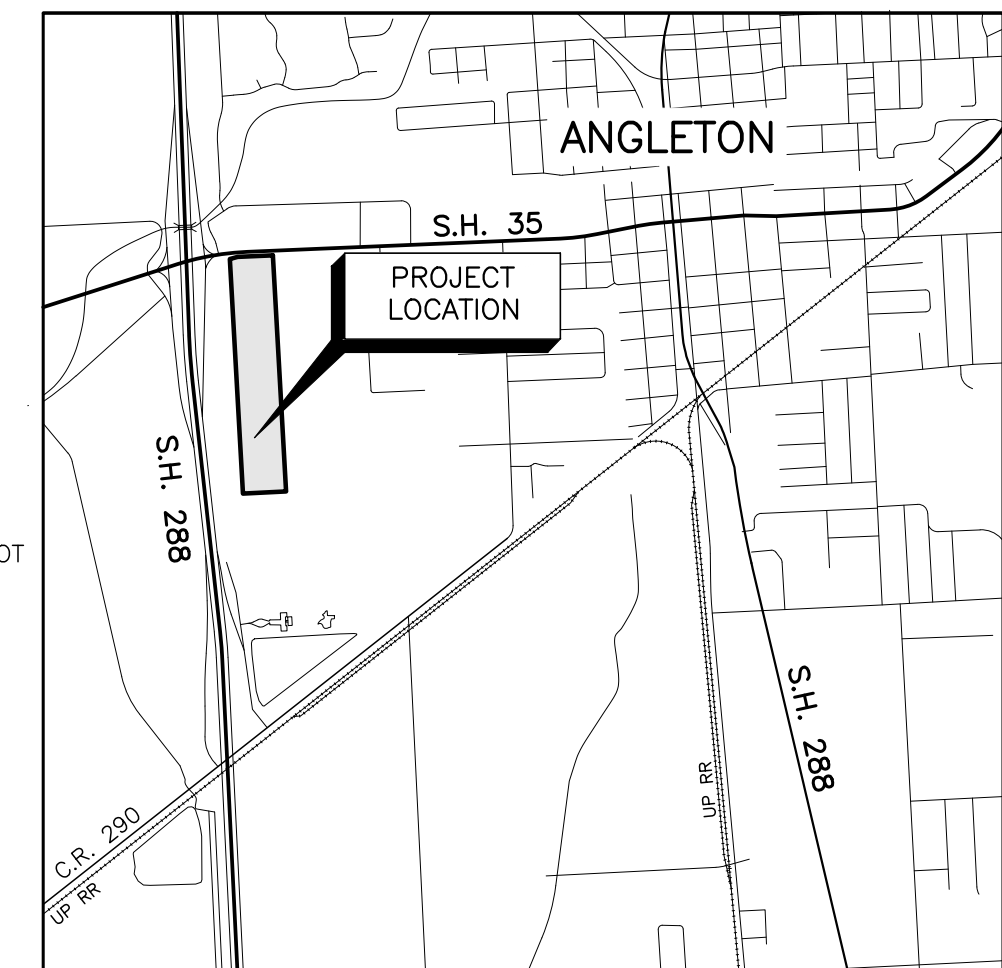


BRAZORIA COUNTY, TEXAS

M.C. TOBIN SURVEY
ABSTRACT NO. 699



VICINITY MAP
SCALE 1" = 2,500'

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
VOL. PG. = VOLUME, PAGE
5/8" I.R.C. SET = BAKER & LAWSON (AS NOTED)
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
I.P. = IRON PIPE
C.M. = CONCRETE MONUMENT
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY

TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.: TH17204090-H
ISSUED DATE: MAY 23, 2017

- TITLE COMMITMENT NOTES:
10C. UTILITY EASEMENT AS RECORDED IN VOL. 207, PG. 464, D.R.B.C.T. BLANKET IN NATURE, NOT PLOTTABLE.
10D. DRAINAGE EASEMENT AS RECORDED IN C.C.F.N. 1991036275 O.P.R.B.C.T. PLOTTED HERON.
10E. UTILITY EASEMENT AS RECORDED IN VOL. 3 PG. 195, D.R.B.C.T. NOT PLOTTABLE.
10F. UTILITY EASEMENT AS RECORDED IN VOL. 1236 PG. 124 D.R.B.C.T. DOES NOT APPLY (EASEMENT IS NOW IN HIGHWAY 35 R.O.W.).

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 39.756 ACRE TRACT INTO A 1 LOT SUBDIVISION.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY; MAP NUMBER 48039C0404K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLANNING 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, DARREL HEIDRICH, 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
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 8/27/2024

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5376

APPROVED THIS ___ DAY OF ___, 20__

CITY MANAGER

CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ___ DAY OF ___, 20__

BY

CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS

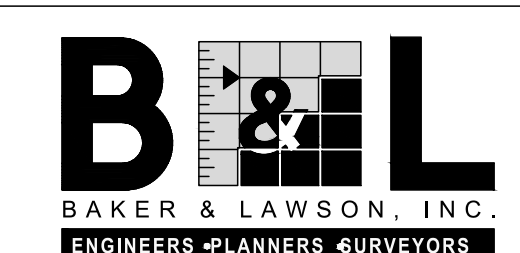
OWNER:
WEST MULBERRY LLC
ATTN: AVI RON
4808 GIBSON STREET
HOUSTON, TX 77007
AVI@URBANMERIDIAN.COM

MINOR PLAT OF
MULBERRY VILLAGE

A 39.756 ACRE
1 LOT 1 BLOCK SUBDIVISION

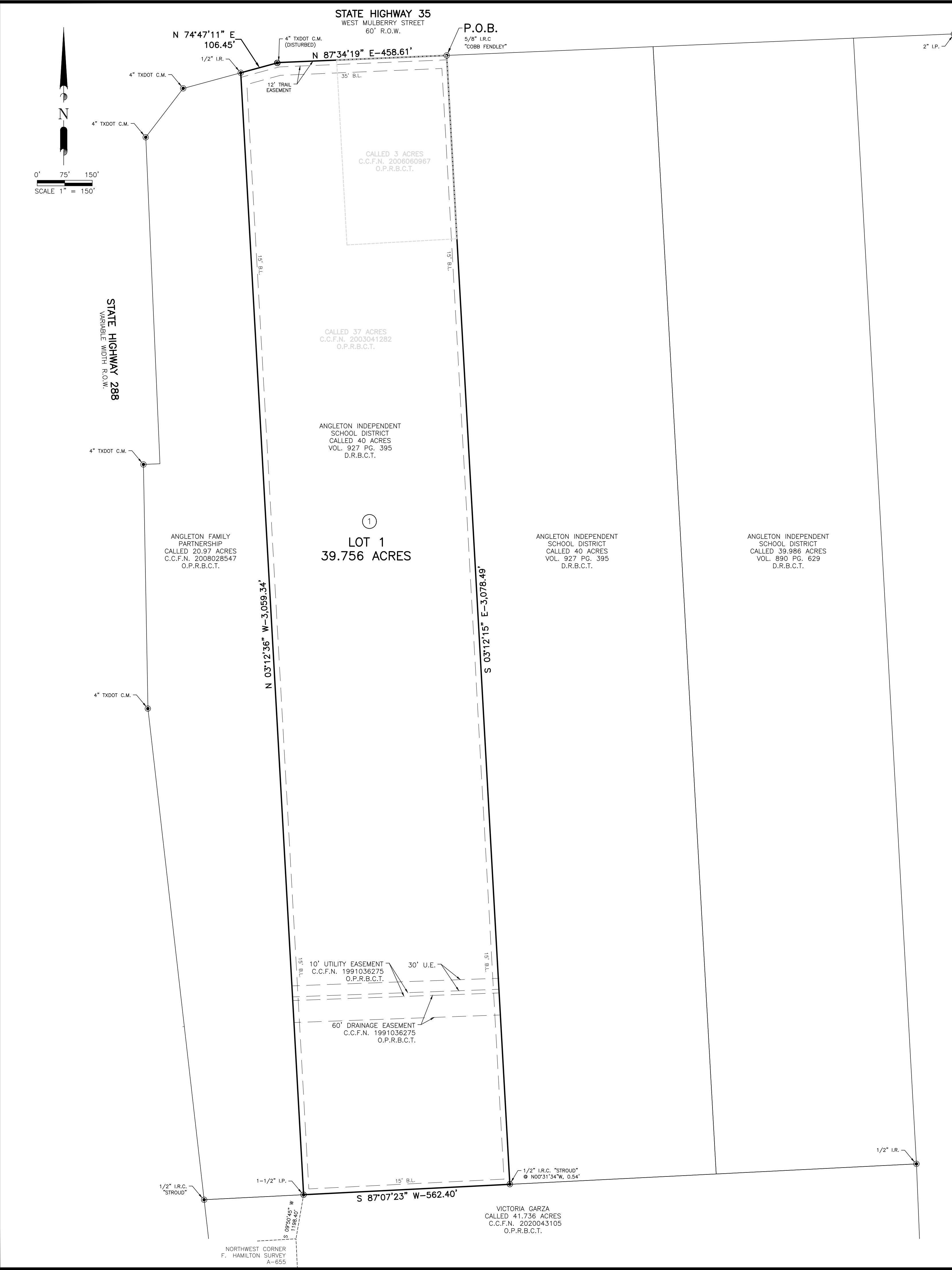
BEING A PORTION OF
A CALLED 40 ACRE TRACT
AS RECORDED IN
C.C.F.N. 2017042425
O.P.R.B.C.T.

M.C. TOBIN SURVEY
ABSTRACT NO. 699
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

Table with 4 columns: JOB NO., SCALE, DRAWN BY, CHECKED BY. Values: JOB NO.: 15869, SCALE: 1" = 150', DRAWN BY: AD, CHECKED BY: AH. Second row: DRAWING NO.: 15869 PLAT, DATE: 8/27/2024, REV. NO. 1.



ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE ___ 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

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT AVI RON, REPRESENTATIVE OF WEST MULBERRY LLC, OWNER OF THE 39.756 ACRE TRACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS MULBERRY VILLAGE, 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.

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.

AVI RON
WEST MULBERRY LLC

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AVI RON, REPRESENTATIVE OF WEST MULBERRY LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

DESCRIPTION OF 39.756 ACRES

DESCRIPTION OF A 39.756 ACRE TRACT OF LAND, LOCATED WITHIN THE M.C. TOBIN SURVEY, ABSTRACT NO. 699, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 40 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2017042425 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), SAID 39.756 ACRE TRACT 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 5/8-INCH CAPPED IRON ROD, STAMPED "COBB FENDLEY", FOUND FOR CORNER, BEING ON THE SOUTH R.O.W. LINE OF (R.O.W.) LINE OF STATE HIGHWAY 35 (ALSO KNOWN AS MULBERRY STREET, 60' WIDE), SAME BEING ON THE WEST LINE OF A CALLED 40 ACRE TRACT AS RECORDED VOLUME 927 PAGE 395 OF THE DEED RECORDS OF BRAZORIA COUNTY TEXAS (D.R.B.C.T.), SAME BEING THE EAST LINE OF SAID CALLED 40 ACRE TRACT;

THENCE SOUTH 03°12'15" EAST, ALONG THE EAST LINE OF SAID CALLED 40 ACRE TRACT, SAME BEING THE WEST LINE OF SAID CALLED 40 ACRE TRACT, A DISTANCE OF 3,078.49 FEET TO A POINT FOR CORNER, BEING THE SOUTHEAST CORNER OF SAID CALLED 40 ACRE TRACT, SAME BEING THE ON THE NORTH LINE OF A CALLED 41.736 ACRE TRACT, AS RECORDED IN C.C.F.N. 2020043105 OF THE O.P.R.B.C.T., SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 40 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "STROUD" BEARS NORTH 03°31'34" WEST, A DISTANCE OF 0.54 FOOT;

THENCE SOUTH 87°07'23" WEST, ALONG THE SOUTH LINE SAID CALLED 40 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID CALLED 41.736 ACRE TRACT, A DISTANCE OF 562.40 FEET TO A 1/2-INCH IRON PIPE FOUND FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID CALLED 40 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 20.97 ACRE TRACT, AS RECORDED IN C.C.F.N. 2008028547 OF THE O.P.R.B.C.T.;

THENCE NORTH 03°12'36" WEST, ALONG THE WEST LINE OF SAID CALLED 40 ACRE TRACT, SAME BEING THE EAST LINE OF SAID CALLED 20.97 ACRE TRACT, A DISTANCE OF 3,059.34 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER, BEING ON THE SOUTH R.O.W. LINE STATE HIGHWAY 35, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 20.97 ACRE TRACT;

THENCE NORTH 74°47'11" EAST, ALONG THE SOUTH R.O.W. LINE OF SAID STATE HIGHWAY 35, A DISTANCE OF 458.61 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 39.756 ACRES OF LAND, MORE OR LESS.

THENCE NORTH 87°34'19" EAST, CONTINUING ALONG SOUTH R.O.W. LINE OF SAID STATE HIGHWAY 35, A DISTANCE OF 458.61 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 39.756 ACRES OF LAND, MORE OR LESS.

VICTORIA GARZA
CALLED 41.736 ACRES
C.C.F.N. 2020043105
O.P.R.B.C.T.

J:\150005\15869\ENGINEERING-SURVEY\PLAT\15869 PLAT.DWG PLOT DATE: 8/27/2024 Adiz