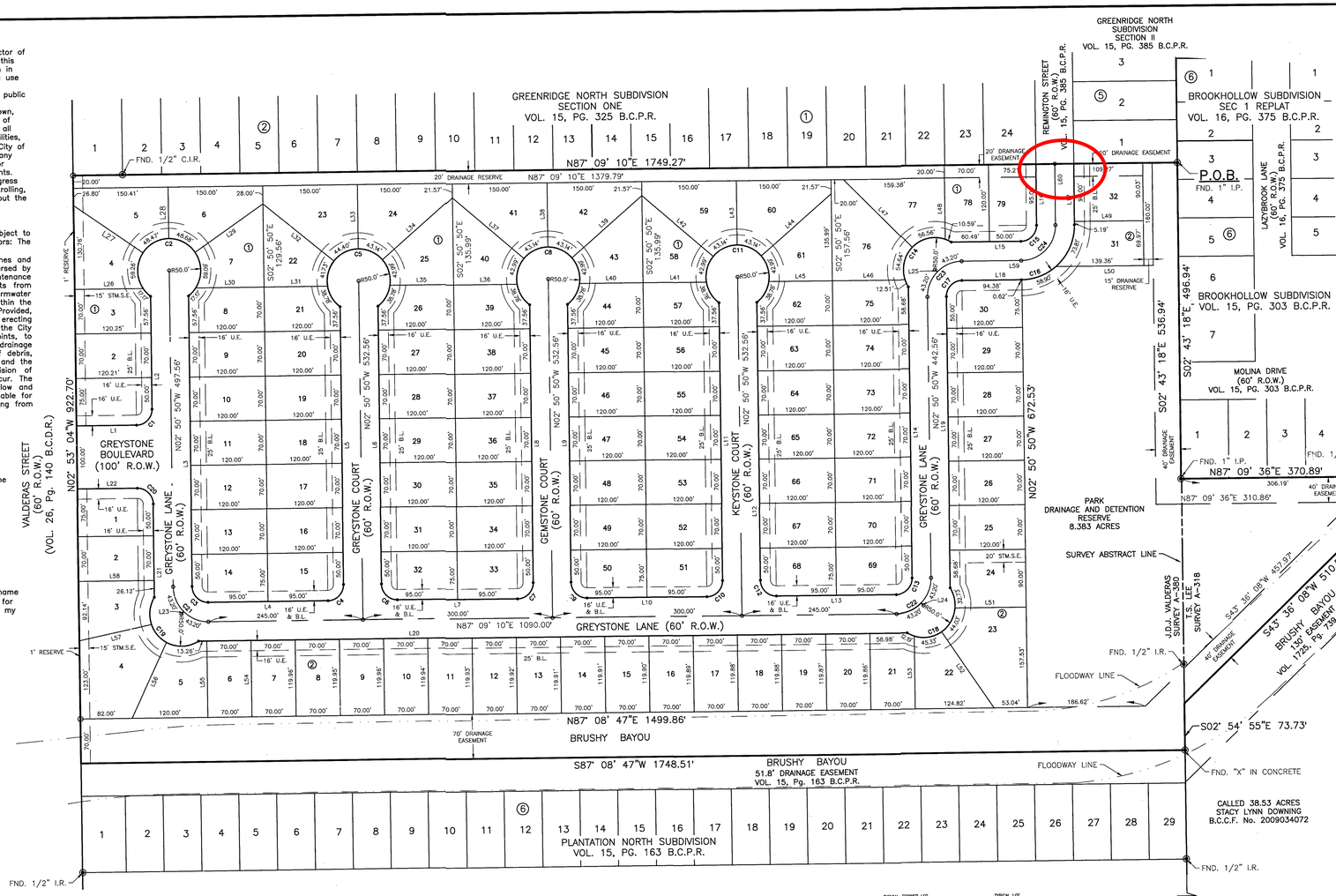
_____
BOARD MEMBER

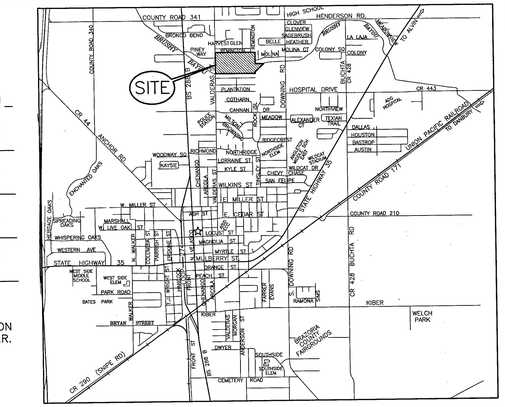
KNOW ALL MEN BY THESE PRESENTS:
That I, DOUGLAS B. ROESLER, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: _____
DOUGLAS B. ROESLER DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

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 DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667





CITY OF ANGLETON
VICINITY MAP
APPROX. SCALE: 1" = 1/2 MILE

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
B.L. =	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
STM.S.E. =	STORM SEWER EASEMENT
VOL., Pg. =	VOLUME, PAGE

SYMBOLS

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

0 50' 100' 200'
SCALE : 1" = 100'

NOTES:

1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0440H, REVISED DATE OF JUNE 5, 1989, REVISED BY LOMR CASE NO. 03-06-2336P, EFFECTIVE OCTOBER 6, 2004, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

3. 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 = 26.31 FEET NGVD29

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. SIDEWALKS SHOULD BE REQUIRED PER ANGLETON LDC SEC. 23.14 – SIDEWALKS AND ACCESSIBILITY.

11. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER ASSOCIATION TO MAINTAIN THE 20' DRAINAGE RESERVE ALONG THE NORTH LINE OF THE SUBDIVISION AND THE PARK DRAINAGE AND DETENTION RESERVE.

Line Table

Line No.	Length	Direction
L1	95.16'	N87°09'10"E
L2	177.56'	N02°50'50"W
L3	457.56'	N02°50'50"W
L4	190.00'	N87°09'10"E
L5	437.56'	N02°50'50"W
L6	437.56'	N02°50'50"W
L7	190.00'	N87°09'10"E
L8	437.56'	N02°50'50"W
L9	437.56'	N02°50'50"W
L10	190.00'	N87°09'10"E
L11	437.56'	N02°50'50"W
L12	437.56'	N02°50'50"W
L13	190.00'	N87°09'10"E
L14	458.68'	N02°50'50"W
L15	110.49'	N87°09'10"E
L16	95.06'	S02°43'18"E
L17	95.19'	S02°43'18"E
L18	94.38'	N87°09'10"E
L19	458.68'	N02°50'50"W
L20	1122.23'	N87°09'10"E

Line Table

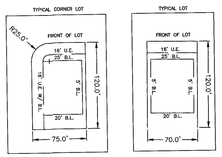
Line No.	Length	Direction
L21	76.12'	N02°50'50"W
L22	95.09'	N87°09'10"E
L23	5.21'	N42°09'10"E
L24	5.21'	N47°50'50"W
L25	5.21'	S47°50'50"E
L26	108.67'	N87°09'10"E
L27	132.39'	N58°23'11"W
L28	80.00'	N02°50'50"W
L29	131.39'	S52°56'14"W
L30	108.28'	N87°09'10"E
L31	100.60'	N87°09'10"E
L32	143.35'	N53°43'28"W
L33	100.00'	N02°50'50"W
L34	147.47'	N46°34'56"E
L35	100.57'	N87°09'10"E
L36	100.57'	N87°09'10"E
L37	147.47'	S52°16'35"E
L38	100.00'	N02°50'50"W
L39	147.47'	N46°34'56"E
L40	100.57'	N87°09'10"E

Line Table

Line No.	Length	Direction
L41	100.57'	N87°09'10"E
L42	147.47'	S52°16'35"E
L43	100.00'	N02°50'50"W
L44	147.47'	N46°34'56"E
L45	100.57'	N87°09'10"E
L46	114.77'	N87°09'10"E
L47	151.42'	S47°50'50"E
L48	95.39'	N02°50'50"W
L49	109.27'	N87°09'10"E
L50	154.36'	N87°09'10"E
L51	112.66'	N87°09'10"E
L52	145.81'	N36°48'30"W
L53	114.86'	N02°50'50"W
L54	119.97'	N02°50'50"W
L55	119.98'	N02°50'50"W
L56	131.39'	S22°22'04"W
L57	117.30'	S75°23'02"W
L58	120.00'	N87°09'10"E
L59	94.38'	N87°09'10"E
L60	95.12'	S02°43'18"E

Curve Table

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	39.27'	25.00'	90°00'00"	N42°09'10"E	35.36'
C2	249.81'	50.00'	286°15'37"	S87°09'10"W	60.00'
C3	39.27'	25.00'	90°00'00"	S47°50'50"E	35.36'
C4	39.27'	25.00'	90°00'00"	N42°09'10"E	35.36'
C5	249.81'	50.00'	286°15'37"	S87°09'10"W	60.00'
C6	39.27'	25.00'	90°00'00"	S47°50'50"E	35.36'
C7	39.27'	25.00'	90°00'00"	N42°09'10"E	35.36'
C8	249.81'	50.00'	286°15'37"	S87°09'10"W	60.00'
C9	39.27'	25.00'	90°00'00"	S47°50'50"E	35.36'
C10	39.27'	25.00'	90°00'00"	N42°09'10"E	35.36'
C11	249.81'	50.00'	286°15'37"	S87°09'10"W	60.00'
C12	39.27'	25.00'	90°00'00"	S47°50'50"E	35.36'
C13	39.27'	25.00'	90°00'00"	N42°09'10"E	35.36'
C14	134.30'	50.00'	153°53'46"	S42°09'10"W	97.42'
C15	39.22'	25.00'	89°52'28"	N42°12'56"E	35.32'
C16	133.33'	85.00'	89°52'28"	N42°12'56"E	120.08'
C17	39.27'	25.00'	90°00'00"	S42°09'10"W	35.36'
C18	134.30'	50.00'	153°53'46"	N42°09'10"E	97.42'
C19	134.30'	50.00'	153°53'46"	S47°50'50"E	97.42'
C20	39.27'	25.00'	90°00'00"	N47°50'50"W	35.36'
C21	43.20'	55.00'	45°00'00"	N70°20'50"W	42.10'
C22	43.20'	55.00'	45°00'00"	S64°39'10"W	42.10'
C23	43.20'	55.00'	45°00'00"	S19°39'10"W	42.10'
C24	86.27'	55.00'	89°52'28"	N42°12'56"E	77.70'



FIELD NOTES FOR 38.53 ACRE

Being a tract of land containing 38.53 acres (1,678,328 square feet), located within J. De J. Valderas, Survey, Abstract Number (No.) 380 and the T. S. Lee Survey, Abstract No. 318, in Brazoria County, Texas; Said 38.53 acre tract being all of a called 38.53 tract recorded in the name of Bret Shawn Collard and wife, Annette Roberts Collard under Brazoria County Clerk's File (B.C.C.F.) No. 2009034072, being a portion of Tract 112 and 113 of the New York and Texas Land Company Subdivision of the J. De. J. Valderas survey recorded in Volume (Vol.) 26, Page 140 of the Brazoria County Deed Records (B.C.D.R.), and a portion of Tract 15 of the New York and Texas Land Company Subdivision of the T. S. Lee Survey recorded in Vol. 42, Page 164 of the B.C.D.R.; Said 38.53 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 1-inch iron pipe found on the west line of Brookhollow Subdivision recorded in Vol. 15, Page 303 of the B.C.P.R., at the southeast corner of Greenridge North Subdivision, Section II recorded in Vol. 15, Page 385 of the B.C.P.R., for the northeast corner of the herein described tract;

THENCE, with the west line of said Brookhollow Subdivision, South 02 degrees 43 minutes 18 seconds East, a distance of 496.94 feet to a 1-inch iron pipe found at the southwest corner of said Brookhollow Subdivision, for an interior corner of the herein described tract;

THENCE, with the south line of said Brookhollow Subdivision, North 87 degrees 09 minutes 36 seconds East, at a distance of 306.19 feet pass a 1/2-inch iron rod found on the northwest line of a 130-foot drainage easement recorded in Vol. 1725, Page 739 of the B.C.D.R. for reference, continue in all a distance of 370.89 feet to a point for corner at the northwest corner of a called 38.53 acre tract recorded in the name of Stacy Lynn Downing Sears under B.C.C.F. No. 2009034072;

THENCE, with the west line of said 38.53 acre tract the following two (2) courses:

1. South 43 degrees 36 minutes 08 seconds West, a distance of 510.58 feet to a point for an interior corner of the herein described tract;
2. South 02 degrees 54 minutes 55 seconds East, a distance of 73.73 feet to an X-cut in concrete found at the northeast corner of Plantation North Subdivision recorded under Vol. 15, Page 163 of the B.C.P.R., for the southeast corner of the herein described tract;

THENCE, with the north line of said Plantation North Subdivision, South 87 degrees 08 minutes 47 seconds West, a distance of 1,748.51 feet to a point on the east right-of-way (R.O.W.) line of Valderas Street (called sixty feet wide per Vol. 26, Page 140 of the B.C.D.R.), at the northwest corner of said Plantation North Subdivision, for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said Valderas Street, North 02 degrees 53 minutes 04 seconds West, a distance of 922.70 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of Greenridge North Subdivision, Section One recorded under Vol. 15, Page 325 of the B.C.P.R., for the northwest corner of the herein described tract;

THENCE, with the south lines of said Greenridge North Subdivision, Section One and said Greenridge North Subdivision, Section II, North 87 degrees 09 minutes 10 seconds East, a distance of 1,749.27 feet to the POINT OF BEGINNING and containing 38.53 acres of land.

OWNERS:
REG APLIN
APLIN HOMES, INC.

REVISED:

FINAL PLAT
GREYSTONE SUBDIVISION
A 38.53 ACRE, 111-LOT, 3 RESERVE, 2 BLOCK SUBDIVISION

PORTION OF TRACT 15, OF THE NEW YORK & TEXAS LAND COMPANY SUBDIVISION OF THE T.S. LEE SURVEY, VOL. 42, Pg. 164 B.C.D.R. AND A PORTION OF TRACTS 112 AND 113 OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION OF THE J. DE J. VALDERAS SURVEY LOCATED IN THE THEODORE S. LEE SURVEY, ABSTRACT No. 318 AND THE J. DE J. VALDERAS SURVEY, ABSTRACT No. 380
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

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

PROJECT NO.: 13651	SCALE: 1" = 100'	DRAWN BY: BWB
DRAWING NO.: 13651 PLAT	DATE: 12/17/2019	CHECKED BY: DRR