

KEY MAP 795T & X  
SCALE 1" = 3000'

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Angleton Independent School District acting herein by and through Phillip Edwards, Superintendent, its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as Angleton ISD Elementary No. 7 and Junior High No. 2, 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.

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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.

\_\_\_\_\_  
Phillip Edwards, Superintendent

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

Before me, the undersigned, personally appeared Phillip Edwards, Superintendent 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public  
State of Texas

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

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
City Secretary

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Angleton, Texas.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, City Secretary, City of Angleton, on behalf of the City.

\_\_\_\_\_  
Notary Public  
State of Texas

**METES & BOUNDS**

50.516 ACRES  
2,200,477 SQUARE FEET  
SHUBAL MARSH SURVEY  
ABSTRACT NO. 82  
BRAZORIA COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 50.516 acre (2,200,477 square foot) tract of land located in the Shubal Marsh Survey, Abstract Number 82, Brazoria County, Texas and said 50.516 acre tract of land being out of and a part of the called 469.08 acre tract described in the deed to Anchor Holdings MP, LLC, recorded under Brazoria County Clerk's File Number (B.C.C.F. No.) 2021085145, said 50.516 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a concrete monument found in the southeasterly Right-of-Way (R.O.W.) line of F.M. 521 (based on a width of 110 feet) recorded under Volume 181, Page 250 of the Brazoria County Deed Records and marking the southwest corner of the called 2.97 acre tract described in the deed to James W. Northrup and Deborah Northrup recorded under B.C.C.F. No. 01-008056, and the northwest corner of said called 469.08 acre tract and the herein described tract;

THENCE, North 87 degrees 05 minutes 29 seconds East, departing the southeasterly R.O.W. line of said F.M. 521 and along south line of said called 2.97 acre tract common with the north line of said called 469.08 acre tract, passing at a distance of 284.23 feet, a 5/8-inch iron rod found marking the southeast corner of said called 2.97 acre tract and the southwest corner of the called 96.50 acre tract described in the deed to James Wortham Northrup, recorded under B.C.C.F. No. 00-016352, from which a 5/8-inch iron rod found bears North 29 degrees 54 minutes West, 3.10 feet, continuing along the south line of said called 96.50 acre tract common with the north line of said called 469.08 acre tract, a total distance of 1,364.23 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the northeast corner of the herein described tract;

THENCE, departing said common line and over and across said called 469.08 acre tract the following courses and distances;

1. South 02 degrees 54 minutes 31 seconds East, a distance of 49.99 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the east line of the herein described tract;
2. In a southeasterly direction, along said curve to the left, having a radius of 635.00 feet, a central angle of 25 degrees 02 minutes 14 seconds (chord bears, South 15 degrees 25 minutes 38 seconds East, 275.28 feet) and an arc distance of 277.48 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
3. South 27 degrees 56 minutes 45 seconds East, a distance of 223.35 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right in the east line of the herein described tract;
4. In a southeasterly direction, along said curve to the right, having a radius of 565.00 feet, a central angle of 25 degrees 19 minutes 43 seconds (chord bears, South 15 degrees 16 minutes 53 seconds East, 247.74 feet) and an arc distance of 249.77 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the east line of the herein described tract;
5. South 02 degrees 37 minutes 02 seconds East, a distance of 10.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most northerly southeast corner of the herein described tract;
6. In a southwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 85 degrees 45 minutes 07 seconds (chord bears, South 40 degrees 15 minutes 32 seconds West, 34.02 feet) and an arc distance of 37.42 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most southerly southeast corner of the herein described tract;

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KNOW ALL MEN BY THESE PRESENTS:

That I, Joel D. Walker, a Professional Land Surveyor, 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY PRODUCT"

Joel D. Walker Date  
Texas Registration No. 5189

7. In a southwesterly direction, along a curve to the left, having a radius of 785.00 feet, a central angle of 24 degrees 19 minutes 58 seconds (chord bears, South 70 degrees 58 minutes 06 seconds West, 330.88 feet) and an arc distance of 333.38 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of compound curve in the southeasterly line of the herein described tract;
8. In a southwesterly direction, along a curve to the left, having a radius of 3,035.00 feet, a central angle of 15 degrees 53 minutes 23 seconds (chord bears, South 50 degrees 51 minutes 26 seconds West, 839.00 feet) and an arc distance of 841.69 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southeasterly line of the herein described tract;
9. South 42 degrees 54 minutes 44 seconds West, a distance of 314.82 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southeasterly line of the herein described tract;
10. In a southwesterly direction, along said curve to the left, having a radius of 815.00 feet, a central angle of 11 degrees 13 minutes 23 seconds (chord bears, South 37 degrees 18 minutes 03 seconds West, 159.39 feet) and an arc distance of 159.64 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of reverse curve and the most easterly south corner of the herein described tract;
11. In a southwesterly direction, along a curve to the right, having a radius of 25.00 feet, a central angle of 86 degrees 14 minutes 45 seconds (chord bears, South 74 degrees 48 minutes 44 seconds West, 34.18 feet) and an arc distance of 37.63 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency and the most westerly south corner of the herein described tract;
12. North 62 degrees 03 minutes 54 seconds West, a distance of 133.25 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the southwesterly line of the herein described tract;
13. In a northwesterly direction, along said curve to the left, having a radius of 1,230.00 feet, a central angle of 13 degrees 53 minutes 19 seconds (chord bears, North 69 degrees 00 minutes 33 seconds West, 297.42 feet) and an arc distance of 298.15 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the point of tangency in the southwesterly line of the herein described tract;
14. North 75 degrees 57 minutes 13 seconds West, a distance of 239.47 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the right and the most southerly southwest corner of the herein described tract;
15. In a northwesterly direction, along said curve to the right, having a radius of 25.00 feet, a central angle of 90 degrees 00 minutes 00 seconds (chord bears, North 30 degrees 57 minutes 13 seconds West, 35.36 feet) and an arc distance of 39.27 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set in the southeasterly R.O.W. line of aforesaid F.M. 521 and marking the most westerly southwest corner of the herein described tract;

THENCE, North 14 degrees 02 minutes 47 seconds East, along the southeasterly R.O.W. line of said F.M. 521, a distance of 1,510.53 feet, to the POINT OF BEGINNING and containing a computed area of 50.516 acres (2,200,477 square feet) of land.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, 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.

\_\_\_\_\_  
Professional Engineer Date

**NOTES:**

1. The coordinates shown hereon are Texas South Central Zone No. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by the following combined scale factor of 0.99986771114 (X+S.F.=SURFACE VALUE).
2. Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
3. According to F.I.R.M. Map No. 48039C0430K (Community-Panel No. 4800640430K), map revised date: December 30, 2020. The subject property lies within the area designated as Zone "X" Shaded. Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; areas protected by levees from 1% annual chance flood.
4. This statement is based on scaling the location of the subject tract on the above referenced map. This information is to determine flood insurance rates only and is not intended to identify specific flooding conditions.
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.
9. The contour lines shown hereon are based on 2018 TWDB Lidar Data (NAVD88) Obtained from the NOAA data access viewer website.

PRELIMINARY PLAT OF  
**ANGLETON ISD  
ELEMENTARY NO 7  
AND JUNIOR HIGH  
NO 2**

A SUBDIVISION OF  
50.516 ACRES  
OUT OF THE  
SHUBAEL MARSH SURVEY,  
ABSTRACT NO. 82  
BRAZORIA COUNTY, TEXAS

**1 BLOCK 1 RESERVE**

AUGUST 2023



21020 PARK ROW PHONE: (281) 509-8288  
KATY, TEXAS 77449 FAX: (281) 492-0026

CERTIFIED FIRM NO. 10073800

OWNER:  
ANGLETON INDEPENDENT SCHOOL DISTRICT  
1900 N. DOWNING ROAD  
ANGLETON, TEXAS 77515  
979-964-8000

**NOTES:**

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**REFERENCE BENCHMARK:**

NGS PID DR8248 - Stainless steel rod with logo cap stamped "TXAG-RM1-2022" located at 18671 FM 523 in Angleton ±100' east of the east side of the driveway to the Texas Department of Transportation office and ±100' north of the office building in the grassy area on the north side of the parking lot.  
Elevation = 32.02' (NAVD 88, GEOID18)

**TEMPORARY BENCHMARKS:**

TBM "B" Box cut on the southerly safety end treatment at the driveway for 25410 F.M. 521.  
Elevation = 35.81'

**SITE UTILITIES:**

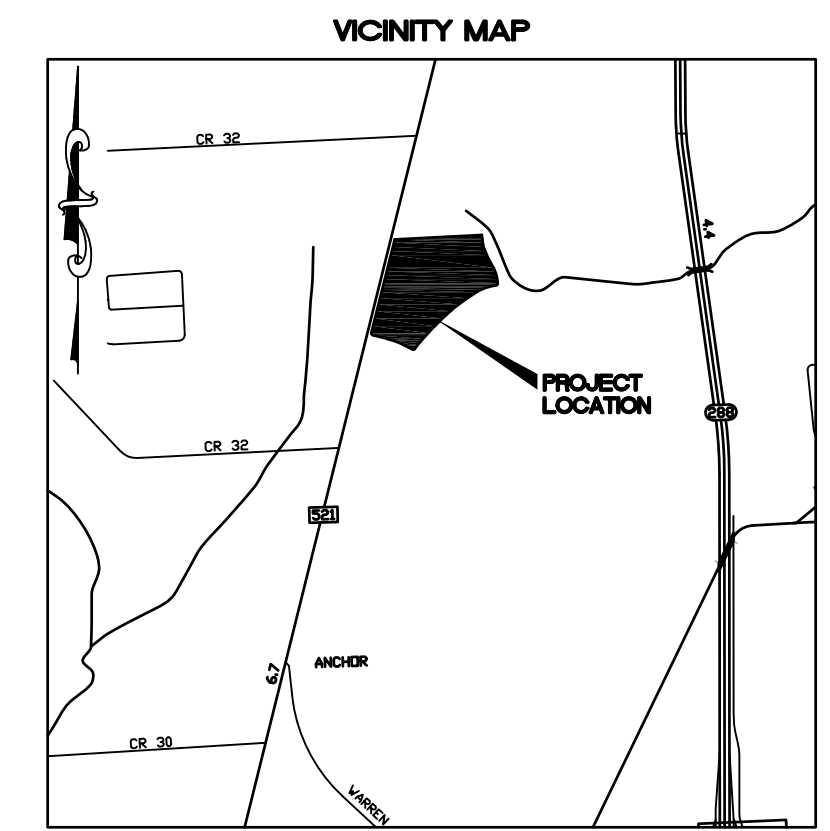
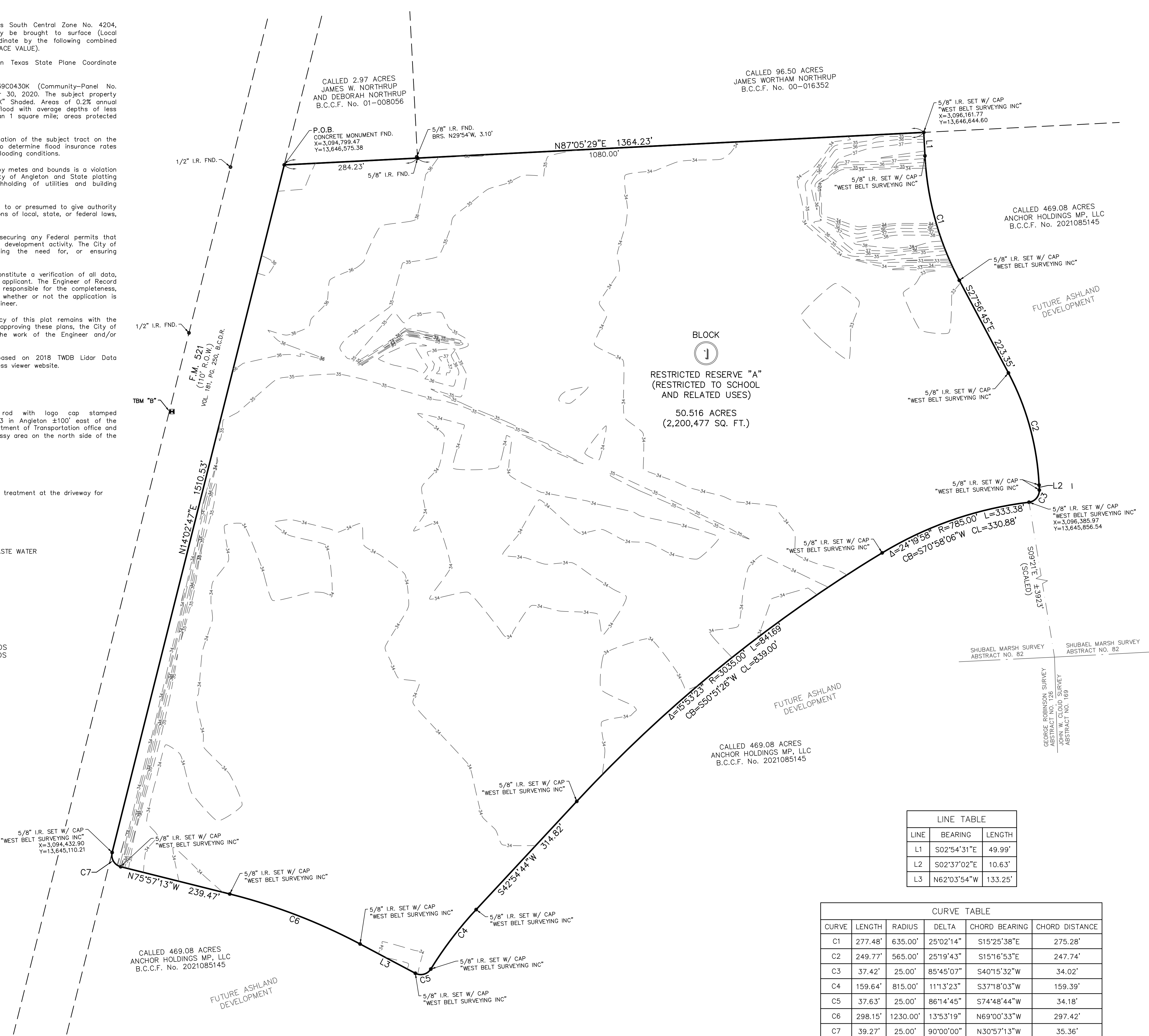
CENTERPOINT ENERGY - ELECTRIC AND GAS  
BRAZORIA COUNTY MUD 82 - WATER AND WASTE WATER

**ABBREVIATIONS:**

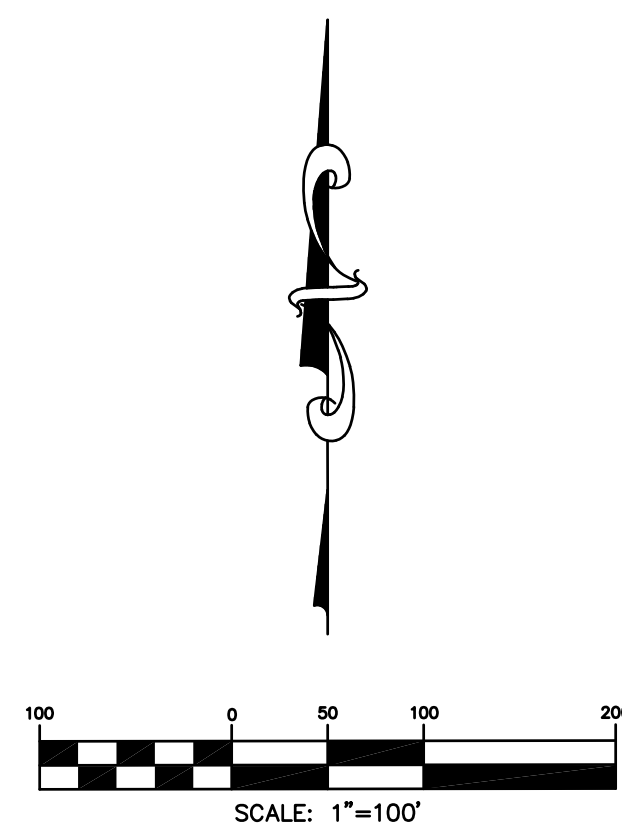
- B.L. - BUILDING LINE
- CONC. - CONCRETE
- ESMT. - EASEMENT
- F.C. - FILM CODE
- FND. - FOUND
- FT. - FEET
- B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE
- H.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- H.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
- I.P. - IRON PIPE
- NO. - NUMBER
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- R.O.W. - RIGHT-OF-WAY
- SAN. - SANITARY
- SQ. - SQUARE
- SWR. - SEWER
- VOL. - VOLUME
- W.L.E. - WATER LINE EASEMENT

**LEGEND:**

- 5/8-INCH IRON FOUND WITH CAP STAMPED "WEST BELT SURVEYING" (EXCEPT AS NOTED)
- SITE BENCHMARK



KEY MAP 795T & X  
SCALE 1" = 3000'



**PRELIMINARY PLAT OF  
ANGLETON ISD  
ELEMENTARY NO 7  
AND JUNIOR HIGH  
NO 2**

A SUBDIVISION OF  
50.516 ACRES  
OUT OF THE  
SHUBAEL MARSH SURVEY,  
ABSTRACT NO. 82  
BRAZORIA COUNTY, TEXAS

**1 BLOCK 1 RESERVE**

AUGUST 2023

**WEST BELT  
SURVEYING, INC.**

21020 PARK ROW  
KATY, TEXAS 77449  
PHONE: (281) 509-8288  
FAX: (281) 492-0026  
CERTIFIED FIRM NO. 10073800  
OWNER:  
ANGLETON INDEPENDENT SCHOOL DISTRICT  
1900 N. DOWNING ROAD  
ANGLETON, TEXAS 77515  
979-964-8000

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S02°54'31"E	49.99'
L2	S02°37'02"E	10.63'
L3	N62°03'54"W	133.25'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	277.48'	635.00'	25°02'14"	S15°25'38"E	275.28'
C2	249.77'	565.00'	25°19'43"	S15°16'53"E	247.74'
C3	37.42'	25.00'	85°45'07"	S40°15'32"W	34.02'
C4	159.64'	815.00'	111°3'23"	S37°18'03"W	159.39'
C5	37.63'	25.00'	86°14'45"	S74°48'44"W	34.18'
C6	298.15'	1230.00'	13°53'19"	N69°00'33"W	297.42'
C7	39.27'	25.00'	90°00'00"	N30°57'13"W	35.36'