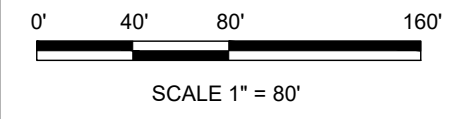


RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED LANDSCAPE USE	1.400 AC.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO UTILITY & DRAINAGE USE	7.037 AC.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO RESIDENTIAL USE	21.208 AC.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO UTILITY & DRAINAGE USE	0.055 AC.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO UTILITY & DRAINAGE USE	10.808 AC.



LEGEND

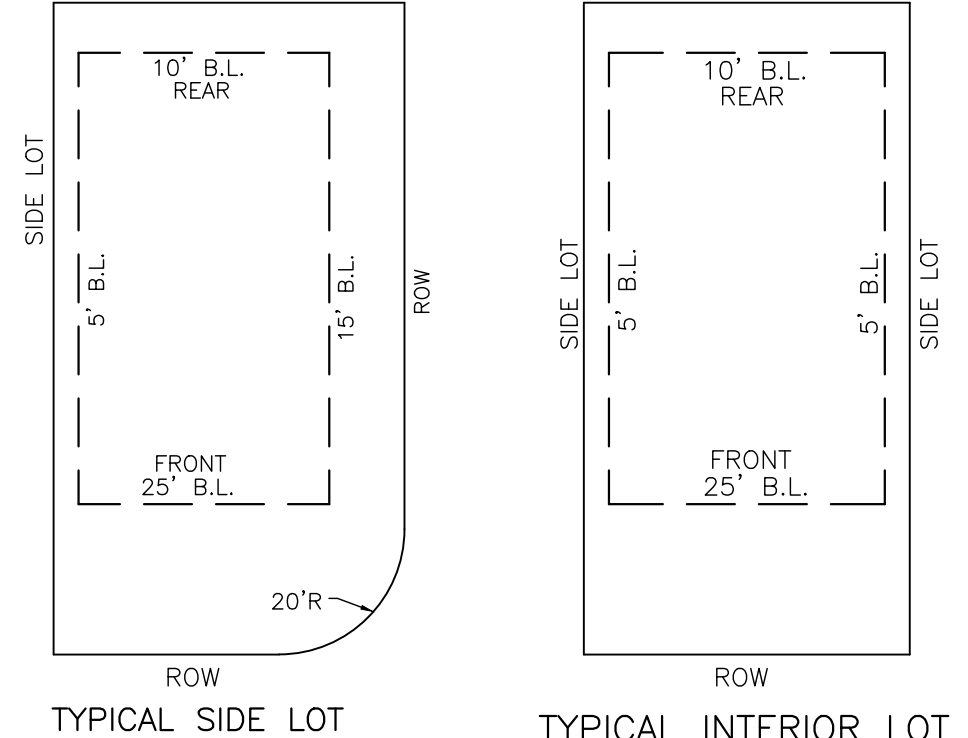
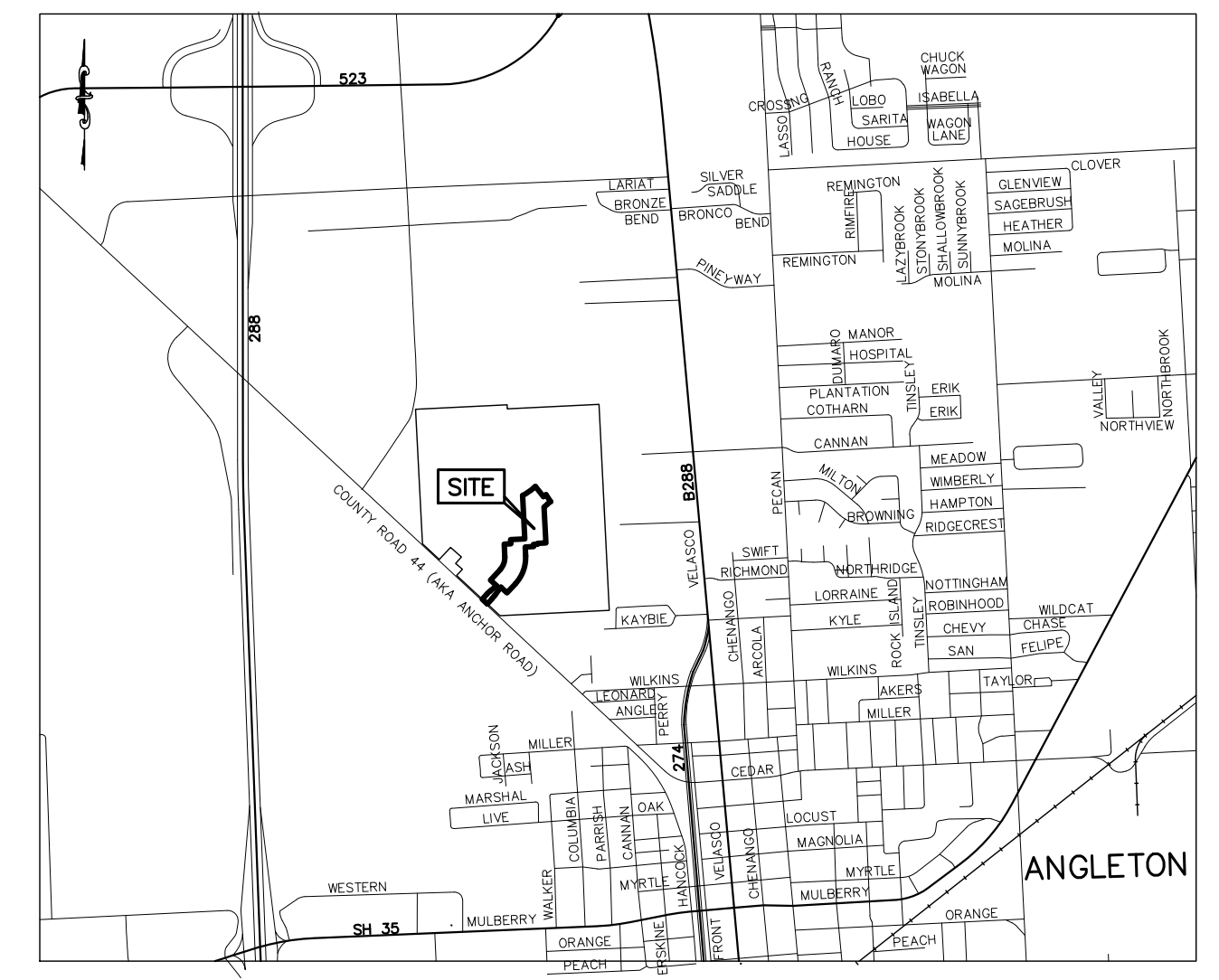
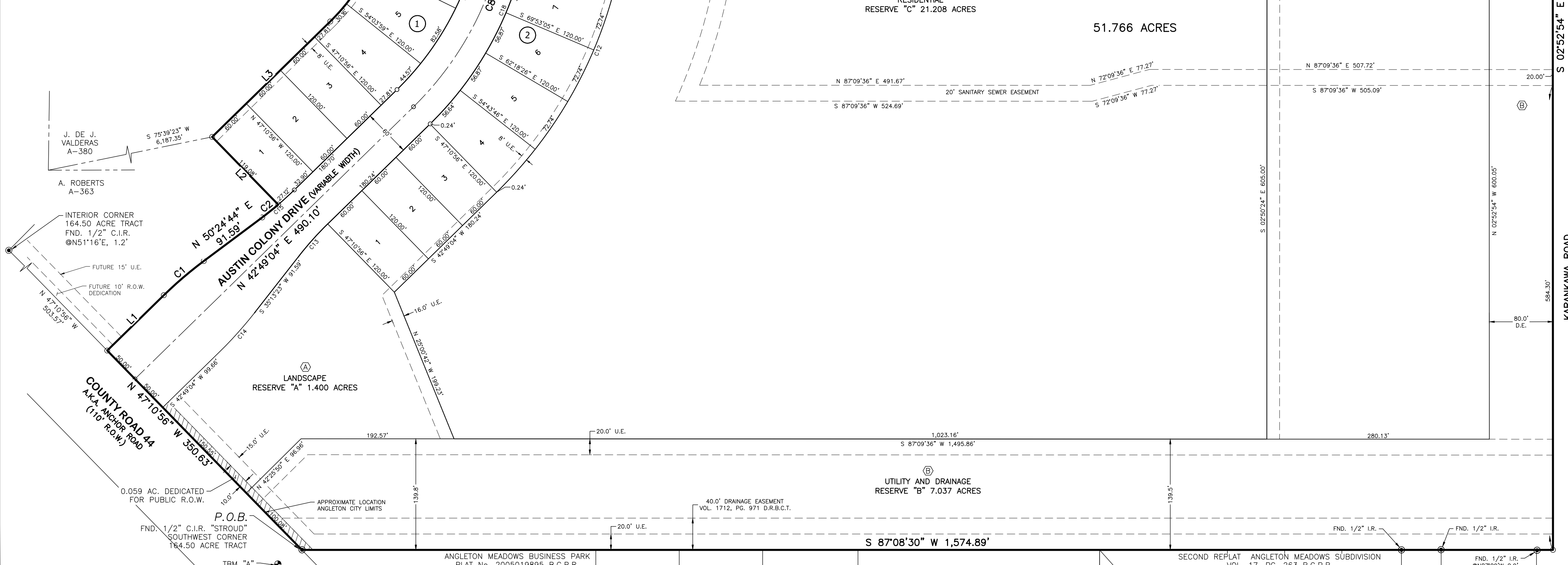
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
 D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS
 P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY TEXAS
 C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 FND. = FOUND
 C.I.R. = CAPTOP IRON ROD
 I.R. = IRON ROD
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R.O.W. = RIGHT-OF-WAY
 VOL. PG. = VOLUME PAGE
 B.L. = BUILDING LINE
 U.E. = UTILITY EASEMENT

Line Table			Line Table		
Line No.	Length	Direction	Line No.	Length	Direction
L1	99.66'	N42°49'04"E	L7	60.00'	S02°52'12"E
L2	119.08'	N47°10'56"W	L8	38.47'	N87°07'53"E
L3	207.81'	N42°49'04"E	L9	67.56'	N48°52'03"E
L4	95.00'	N87°07'48"E	L10	42.28'	S02°52'12"E
L5	60.00'	N02°52'12"W	L11	50.00'	S02°52'12"E
L6	118.95'	S08°29'14"E	L12	60.00'	S87°07'48"W
			L13	7.28'	N02°52'12"W

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
 ● = FOUND MONUMENT (AS NOTED)

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	66.28'	500.00'	7°35'41"	N46°36'54"E	66.23'
C2	25.90'	400.00'	3°42'34"	N48°33'27"E	25.89'
C3	199.35'	250.00'	45°41'16"	N19°58'26"E	194.11'
C4	192.65'	795.00'	13°53'02"	N55°48'34"E	192.17'
C5	32.92'	705.00'	2°40'31"	N50°12'19"E	32.92'
C6	48.38'	580.00'	4°46'46"	N53°55'58"E	48.37'
C7	176.39'	400.00'	25°15'59"	N69°20'37"E	174.97'
C8	318.96'	400.00'	45°41'17"	N19°58'25"E	310.58'
C9	135.45'	150.00'	51°44'16"	N22°59'55"E	130.89'
C10	73.32'	550.00'	7°38'17"	N52°41'12"E	73.27'
C11	54.75'	400.00'	7°50'34"	S52°47'20"W	54.71'
C12	438.57'	550.00'	45°41'16"	S19°58'26"W	427.04'
C13	53.48'	400.00'	7°39'39"	S39°03'12"W	53.44'
C14	66.28'	500.00'	7°35'41"	S39°01'13"W	66.23'
C15	53.02'	400.00'	7°35'41"	N46°36'54"E	52.98'
C16	295.04'	370.00'	45°41'17"	N19°58'25"E	287.28'
C17	31.42'	20.00'	90°00'00"	N47°52'12"W	28.28'
C18	342.88'	430.00'	45°41'17"	N19°58'25"E	333.67'
C19	31.42'	20.00'	90°00'00"	S42°07'48"W	28.28'
C20	31.42'	20.00'	90°00'00"	N47°52'12"W	28.28'
C21	31.42'	20.00'	90°00'00"	N42°07'48"E	28.28'
C22	162.54'	180.00'	51°44'16"	S22°59'55"W	157.07'
C23	75.50'	580.00'	7°27'30"	S52°35'36"W	75.45'
C24	108.36'	120.00'	51°44'16"	S22°59'55"W	104.72'
C25	71.18'	520.00'	7°50'34"	S52°47'20"W	71.12'
C26	287.92'	670.00'	24°37'19"	N09°26'27"E	285.71'
C27	265.67'	690.00'	22°03'39"	S08°09'37"W	264.03'



BLOCK 1 SECTION 1A		BLOCK 2 SECTION 1A		BLOCK 3 SECTION 1A		BLOCK 4 SECTION 1A	
LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.
1	7,192	1	7,200	1	6,514	1	6,000
2	7,200	2	7,200	2	6,000	2	6,000
3	7,200	3	7,200	3	6,000	3	6,000
4	7,821	4	7,774	4	6,000	4	6,000
5	8,302	5	7,776	5	6,000	5	6,000
6	8,302	6	7,776	6	6,000	6	6,000
7	8,337	7	7,776	7	6,000	7	6,000
8	7,200	8	7,776	8	6,000	8	6,000
9	7,200	9	7,797	9	6,001	9	6,000
10	7,200	10	7,200	10	8,732	10	6,939
11	7,200	11	11,200	11	11,200	11	8,197
12	7,714	12	9,689	12	9,689	12	6,115
13	6,514	13	6,550	13	6,550	13	6,587
14	6,414	14	6,414	14	6,414	14	6,414

TEJAS-ANGLETON DEVELOPMENT, LLC
 CALLED 11.535 ACRES
 B.C.C.F. NO. 2021067765
 O.P.R.B.C.T.

CORNERSTONE SUBDIVISION
 VOL. 16, PG. 343
 B.C.P.R.

JON CORBELL
 CALLED 4.969 ACRES
 C.C.F.N. 2006061313
 O.P.R.B.C.T.

ANGLETON FAMILY PARTNERSHIP & JOYCE FELTNER
 C.C.F.N. 2006060286
 O.P.R.B.C.T.

OWNER:
 WAYNE L. "SANDY" REA, II
 TEJAS VIEJO LAND COMPANY
 5454 NEWCASTLE DRIVE
 UNIT 1101
 HOUSTON, TX 77081

FINAL PLAT

AUSTIN COLONY SECTION 1A

A 51.766 ACRES
 50 LOTS 4 BLOCKS 5 RESERVES SUBDIVISION
 BEING A PORTION OF A CALLED 164.50 ACRE TRACT
 AS RECORDED IN C.C.F.N. 2021067765
 OF THE O.P.R.B.C.T.

LOCATED IN THE
 J. DE J. VALDERAS SURVEY
 ABSTRACT NO. 380
 CITY OF ANGLETON
 BRAZORIA COUNTY, TEXAS

4005 TECHNOLOGY DR., SUITE 1530
 ANGLETON, TEXAS 77515
 OFFICE: (979) 849-6681
 TBPELS No. 10052500 REG. NO. F-825

PROJECT NO: 14257	SCALE: 1" = 80'	DRAWN BY: AD
DRAWING NO: 14257_PLAT SECTIA	DATE: 3/13/2023	CHECKED BY: DH