						THES OF LESS O
OWNER'S ACKNOWLEDGEMENT: STATE OF TEXAS §	LECEND					
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	<u>LEGEND</u> A.D.D. = ANGLETON DRAINAGE DISTRICT					CR 30 (BLACKTOP ROAD) CR 30 (BLACKTOP ROAD) CR 30 (BLACKTOP ROAD)
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.	B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE B.C.O.R. = BRAZORIA COUNTY OFFICIAL RECORDS B.C.D.R. = BRAZORIA COUNTY DEED RECORDS					
DANIELLE CLARK, ASSIGNEE SMART STORAGE ANGLETON, LLC	B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS B.L. = BUILDING LINE U.E. = UTILITY EASEMENT D.E. = DRAINAGE EASEMENT					A A BAYOU
	BM = BENCHMARK D.D.E. = DRAINAGE AND DETENTION EASEMENT G.B.L. = GARAGE BUILDING LINE	N 07°25'24" E 10.32'—	· · · · · · · · · · · · · · · · · · ·	FND. 1/2" C.I.R.		PLAT BROSH
STATE OF TEXAS § COUNTY OF BRAZORIA §	FND = FOUND I.R. = IRON ROD I.P. = IRON PIPE P.O.B. = POINT OF BEGINNING	99.52' FND. 5/8" C.I.R.	N 86°27'32" E 418.69'			LOCATION
Before me, the undersigned, personally appeared DANIELLE CLARK, ASSIGNEE FOR SMART STORAGE ANGLETON, LLC, known to me to be the person whose name is subscribed to the foregoing	R.O.W. = RIGHT-OF-WAY STM.S.E. = STORM SEWER EASEMENT VOL., Pg. = VOLUME, PAGE				0 70' 60'	130' CR 210
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,	<u>SYMBOLS</u>				0 30' 60' SCALE : 1" = 60'	ANGLETON CR 213
	O = SET 5/8" I.R. W/CAP"BAKER & LAWSON" © = FOUND MONUMENT (AS NOTED)					CR 609
Notary Public State of Texas	= (TBM) TEMPORARY BENCHMARK					MPRR COST 3
						CR 290 S S S S S S S S S
APPROVED this day of, 20						VICINITY MAP
CITY MANAGER		STRICT ES 6483		2.14.	CALLED 13.01 ACRES	NTS
CITY SECRETARY		4AGE DI 95 ACRI 201503 W 457.	TRACT 1	LDING L	KALEDA PROPERTIES LLC B.C.C.F. No. 2015049086	
STATE OF TEXAS § COUNTY OF BRAZORIA §		ED 1.19	4.533 ACRES 197,474 S.F.	25, BUII		FIELD NOTES FOR 12.390 ACRE
This instrument was acknowledged before me on the day of, 20, by FRANCES AGUILAR, City Secretary, City of Angleton, on behalf of the City.		NGLETO CALL B.C.C.I		808		Being a tract of land containing 12.390 acres (539,708 square feet), located within the Jose De Jesus Valderas Survey, Abstract Number 380, in Brazoria County, Texas; Said 12.390 acre being the remainder of a called 13.58 acre tract of land conveyed to Bullard Millennium Joint Venture in Brazoria County Clerk's File (B.C.C.F) Number 2005043342; Said 12.390 acres
	NISTOY	<				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):
Notary Public State of Texas	CALLED 12.40 ACRES B.C.C.F. No. 2013024691					BEGINNING at 1/2—inch iron rod found on the north right—of—way line of County Road 341 (Henderson Road) for the southwest corner of said 13.58—acre tract and the southeast corner of the remainder of a 447'X 600' tract recorded in B.C.C.F. No. 2007032680 (originally
						recorded in Volume 888, Page 156, of the Brazoria County Deed Records (B.C.D.R.); THENCE, North 02° 56′ 38″ West, with the east line of said 13.58—acre tract, a distance of
NOTES: 1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH			5' DEDIC	CATED ROAD RIGHT OF WAY		546.64 feet to a 5/8-inch iron rod with cap stamped "BAKER & LAWSON" found for the southwest corner of a called 1.195-acre tract recorded in B.C.C.F. No. 2015036483;
CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. 2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD						THENCE, North 87° 05' 05" East, with the south line of said 1.195—acre tract, a distance of 207.70 feet to a 5/8—inch iron rod with cap stamped "BAKER & LAWSON" found;
INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE"X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500—YEAR FLOOD—PLAIN. WARNING: THIS FLOOD	50.23'	FND 5/8" C.I.R. —		340 OAD		THENCE, North 02° 54' 56" West, along the east line of said 1.195—acre tract, a distance of 457.28 feet to a 5/8—inch iron rod with cap stamped "BAKER & LAWSON" found;
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.	N E	37°05'05" E 207.70'	N87° 06' 13"E 420.24'	R.O.W.)		THENCE, North 07* 25' 24" East, continuing with said east line, a distance of 10.32 feet to a 5/8—inch iron rod with cap stamped "BAKER & LAWSON" found on the north line of aforesaid 13.58—acre tract common with the south line of a called 12.40—acre tract recorded on B.C.C.F. No. 2013024691;
3. 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.	FND. 5/8" C.I.R. —			COUNTY ROAD 340 GALAZNIK ROAD (60' R.O.W.)		THENCE, North 86° 27' 32" East, continuing with said common line, a distance of 418.69 feet to a 1/2-inch iron rod with cap found for the common east corner of said 13.58—acre tract and said 12.40—acre tract, same being on the west right—of—way line of County Road
4. 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.						340 (aka Galaznik Road); THENCE, South 02° 52' 59" East, with the east line of said 13.58, a distance of 1015.93
 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. 						feet to a 1/2—inch iron rod found for the southeast corner of said 13.58—acre tract being the northwest intersection of said County Road 340 and aforesaid County Road 341; THENCE, South 86° 50' 12" West, with the south line of said 13.58—acre tract, a distance of
6. 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						627.37 feet to the POINT OF BEGINNING and containing 12.390 acres of land.
PERMIT. 7. NOTICE: APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION						STATE OF TEXAS § COUNTY OF BRAZORIA §
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						KNOW ALL MEN BY THESE PRESENTS: That I, Luther J. Daly, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments
COMPLIANCE BY THE CITY ENGINEER. 8 NOTICE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR					CALLED 10.00 ACRES KALEDA PROPERTIES LLC B.C.C.F. No. 2015049086	actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.
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.	.64			.79	B.C.C.1. NO. 2013043000	TE OF TENENTS
9. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY. 10. A MINIMUM OF TWO PARKING SPACES ON THE SAME LOT AS THE MAIN STRUCTURE AND ON A	HELEN BULAICH PREUIT	7	TRACT 2	E 543		LUTHER J. DALY
PAVED DRIVEWAY HAVING A MINIMUM LENGTH OF 20 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY LINE.	CALLED 5.008 ACRES B.C.C.F. No. 2007032680		7.860 ACRES 342,206 S.F.	.52.29		LUTHER J. DALY REGISTERED PROFESSIONAL LAND SURVEYOR A SURVEYOR
11. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OUT OF 1 LOT.12. THE TRACT IS SUBJECT TO A BLANKET PIPELINE EASEMENT RECORDED UNDER VOL. 348, PG. 128 B.C.D.R. THE EASEMENT IS NOT PLOTTABLE.	N			\$ 05°		TEXAS REGISTRATION NO. 6150
B.C.D.R. THE EASEMENT IS NOT FLOTIABLE.						
ANGLETON DRAINAGE DISTRICT						REVISED:
ACCEPTED, THIS THE DAY OF, 20 THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:						MINOR REPLAT 259.75
1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.						OF 12.390 ACRES
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.		2	25' BUILDING LINE			
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		5' DEDICATED	ROAD RIGHT OF WAY			REMAINDER OF A CALLED 13.58 ACRE TRACT RECORDED IN
OF SUBDIVISION DRAINAGE FACILITIES. THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON	P.O.B. FND. 1/2" I.R.	'	6°50'12" W 627.37'	FND. 1/2" I.R.		B.C.C.F. No. 2005043342
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	COUNTY ROAD 341 (HENDERSON ROAD) (60' R.O.W.)					LOCATED IN THE J. DE J. VALDERAS SURVEY, ABSTRACT No. 380
RESPONSIBILITY AND/OR DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.						IN BRAZORIA COUNTY, TEXAS
			ILLED 22.815 ACRES			4005 TECHNOLOGY DR., SUITE 1530
CHAIRMAN, BOARD OF BOARD MEMBER SUPERVISORS		ROBI ANGELA	ERT LLOYD CARR, AND ELAINEA PACKARD ESTATE .C.F. No. 2015014625			ANGLETON, TEXAS 77515 OFFICE: (979) 849-6681
BOARD MEMBER						BAKER & LAWSON, INC. TBPELS No. 10052500 REG. NO. F-825

BOARD MEMBER

CHNOLOGY DR., SUITE 1530 IGLETON, TEXAS 77515 DFFICE: (979) 849-6681 No. 10052500 REG. NO. F-825

PROJECT NO.: 15282 SCALE: 1" = 60'DRAWING NO.: 15282 RE-PLAT.DWG DATE: 05/04/2022

DRAWN BY: CAP CHECKED BY: AH