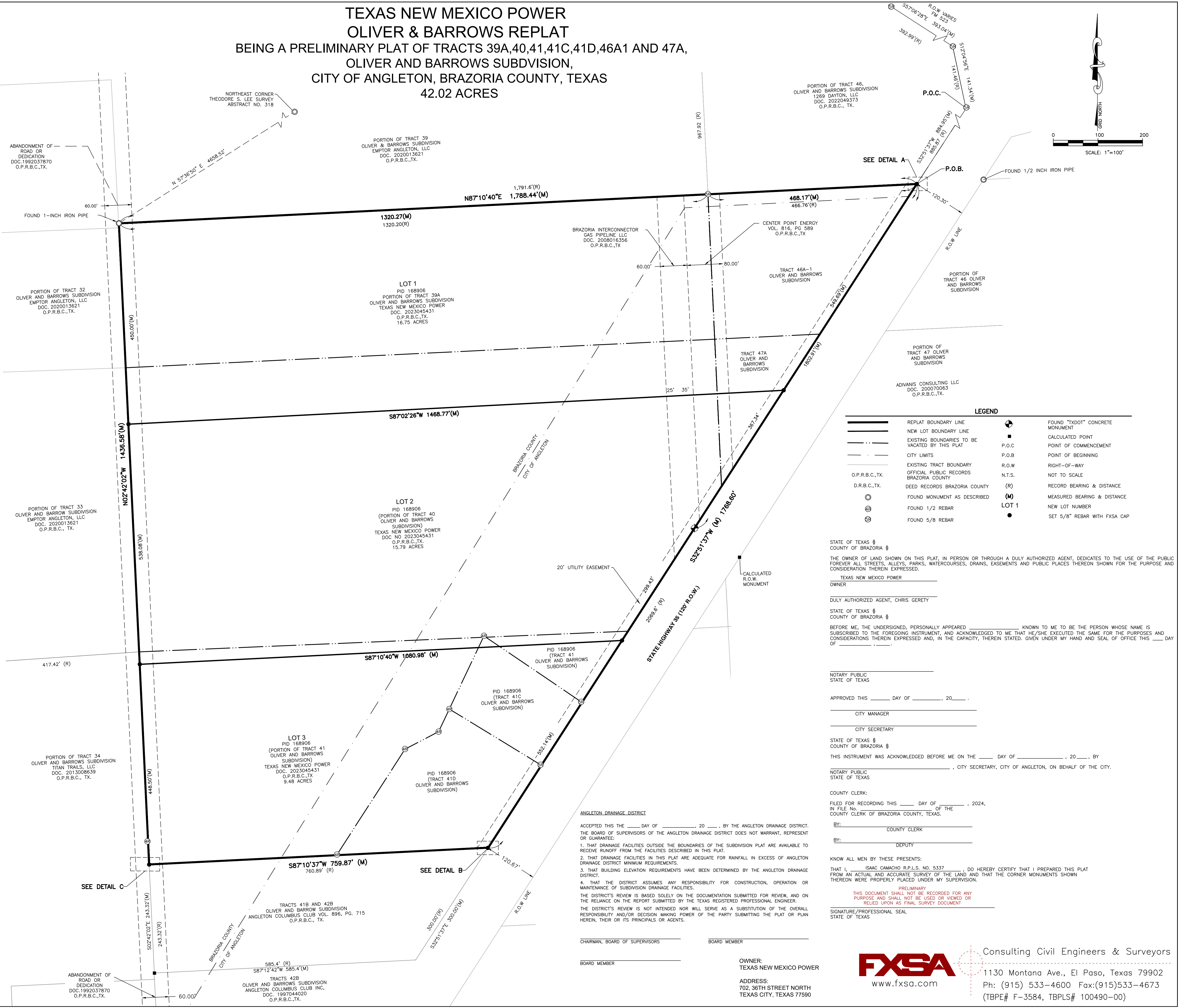
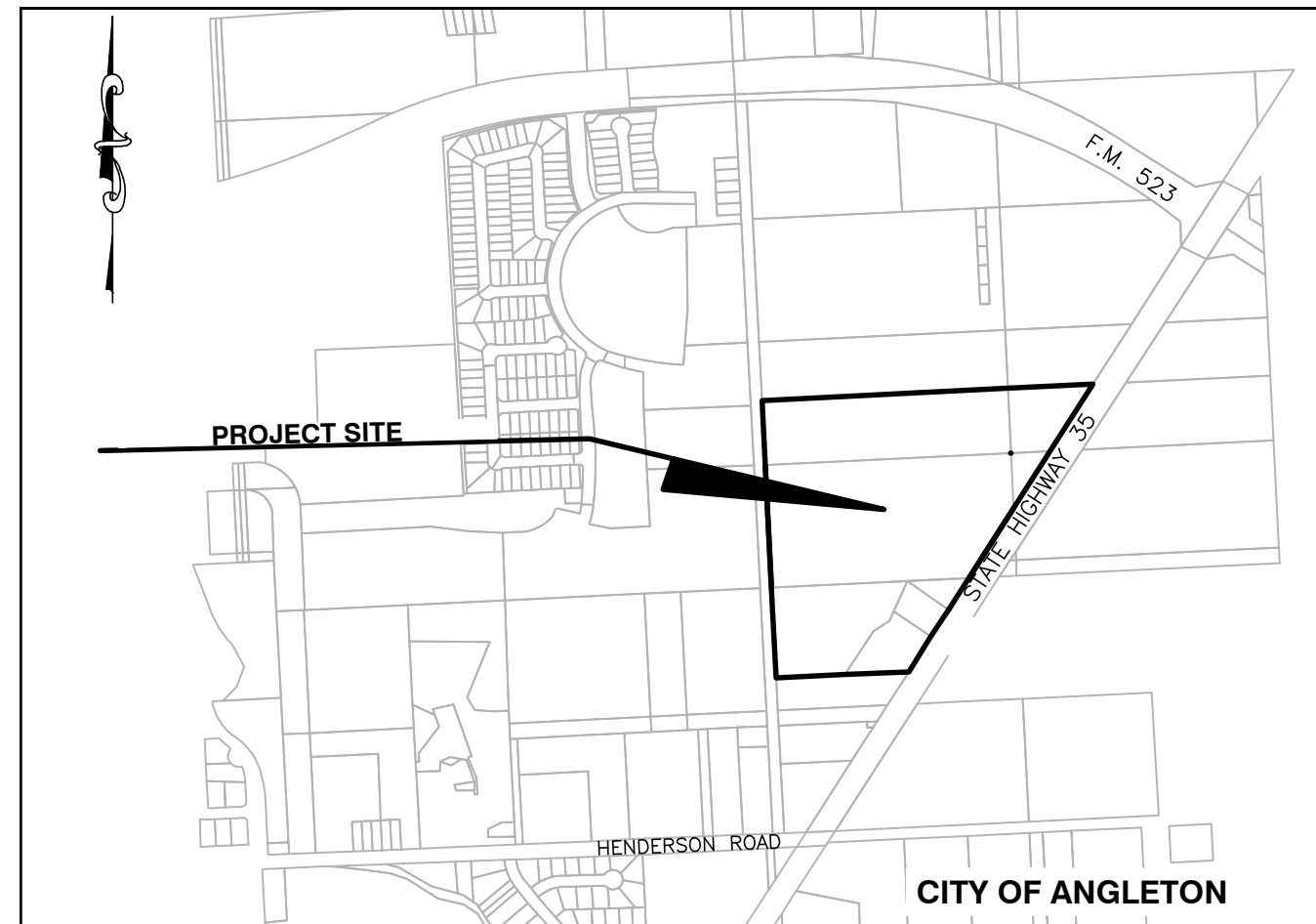


TEXAS NEW MEXICO POWER OLIVER & BARROWS REPLAT BEING A PRELIMINARY PLAT OF TRACTS 39A, 40, 41, 41C, 41D, 46A1 AND 47A, OLIVER AND BARROWS SUBDIVISION, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS 42.02 ACRES



METES AND BOUNDS DESCRIPTION

A 42.02-ACRE PARCEL BEING TRACTS 39A, 40, 41, 41C, 41D, 46A1 AND 47A, OLIVER AND BARROWS SUBDIVISION, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING FOR REFERENCE AT A 5/8 INCH REBAR FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TEXAS FARM TO MARKET HIGHWAY NO. 523 (FM 523) AND THE WEST RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 35 (SH 35); WHENCE, A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE RIGHT-OF-WAY MARKER FOUND ON THE WEST RIGHT-OF-WAY LINE OF SH 35 BEARS SOUTH 32°51'37" WEST, 1,802.91 FEET; THENCE, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF FM 523 AND FOLLOWING THE WEST RIGHT-OF-WAY LINE OF SH 35, SOUTH 32°51'37" WEST, 884.95 FEET TO A 5/8 INCH REBAR WITH FXSA CAP SET FOR THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; WHENCE, A FOUND 5/8 INCH REBAR BEARS NORTH 34°33'06" WEST, 7.55 FEET, A FOUND 1/2 INCH REBAR BEARS NORTH 31°11'30" WEST, 1.66 FEET AND A FOUND 1/2 INCH REBAR BEARS SOUTH 87°10'40" WEST, 1.32 FEET; THENCE, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SH 35, SOUTH 32°51'37" WEST, 1,768.60 FEET TO A 5/8 INCH REBAR WITH FXSA CAP SET FOR THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; WHENCE, A FOUND 1/2 INCH REBAR BEARS NORTH 28°59'26" EAST, 1.91 FEET; THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SH 35, SOUTH 87°10'37" WEST, 759.87 FEET TO A 5/8 INCH REBAR WITH FXSA CAP SET FOR THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; WHENCE, A FOUND 1/2 INCH BEARS NORTH 35°24'47" WEST, 11.44 FEET AND A FOUND ONE INCH IRON PIPE BEARS SOUTH 80°42'28" WEST, 2.56 FEET; THENCE, NORTH 02°42'02" WEST, 1,436.58 FEET TO A ONE INCH PIPE FOUND FOR THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, NORTH 87°10'40" EAST, AT A DISTANCE OF 1,320.27 FEET PASS A 5/8 INCH REBAR WITH "COSTELLO" CAP AND CONTINUING FOR A TOTAL DISTANCE OF 1,788.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 42.02 ACRES (1,830,409.9 SQUARE FEET) MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD.

- NOTES:**
- THE LISTED BEARINGS ARE GROUND BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATED SYSTEM CENTRAL ZONE 4203, NORTH AMERICAN DATUM OF 1983.
 - THE LISTED DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES IN US SURVEY FEET. TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.99987001 (TXDOT SAF)
 - SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AS DETAILED ON THE BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP PANEL NO. 4803900435K, DATED DECEMBER 30, 2020. ZONE "X" DESIGNATES AREAS OF MINIMAL FLOODING. MAP INDEX FOR FIRM PANEL LAYOUT CONTAINS: ANGLETON, CITY OF BRAZORIA COUNTY, NO. 480064, PANEL 0435, SUFFIX "K" BRAZORIA COUNTY UNINCORPORATED AREAS, NO. 485458, PANEL 0435, SUFFIX "K" FIRM PANEL 4803900435K IN THE CITY OF ANGLETON IS IN FACT LOCATED WITHIN THE BOUNDARIES OF BRAZORIA COUNTY UNINCORPORATED AREAS.
 - ACCORDING MS. JAMIE JONES, P.E., DESIGNER FOR TXDOT BRAZORIA COUNTY, THERE ARE NO PLANS IN THE NEXT TO YEARS TO ACQUIRE ADDITIONAL ROW FOR STATE HIGHWAY 35.

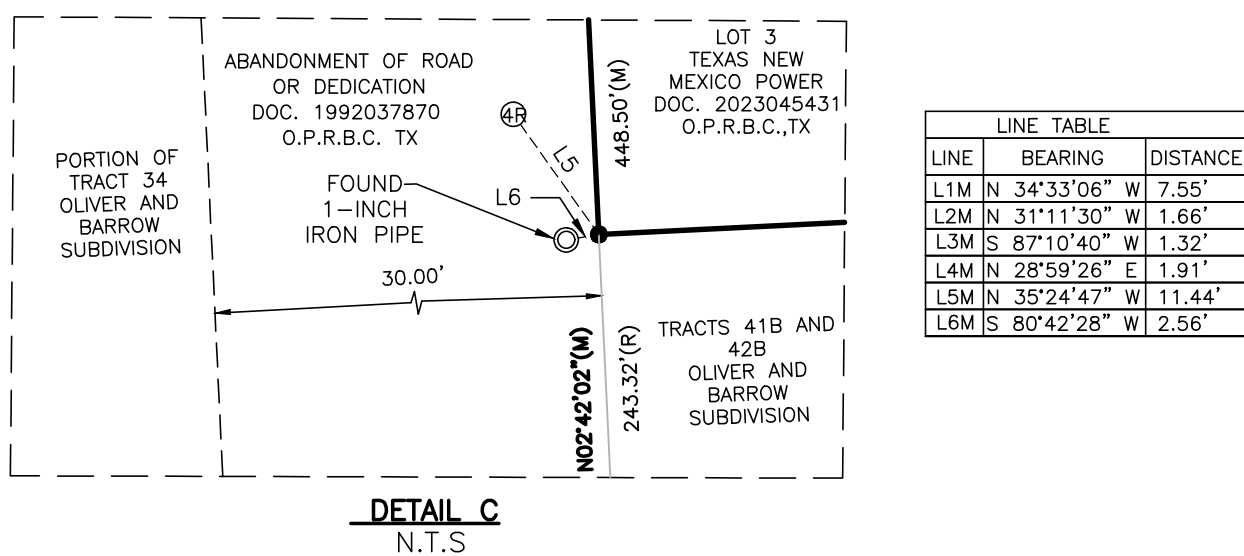
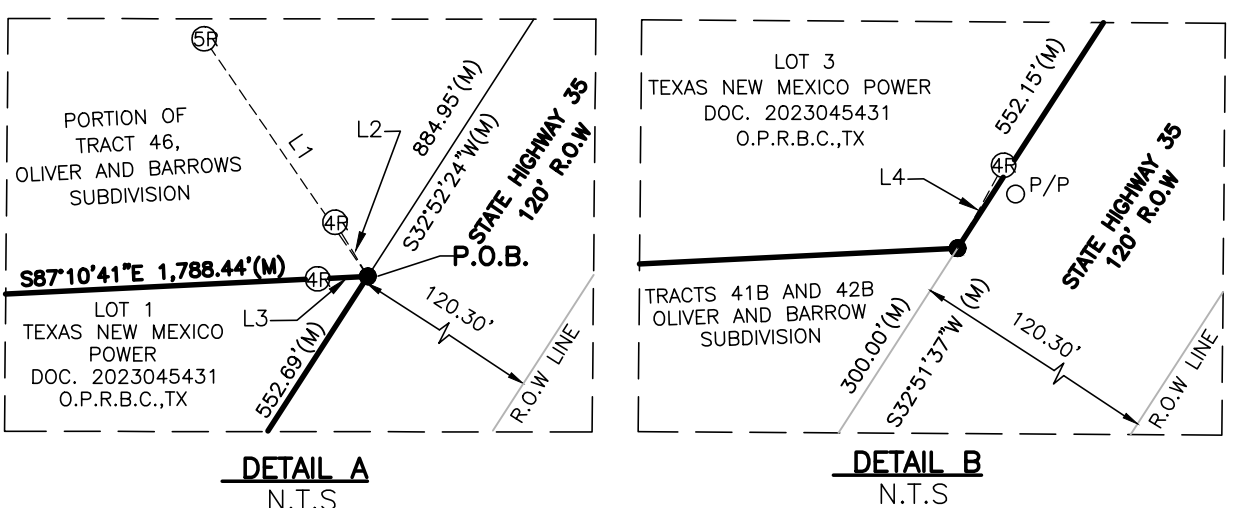
NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ANGLETON AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GRANT 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.



LINE	BEARING	DISTANCE
L1M	N 34°33'06" W	7.55'
L2M	N 31°11'30" W	1.66'
L3M	S 87°10'40" W	1.32'
L4M	N 28°59'26" E	1.91'
L5M	S 35°24'47" W	11.44'
L6M	S 80°42'28" W	2.56'

LEGEND

	REPLAT BOUNDARY LINE		FOUND "X" CONCRETE MONUMENT
	NEW LOT BOUNDARY LINE		CALCULATED POINT
	EXISTING BOUNDARIES TO BE VACATED BY THIS PLAT		P.O.C. POINT OF COMMENCEMENT
	CITY LIMITS		P.O.B. POINT OF BEGINNING
	EXISTING TRACT BOUNDARY		R.O.W. RIGHT-OF-WAY
	OFFICIAL PUBLIC RECORDS		N.T.S. NOT TO SCALE
	DEED RECORDS BRAZORIA COUNTY		(R) RECORD BEARING & DISTANCE
	FOUND MONUMENT AS DESCRIBED		(M) MEASURED BEARING & DISTANCE
	FOUND 1/2 REBAR		LOT 1 NEW LOT NUMBER
	FOUND 5/8 REBAR		● SET 5/8" REBAR WITH FXSA CAP

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.

TEXAS NEW MEXICO POWER
OWNER

DULY AUTHORIZED AGENT, CHRIS GERETY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ 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 _____, 20____.

NOTARY PUBLIC
STATE OF TEXAS

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 SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

COUNTY CLERK:
FILED FOR RECORDING THIS ____ DAY OF _____, 2024,
IN FILE NO. _____ OF THE
COUNTY CLERK OF BRAZORIA COUNTY, TEXAS.

BY: _____ COUNTY CLERK

BY: _____ DEPUTY

KNOW ALL MEN BY THESE PRESENTS:
THAT I, ISAAC CAMACHO R.P.L.S. NO. 5337, 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 VIEWED OR RELIED UPON AS FINAL SURVEY DOCUMENT

SIGNATURE/PROFESSIONAL SEAL
STATE OF TEXAS

ANGLETION DRAINAGE DISTRICT

ACCEPTED THIS THE ____ DAY OF _____, 20____, BY THE ANGLETION DRAINAGE DISTRICT. THE BOARD OF SUPERVISORS OF THE ANGLETION DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETION DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETION DRAINAGE DISTRICT.
- 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 _____

OWNER:
TEXAS NEW MEXICO POWER

ADDRESS:
702, 36TH STREET NORTH
TEXAS CITY, TEXAS 77590

FXSA Consulting Civil Engineers & Surveyors

1130 Montana Ave., El Paso, Texas 79902
Ph: (915) 533-4600 Fax: (915) 533-4673
(TBPE# F-3584, TBPLS# 100490-00)

www.fxsa.com