BRAZORIA COUNTY
TEXAS

J. DE J. VALDERAS SURVEY
ABSTRACT 380

2021063713
Total Pages: 1 AC

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 THERIN EXPRESSED.

Rosalina Barrera
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BRAZORIA

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ROSALINA BARRERA ACTING BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS BARRERA 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 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 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.

STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED ROSALINA BARRERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT 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 THE 18 DAY OF August, 2021.

Morgan Doyle
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES December 5, 2022

MORGAN N. DOYLE
Notary Public, State of Texas
Comm. Expires 12-05-2022
Notary ID 131817300

ANGLETON DRAINAGE DISTRICT

APPROVED THIS THE 10th DAY OF November 2020, 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 THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON THIS PLAT.

2) THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLOT 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 RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT REVIEW IS SOLELY BASED 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 MAKING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, DAVID SPOOR

ASSISTANT CHAIRMAN, WILLOON ZGARBA

SECRETARY, RONALD E. SLATE

STATE OF TEXAS

COUNTY OF BRAZORIA

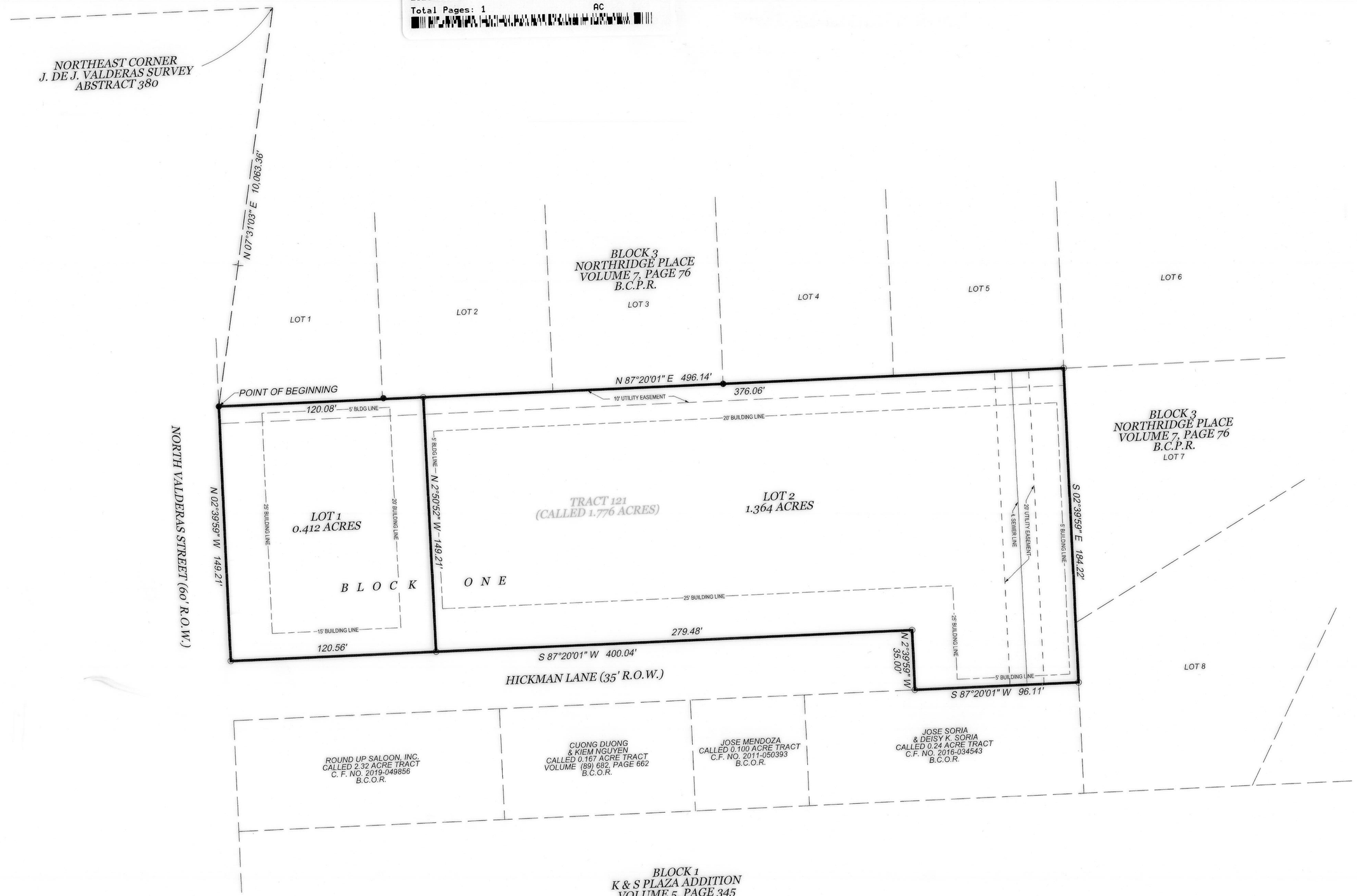
KNOWN BY ALL MEN BY THESE PRESENTS

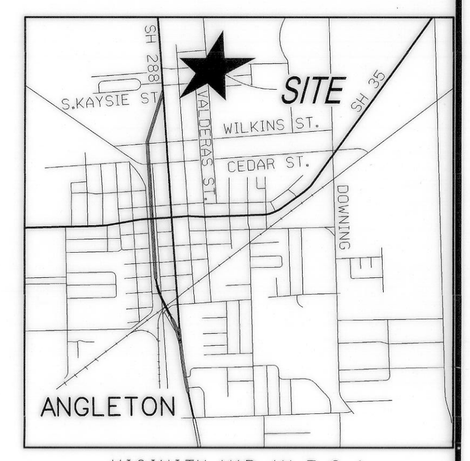
THAT I, TERRY SINGLETARY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

STATE OF TEXAS
TERRY SINGLETARY
4808
REGISTERED PROFESSIONAL LAND SURVEYOR

TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808

2021063713
Brazoria County - Joyce Hudman, County Clerk
09/27/2021 03:16 PM
Total Pages: 1
Fee: 128.00
Joyce Hudman





VICINITY MAP (N.T.S.)

LEGEND
- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD
- BUILDING LINE
- EASEMENT
- LOT LINE
- PROPERTY LINE

OWNER:
ROSALINA BARRERA
P.O. BOX 483
ANGLETON, TEXAS 77516-0483

NOTES:

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: THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY INTO TWO TRACTS.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND ABOVE THE GROUND UPWARD LOCATED ADJACENT TO TEN (10) FOOT UTILITY EASEMENT SHOWN HEREON.

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.

NOTICE: BUILDING LINES ARE PER THE CITY OF ANGLETON ZONING SF-7.2.

APPROVED THIS 1ST DAY OF September, 2021

CHRIS WHITTAKER, CITY MANAGER

FRANCES M. AGUILAR, CITY SECRETARY

STATE OF TEXAS

COUNTY OF BRAZORIA

THIS INSTRUMENT WAS ACKOWLEDGED BEFORE ME ON THE 1ST DAY OF September, 2021, BY _____, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS

KYLE WAYNE REYNOLDS
Notary Public
STATE OF TEXAS
ID# 132140-9-3
My Comm. Exp. Aug. 27, 2023

METES AND BOUNDS:

BEING A 1.776 ACRE TRACT BEING THE SAME TRACT CONVEYED TO ROSALINA BARRERA AS DESCRIBED IN CLERK'S FILE NO. 2006061845 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING OUT OF TRACT 121 OF THE NEW YORK AND TEXAS LAND COMPANY'S SUBDIVISION OF THE J. de J. VALDERAS SURVEY, ABSTRACT 380, BRAZORIA COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83) IN WHICH THE DIRECTIONS ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE HORIZONTAL. SURFACE LEVEL LENGTHS AS FOLLOWS:
BEGINNING AT A FOUND 3/4" IRON PIPE IN THE EAST RIGHT-OF-WAY LINE OF NORTH VALDERAS STREET AND ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, OF NORTHRIDGE PLACE SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 76 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;
THENCE: NORTH 87°20'01"EAST, COINCIDENT WITH THE SOUTH LINE OF SAID NORTHRIDGE PLACE SUBDIVISION, A DISTANCE OF 496.14 FEET TO A SET 5/8" IRON ROD FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;
THENCE: SOUTH 02°39'59"EAST, COINCIDENT WITH LOT 7 AND LOT 8 OF SAID NORTHRIDGE PLACE SUBDIVISION, A DISTANCE OF 184.22 FEET TO A SET 5/8" IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;
THENCE: SOUTH 87°20'01"WEST, COINCIDENT WITH A CALLED 0.24 ACRE TRACT CONVEYED TO JOSE SORIA AND DEISY K. SORIA AS DESCRIBED IN CLERK'S FILE NO. 2016034543 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, A DISTANCE OF 96.11 FEET TO A SET 5/8" IRON ROD FOR CORNER;
THENCE: NORTH 02°39'59"WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF HICKMAN LANE (35' R.O.W.), A DISTANCE OF 35.00 FEET TO A SET 5/8" IRON ROD FOR INTERIOR CORNER OF HEREIN DESCRIBED TRACT;
THENCE: SOUTH 87°20'01"WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HICKMAN LANE, A DISTANCE OF 400.04 FEET TO A SET 5/8" IRON ROD FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;
THENCE: NORTH 02°39'59"WEST, COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF NORTH VALDERAS STREET, A DISTANCE OF 149.21 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.776 ACRES MORE OR LESS.

MINOR PLAT
OF
LOTS 1 & 2
BLOCK 1
TO BE KNOWN AS
BARRERA SUBDIVISION
BEING A
CALLED 1.776 ACRE TRACT
OUT OF
TRACT 121
OF THE
NEW YORK AND TEXAS
LAND COMPANY'S SUBDIVISION
(UNRECORDED)
AND BEING THAT SAME TRACT AS RECORDED IN
COUNTY CLERK'S FILE NO. 2006-061845
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
J. DE J. VALDERAS SURVEY
ABSTRACT 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

AUGUST 2021

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FIRM: 10024500 FAX: 979.265.9940

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