

LEGEND

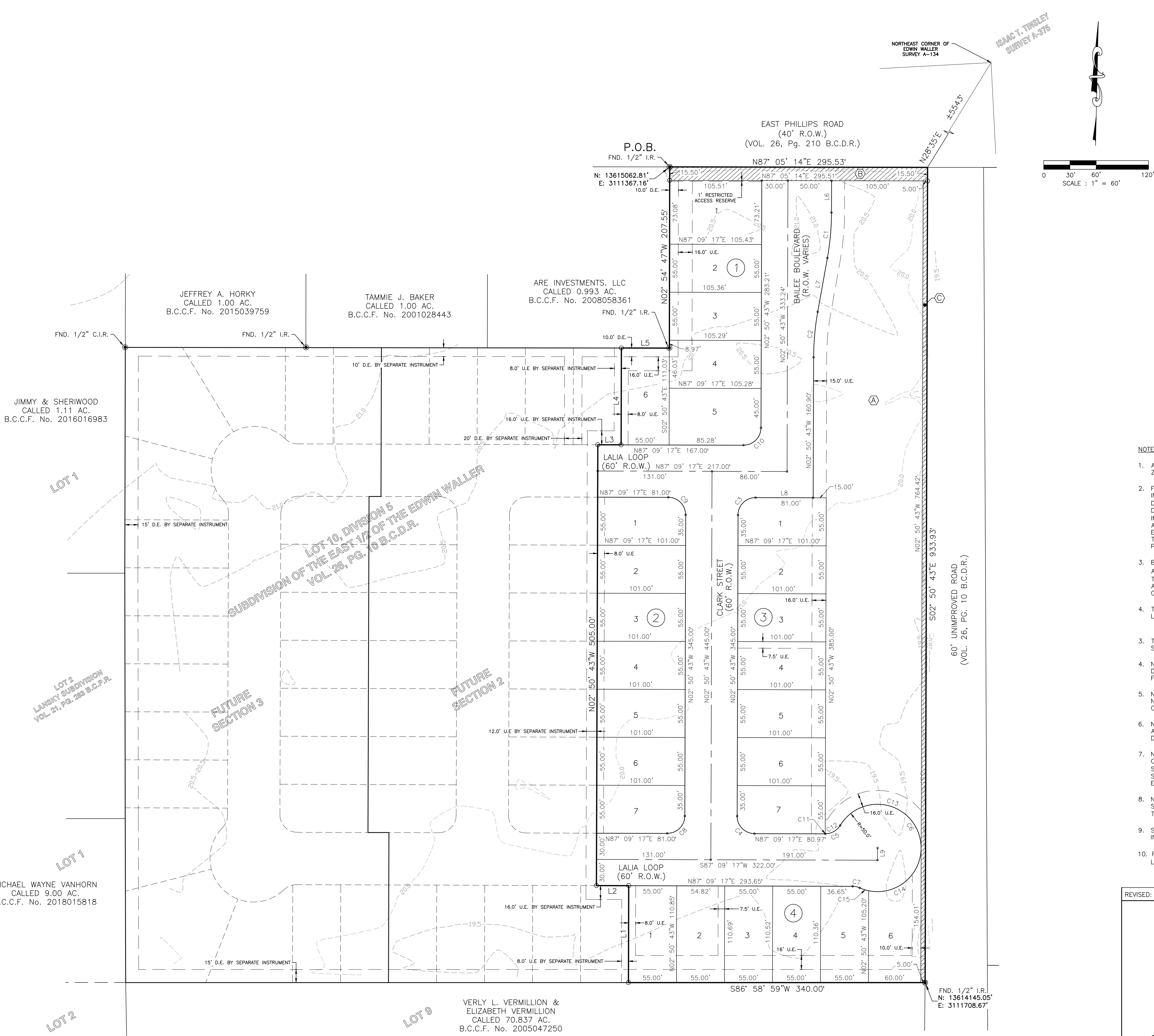
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
B.M. = BENCHMARK
D.E. = DRAINAGE EASEMENT
FND = FOUND
I.R. = IRON ROD
C.I.R. = CAPPED IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL., Pg. = VOLUME, PAGE
W.L.E. = WATERLINE EASEMENT
U.E. = UTILITY EASEMENT

SYMBOLS

- = SET 5/8" C.I.R. "BAKER & LAWSON"
● = FOUND 5/8" C.I.R. "BAKER & LAWSON"
(UNLESS NOTED)
⊕ = (TBM) TEMPORARY BENCHMARK

Curve Table				
Curve No.	Length	Radius	Delta	Chord Bearing
C1	52.36'	300.00'	10°00'00"	N02°09'17"E
C2	52.36'	300.00'	10°00'00"	S02°09'17"W
C3	31.42'	20.00'	90°00'00"	S42°09'17"W
C4	31.42'	20.00'	90°00'00"	S47°50'43"E
C5	20.61'	20.00'	59°03'01"	N57°37'46"E
C6	229.46'	50.00'	262°56'45"	N20°25'22"W
C7	8.34'	20.00'	23°53'44"	N80°53'51"W
C8	31.42'	20.00'	90°00'00"	N42°09'17"E
C9	31.42'	20.00'	90°00'00"	N47°50'43"W
C10	31.42'	20.00'	90°00'00"	N42°09'17"E
C11	0.03'	20.00'	0°05'44"	S87°06'25"W
C12	20.58'	20.00'	58°57'17"	S57°34'55"W
C13	130.07'	50.00'	149°03'01"	N77°22'14"W
C14	88.61'	50.00'	101°32'13"	N47°55'23"E
C15	10.78'	50.00'	12°21'31"	S75°07'45"E

Line Table		
Line No.	Length	Direction
L1	111.02'	N02°50'43"W
L2	37.00'	S87°09'17"W
L3	26.72'	N87°09'17"E
L4	110.94'	N02°50'43"W
L5	55.00'	N87°03'19"E
L6	36.48'	N02°50'43"W
L7	62.68'	N07°09'17"E
L8	66.00'	N87°09'17"E
L9	14.00'	S02°50'43"E



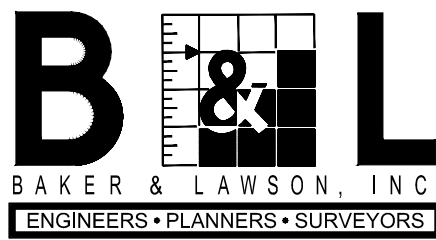
NOTES:

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0445K, 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 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. ALL MANUFACTURED HOMES SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION AND BE SECURELY ANCHORED TO COMPLY WITH THE REQUIREMENTS OF THE DESIGNATED FEMA FLOOD ZONES AND THE ANGLETON FLOOD HAZARD PREVENTION ORDINANCE.
- BENCHMARK: ANGLETON = PUBLISHED ELEVATION = 25.81' TRIANGULATION STATION DISK SET IN TOP OF CONCRETE POST STAMPING; ANGLETON 1931 LOCATED ABOUT 1 MILE SOUTHWEST OF ANGLETON ON LAND OWNED BY MR. JAMISON, 40 FEET NORTH EAST OF COUNTY ROAD 221, NEAR MAIN GATE TO HOMESITE. TBM = 24.82'
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- SIDEWALKS THAT CONFORM TO ACM SPECIFICATIONS AND ALL ACCESSIBILITY STANDARDS SHALL BE INSTALLED CONCURRENT WITH CONSTRUCTION OF DEVELOPMENT.
- FRONT SETBACKS SHALL BE 25', REAR SETBACKS SHALL BE 10', SIDE SETBACKS SHALL BE 15' FOR LOTS ADJACENT TO THE R.O.W., 5' FOR INTERIORS.

REVISED:

PRELIMINARY REPLAT ANGLETON PARK PLACE SUBDIVISION SECTION 1 A 7.447 ACRE, 26-LOT, 4 BLOCK, 1 RESERVE SUBDIVISION

OUT OF LOT 10, DIVISION 5 OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, VOL. 26, PG. 210 B.C.D.R. LOCATED IN THE EDWIN WALLER LEAGUE, ABSTRACT NO. 134
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



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

PROJECT NO.: 14320	SCALE: 1" = 60'	DRAWN BY: BT
DRAWING NO.: 14320 PLAT	DATE: 08/17/2021	CHECKED BY: DRR

RESERVE/DEDICATION TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO DETENTION USE	1.906 AC.
(B)	R.O.W. DEDICATION		0.105 AC.
(C)	R.O.W. DEDICATION		0.105 AC.

PAGE 1 OF 2

OWNERS:
MIKE MORGAN
1915 N 288B
FREEPORT, TEXAS 77541

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT MIKE MORGAN, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Angleton Park Place 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 Easements Maintained by a Homeowners' Association.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This plat is hereby adopted by the owners (called "Owners") and approved by the City of Angleton, ("City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successor, and assigns:

"Drainage Easements" shown on the plat are reserved for drainage purposes forever, and the maintenance of the drainage easements shall be provided by all of the owners of lots in the subdivision by and through a lawfully created homeowners association to be created by the Owners. The Owners covenant and agree that such a homeowners' association (called "Association") shall be created prior to the final acceptance of the City. All Association documents shall be subject to the approval of the City and shall specifically contain covenants binding the Association to continuously maintain all Drainage Easements. Such covenants shall not relieve the individual lot owners of the responsibility to maintain the Drainage Easements should the Association default in the performance of its maintenance responsibility. The Association documents shall also contain provisions that they may not be amended with regard to the Drainage Easement maintenance responsibilities without the approval of the City. The fee simple title to all Drainage Easements shall always remain in the Association.

The City and Angleton Drainage District are not responsible for the maintenance and operation of said easements or for any damage or injury to private property or person that results from the flow of water along said easement, or for the control of erosion, but reserves the right to use enforcement powers to ensure that drainage easements are properly functioning in the manner in which they were designed and approved.

The City and Angleton Drainage District reserves the right, but not the obligation, to enter upon any Drainage Easement at any point, or points, with all rights of ingress and egress, to investigate, survey, erect, construct, or maintain any drainage facility deemed necessary by the City for drainage and safety purposes.

The Owners shall keep all Drainage Easements clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City of Angleton or Angleton Drainage District shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the Owners to alleviate any public health or safety issues. The Association hereby agrees to indemnify and hold harmless the City from any such damages and injuries.

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.

MIKE MORGAN
OWNER/MANAGER

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared MIKE MORGAN 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

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

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, Miguelangel A. Saucedo, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plot conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City Council.

SIGNED: MIGUELANGEL A. SAUCEDA
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992

DATE

SIGNED: DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

DATE

FIRE LANES AND FIRE EASEMENTS:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD, ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO: PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING: "FIRE LANE, NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVES ARE HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED AND FREE OF OBSTRUCTIONS AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

MIKE MORGAN
OWNER/MANAGER

BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
Parcel Table			Parcel Table			Parcel Table			Parcel Table		
LOT NO.	AREA S.F.		LOT NO.	AREA S.F.		LOT NO.	AREA S.F.		LOT NO.	AREA S.F.	
1	7,714		1	5,469		1	5,469		1	6,101	
2	5,797		2	5,555		2	5,555		2	6,092	
3	5,793		3	5,555		3	5,555		3	6,083	
4	5,791		4	5,555		4	5,555		4	6,074	
5	6,758		5	5,555		5	5,555		5	6,024	
6	6,104		6	5,555		6	5,555		6	6,786	
			7	5,469		7	5,469				

FIELD NOTES FOR 7.447 ACRES

Being a tract of land containing 7.447 acres (328,211 square feet), located within Edwin Waller League, Abstract Number (No.) 134, in Brazoria County, Texas; Said 7.447 acre tract being a portion of Lot 10, Division 5 of the Subdivision East One—Half of the Edwin Waller League recorded under Volume (Vol.) 26, Page 210 Brazoria County Deed Records (B.C.D.R.), being a portion of a called 16.72 acre tract recorded in the name of Angleton Park Place, LLC under B.C.C.F. No. 2016023917, Said 7.447 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 1/2—inch iron rod found on the south right—of—way (R.O.W.) line of East Phillips Road (40-foot wide per Vol. 26, Pg. 210 B.C.D.R.), on the north line of said Lot 10, at the northeast corner of a called 0.993 acre tract recorded in the name of ARE Investments, LLC under B.C.C.F. No. 2008058361, for the northwest corner of said 16.72 acre tract and the herein described tract;

THENCE, with the south R.O.W. line of said East Phillips Road, being the north line of said Lot 10, North 87 degrees 05 minutes 14 seconds East, a distance of 295.53 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of the R.O.W. intersection of said East Phillips Road, and a 60-foot unimproved road (Vol. 26, Pg. 10 B.C.D.R.), for the northeast corner of said Lot 10 and the herein described tract;

THENCE, with the west R.O.W. line of said unimproved road, being the east line of said Lot 10, South 02 degrees 50 minutes 43 seconds East, a distance of 933.93 feet to a 1/2—inch iron rod found at the northeast corner of Lot 9 of said Subdivision East One—Half of the Edwin Waller League, for the southeast corner of said Lot 10 and the herein described tract;

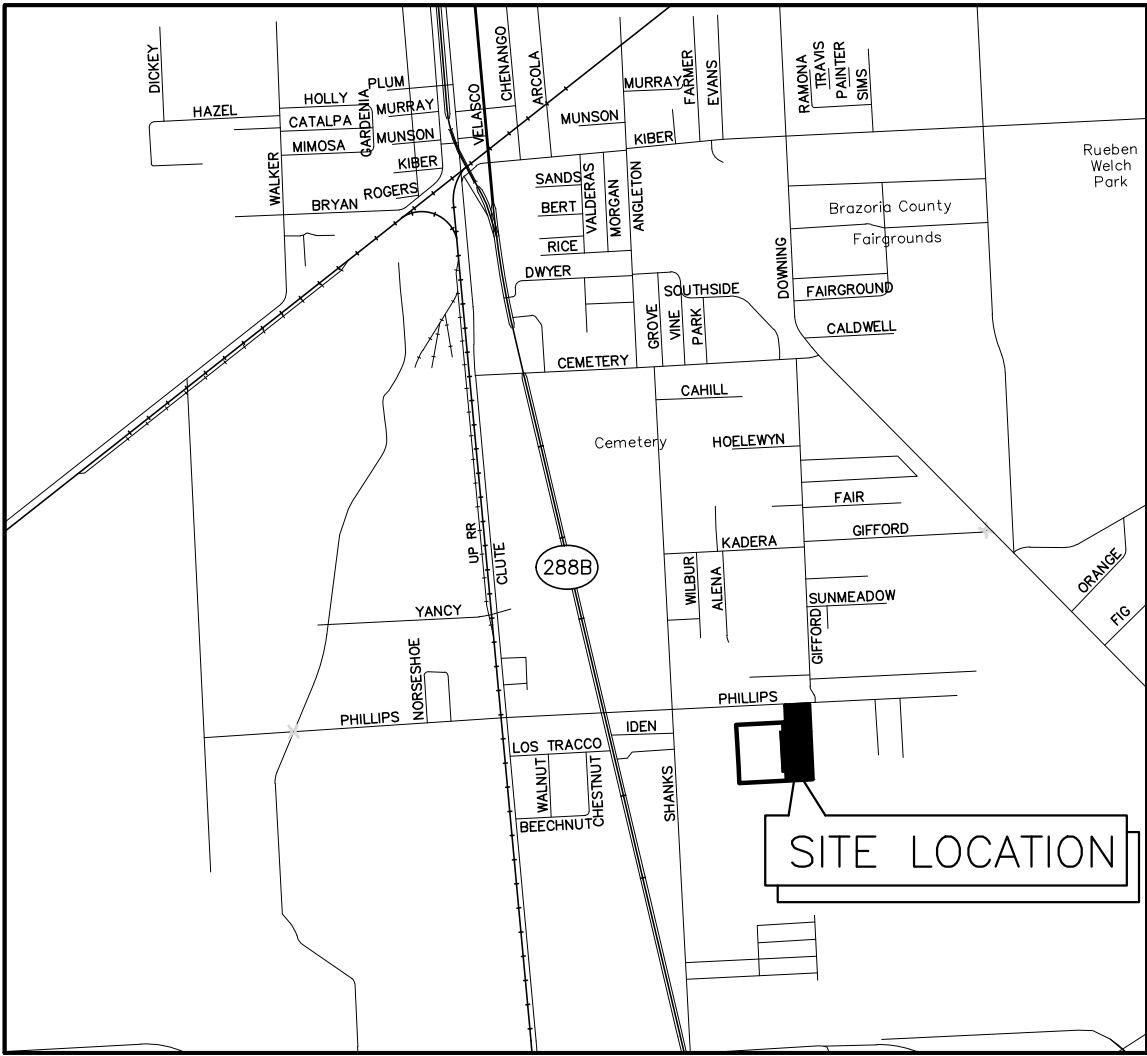
THENCE, with the common line of said Lots 9 and 10, South 86 degrees 58 minutes 59 seconds West, a distance of 340.00 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set for the southeast corner of the herein described tract;

THENCE, through and across said Lot 10 the following five (5) courses:

1. North 02 degrees 50 minutes 43 seconds West, a distance of 111.02 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
2. South 87 degrees 09 minutes 17 seconds West, a distance of 37.00 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
3. North 02 degrees 50 minutes 43 seconds West, a distance of 505.00 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set for an angle point;
4. North 87 degrees 09 minutes 17 seconds East, a distance of 26.72 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set for an interior corner of the herein described tract;
5. North 02 degrees 50 minutes 43 seconds West, a distance of 110.94 feet to a 5/8—inch iron rod with cap stamped "Baker & Lawson" set on the south line of said 0.993 acre tract, being the north line of said 16.72 acre tract, for a northwesterly corner of the herein described tract;

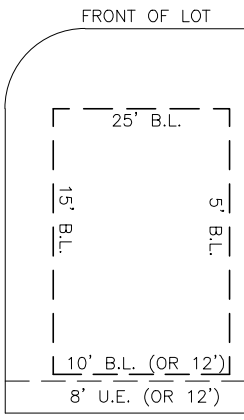
THENCE, with the south line of said 0.993 acre tract, being the north line of said 16.72 acre tract, North 87 degrees 03 minutes 19 seconds East, a distance of 55.00 feet to a 1/2—inch iron rod found at the southeast corner of said 0.993 acre tract, for an interior corner of said 16.72 acre tract and the herein described tract;

THENCE, with the east line of said 0.993 acre tract, being the west line of said 16.72 acre tract, North 02 degrees 54 minutes 47 seconds West, a distance of 207.55 feet to the POINT OF BEGINNING, containing 7.447 acres of land.

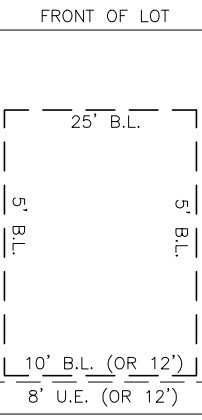


VICINITY MAP

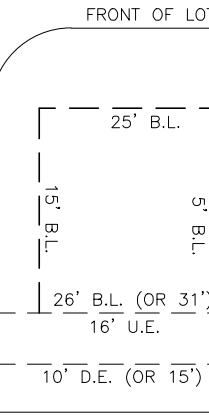
TYPICAL INTERIOR CORNER LOT



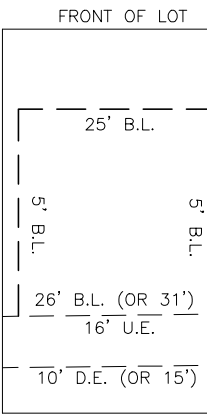
TYPICAL INTERIOR LOT



TYPICAL EXTERIOR CORNER LOT



TYPICAL INTERIOR LOT

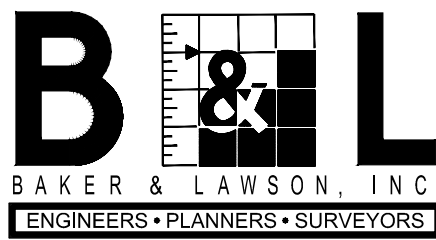


REVISED:

PRELIMINARY REPLAT ANGLETON PARK PLACE SUBDIVISION SECTION 1 A 7.447 ACRE, 26-LOT, 4 BLOCK, 1 RESERVE SUBDIVISION

OUT OF LOT 10, DIVISION 5 OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, VOL. 26, PG. 210 B.C.D.R. LOCATED IN THE EDWIN WALLER LEAGUE, ABSTRACT No. 134

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



PAGE 2 OF 2

OWNERS:
MIKE MORGAN
1915 N 288B
FREEPORT, TEXAS 77541

PROJECT NO.: 14320	SCALE:	DRAWN BY: BT
DRAWING NO.: 14320 PLAT	DATE: 08/17/2021	CHECKED BY: DRR