

FIELD NOTES FOR 35.620 ACRE TRACT

BEING A 35.620 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCE TRACT OF LAND, SAID 35.620 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 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" (CAPPED B.&L.), FOUND ON THE SOUTH LINE OF THE ABOVE REFERENCED TRACT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF HOSPITAL DRIVE (60' WIDE);

THENCE NORTHWESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 2 (RIVERWOOD S/D SEC 2), THE FOLLOWING COURSES AND DISTANCES:

NORTH 47°52'30" WEST, A DISTANCE OF 28.28 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 80.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00"(THE CHORD BEARS NORTH 42°07'30" EAST, A DISTANCE OF 28.28 FEET) AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 11.50 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 250.98 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00"(THE CHORD BEARS NORTH 47°52'30" WEST, A DISTANCE OF 28.28 FEET) AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 405.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 170.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

THENCE NORTH 02°52'31" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF SAID RIVERWOOD S/D SEC 2 AND THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 1 (RIVERWOOD S/D SEC 1) AS RECORDED IN C.C.F.N. 2021015058 OF THE O.P.R.B.C.T., PASSING AT A DISTANCE OF 55.00 FEET THE SOUTHEAST CORNER OF SAID RIVERWOOD S/D SEC 1, CONTINUING A TOTAL DISTANCE OF 685.00 FEET TO A 5/8-INCH IRON ROD CAPPED B.&L. FOUND FOR THE NORTHWEST CORNER OF SAID 35.620 ACRE TRACT, SAME BEING ON THE NORTH LINE OF THE ABOVE REFERENCED TRACT, THE SOUTH LINE OF COLONY SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 321 OF THE BRAZORIA COUNTY PLAT RECORDS AND THE NORTHEAST CORNER OF SAID RIVERWOOD S/D SEC 1;

THENCE NORTH 87°07'30" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID COLONY SQUARE SUBDIVISION, A DISTANCE OF 1,317.70 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PINPOINT" FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WEST RIGHT-OF-WAY LINE OF BUCHTA ROAD (60' WIDE);

THENCE SOUTH 02°52'30" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST RIGHT-OF-WAY LINE OF SAID BUCHTA ROAD, A DISTANCE OF 1,290.00 FEET TO A 5/8-INCH CAPPED IRON ROD, CAPPED B.&L. SET FOR THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT, SAME BEING ON SAID NORTH RIGHT OF WAY LINE OF HOSPITAL DRIVE;

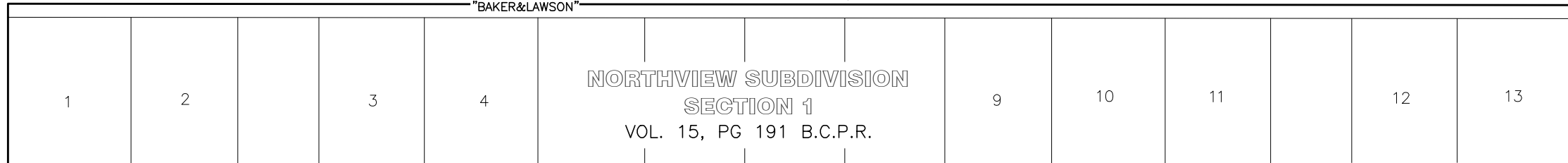
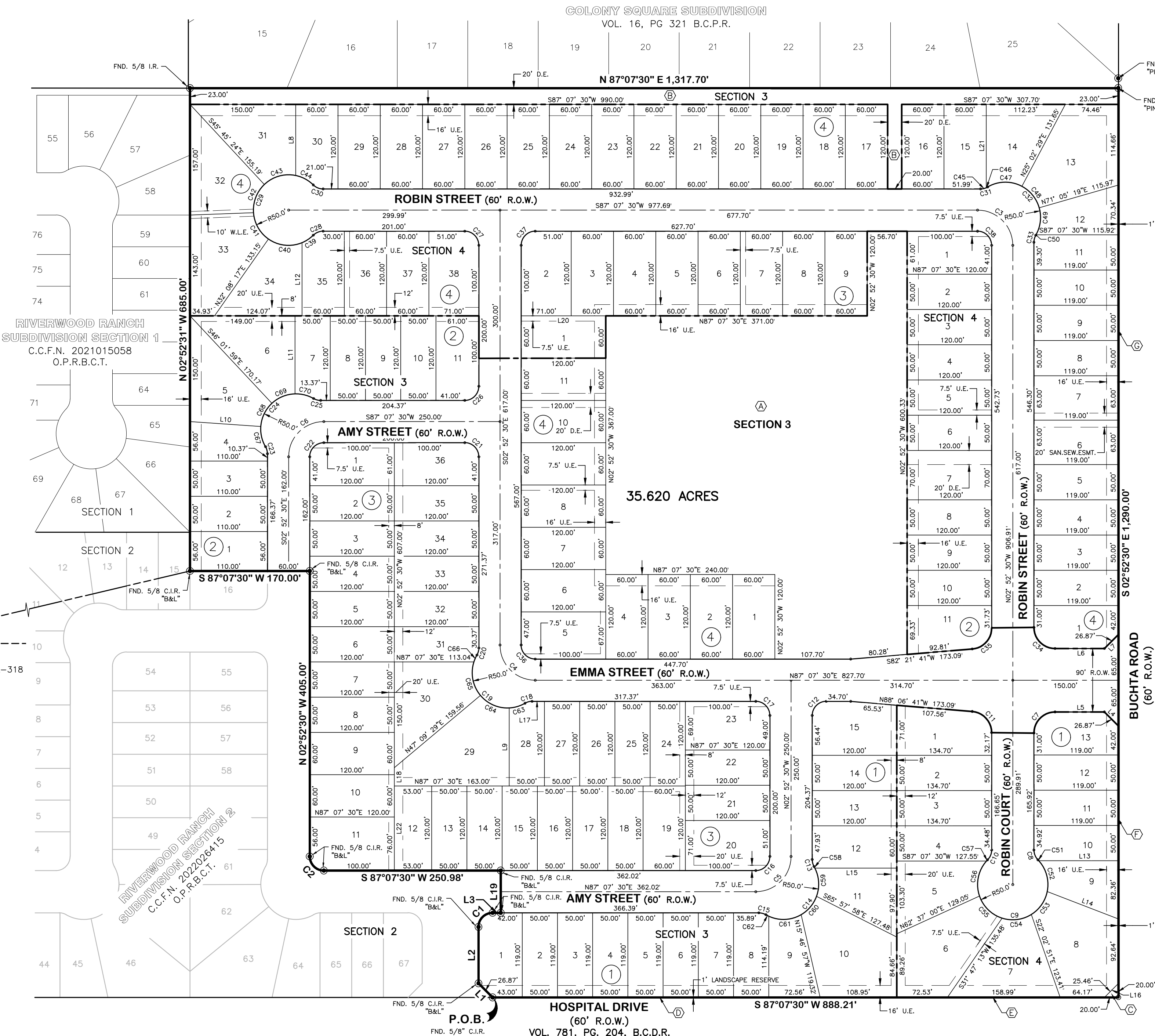
THENCE SOUTH 87°07'30" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID HOSPITAL DRIVE, A DISTANCE OF 888.21 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 35.620 ACRES OF LAND, MORE OR LESS.

CURVE TABLE				
Curve No.	Length	Radius	Delta	Chord Bearing
C1	31.42'	20.00'	90°00'00"	N42°07'30"E
C2	31.42'	20.00'	90°00'00"	N47°52'30"W
C3	78.54'	50.00'	90°00'00"	N47°52'30"W
C4	78.54'	50.00'	90°00'00"	N47°52'30"E
C5	78.54'	50.00'	90°00'04"	N42°07'32"E
C6	78.54'	50.00'	90°00'00"	S42°07'30"W
C7	47.12'	30.00'	90°00'00"	S42°07'30"W
C8	15.50'	20.00'	44°24'55"	S20°04'58"E
C9	234.60'	50.00'	288°49'50"	N87°07'30"E
C10	15.50'	20.00'	44°24'55"	N19°19'57"E
C11	44.63'	30.00'	85°14'11"	N49°29'36"W
C12	31.42'	20.00'	90°00'00"	S42°07'30"W
C13	10.48'	20.00'	37°01'29"	S17°53'15"E
C14	130.94'	50.00'	150°02'59"	S42°07'30"W
C15	10.48'	20.00'	37°01'29"	N7°51'46"W
C16	31.42'	20.00'	90°00'00"	N42°07'30"E
C17	31.42'	20.00'	90°00'00"	N47°52'30"W
C18	10.48'	20.00'	37°01'29"	S72°06'45"W
C19	130.94'	50.00'	150°02'59"	S47°52'30"E
C20	10.48'	20.00'	37°01'29"	N12°08'14"E
C21	31.42'	20.00'	90°00'00"	N47°52'30"W
C22	31.42'	20.00'	90°00'00"	S42°07'30"W
C23	10.48'	20.00'	37°01'29"	N17°53'15"W
C24	130.94'	50.00'	150°02'59"	S42°07'30"W
C25	10.48'	20.00'	37°01'29"	S77°51'46"E
C26	31.42'	20.00'	90°00'00"	N42°07'30"E
C27	31.42'	20.00'	90°00'00"	N47°52'30"W
C28	15.50'	20.00'	44°24'55"	S64°55'02"W
C29	234.60'	50.00'	288°49'50"	S02°52'30"E
C30	15.50'	20.00'	44°24'55"	S70°40'03"E
C31	10.48'	20.00'	37°01'29"	N72°06'45"E
C32	131.22'	50.00'	150°21'52"	N47°52'30"W
C33	10.54'	20.00'	30°10'56"	S17°21'58"W
C34	47.12'	30.00'	90°00'00"	S47°52'30"E
C35	44.63'	30.00'	85°14'11"	N39°44'35"E

CURVE TABLE				
Curve No.	Length	Radius	Delta	Chord Bearing
C36	31.42'	20.00'	90°00'00"	S47°52'30"E
C37	31.42'	20.00'	90°00'00"	S42°07'30"W
C38	31.42'	20.00'	90°00'00"	N47°52'30"W
C39	19.28'	50.00'	22°05'39"	S53°45'24"W
C40	50.03'	50.00'	57°20'03"	N86°31'44"W
C41	44.28'	50.00'	50°45'14"	N32°29'08"W
C42	44.28'	50.00'	50°45'14"	N18°16'08"E
C43	48.00'	50.00'	55°00'15"	N71°08'53"E
C44	28.70'	50.00'	32°53'25"	S64°54'18"E
C45	8.24'	20.00'	23°36'06"	N75°19'27"E
C46	2.30'	20.00'	6°34'50"	N60°13'59"E
C47	50.70'	50.00'	58°05'56"	N85°59'32"E
C48	40.18'	50.00'	46°02'50"	S41°56'06"E
C49	39.59'	50.00'	49°21'48"	S03°46'14"W
C50	0.75'	50.00'	0°51'18"	S26°52'47"W
C51	1.50'	50.00'	1°43'01"	S46°25'55"E
C52	47.20'	50.00'	54°05'28"	S18°31'40"E
C53	40.91'	50.00'	46°52'37"	S31°57'22"W
C54	43.04'	50.00'	49°19'18"	S80°03'20"W
C55	46.58'	50.00'	53°22'52"	N48°35'35"W
C56	53.27'	50.00'	61°02'25"	N08°37'03"E
C57	2.10'	20.00'	2°24'09"	N40°20'30"E
C58	2.35'	50.00'	2°41'52"	S31°33'04"E
C59	41.46'	50.00'	47°30'51"	S06°26'42"E
C60	34.74'	50.00'	39°48'52"	S37°13'10"W
C61	47.75'	50.00'	54°43'17"	S84°29'15"W
C62	4.63'	50.00'	5°18'06"	N65°30'04"W
C63	23.81'	50.00'	27°16'52"	S70°44'26"W
C64	46.08'	50.00'	52°46'37"	N69°13'49"W
C65	50.53'	50.00'	57°53'51"	N13°53'35"W
C66	10.55'	50.00'	12°05'39"	N21°06'10"E
C67	29.72'	50.00'	34°03'12"	N15°52'24"W
C68	37.36'	50.00'	42°48'24"	N27°33'24"E
C69	36.06'	50.00'	41°19'24"	N64°33'19"E
C70	27.81'	50.00'	31°51'58"	S78°47'00"E

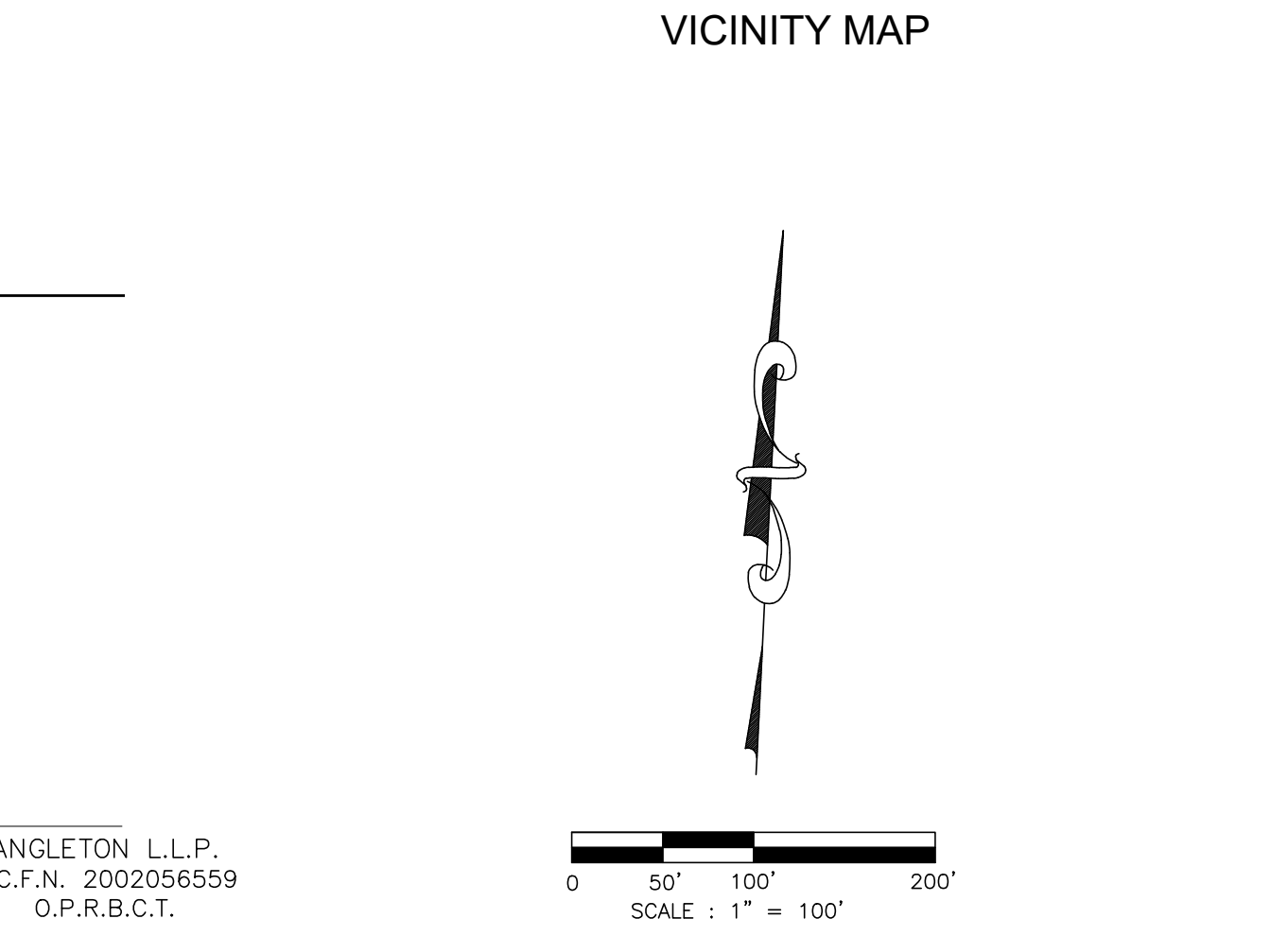
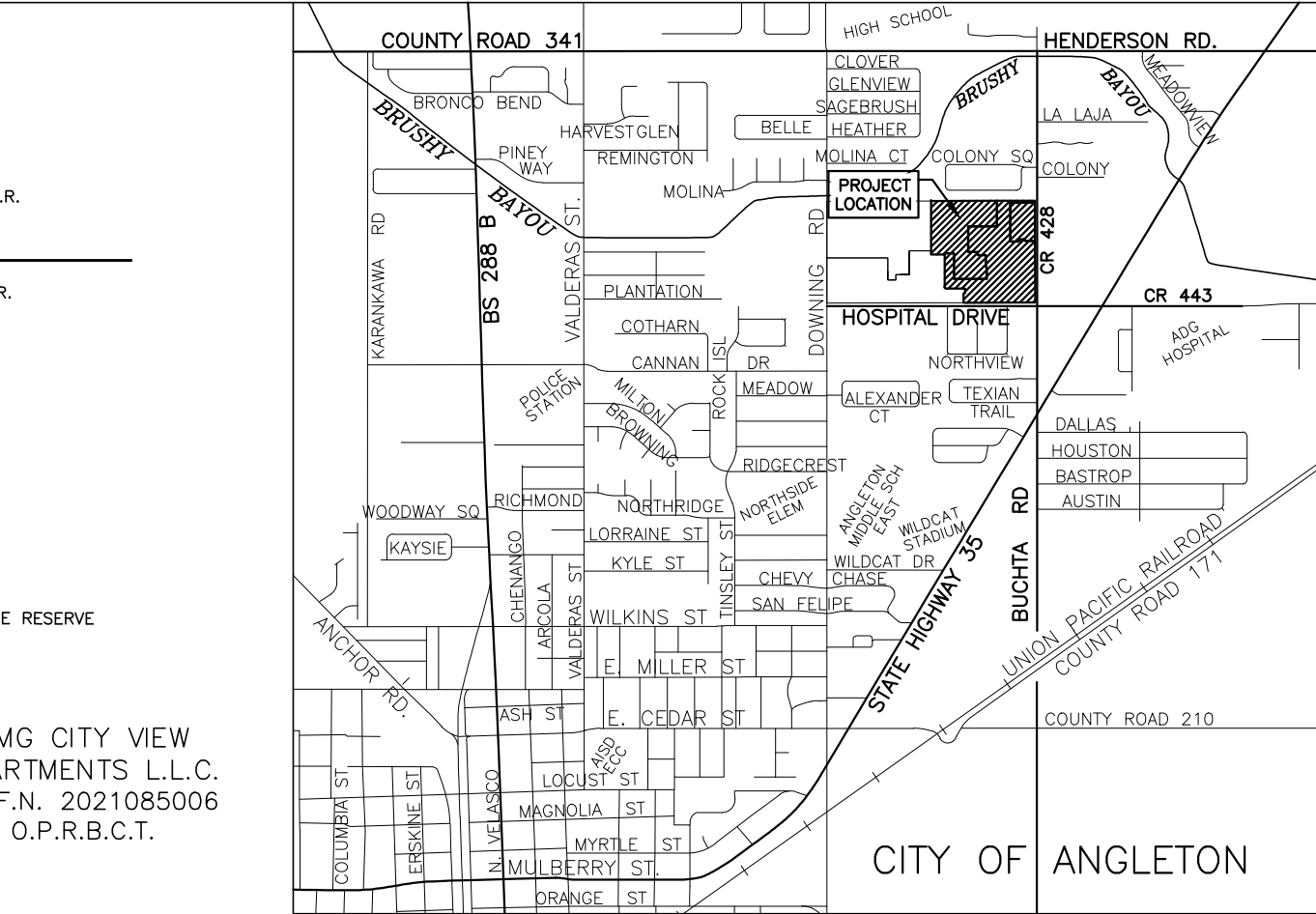
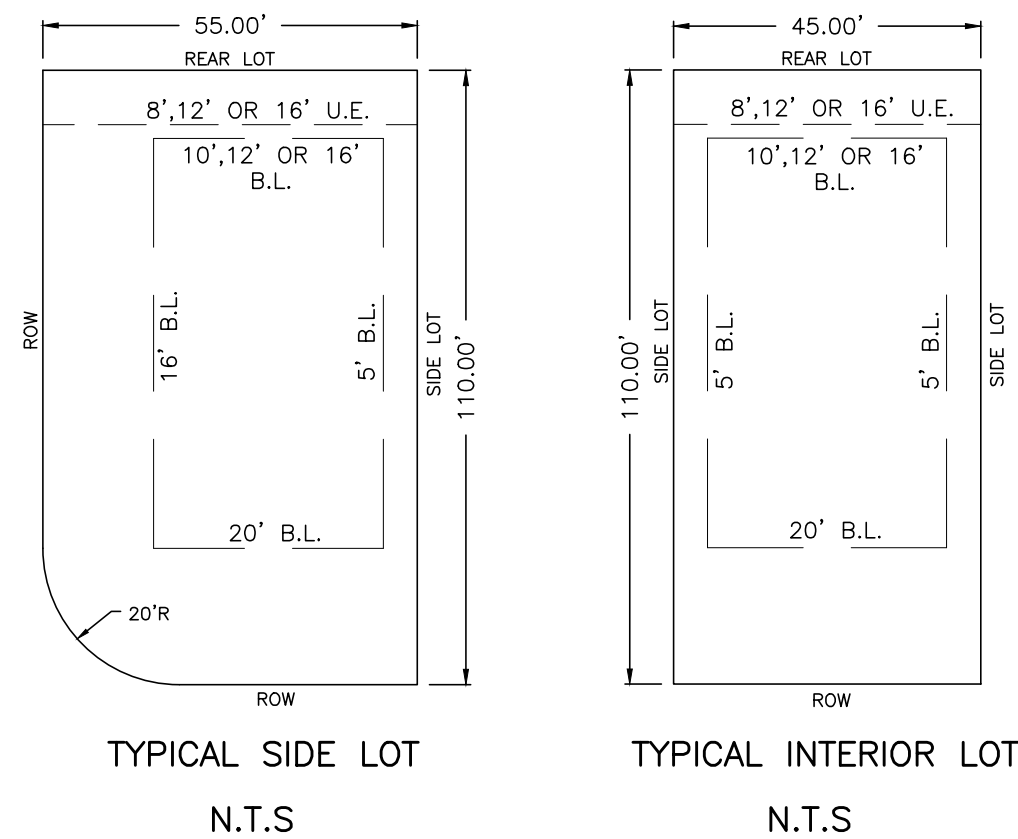
LINE TABLE		
Line No.	Length	Direction
L1	28.28'	N47°52'30"W
L2	80.00'	N02°52'30"W
L3	11.50'	N87°07'30"E
L4	28.28'	S47°52'30"E
L5	70.00'	N87°07'30"E
L6	70.00'	S87°07'29"W
L7	28.28'	S42°07'31"W
L8	101.01'	N02°52'30"W
L9	110.66'	N02°52'30"W
L10	100.98'	S88°50'48"E
L11	110.63'	N02°52'30"W
L12	103.75'	N02°52'30"W
L13	112.25'	S87°07'30"W
L14	107.17'	N71°46'32"W
L15	116.19'	S87°07'30"W
L16	28.28'	N42°07'31"E
L17	17.37'	S87°07'30"W
L18	26.00'	N02°52'30"W
L19	60.00'	N02°52'30"W
L20	120.00'	S87°07'30"W
L21	118.33'	N02°52'30"W
L22	120.00'	S02°52'30"E

BLOCK 1 SECTION 3		BLOCK 2 SECTION 3		BLOCK 3 SECTION 3		BLOCK 4 SECTION 3		BLOCK 1 SECTION 4		BLOCK 2 SECTION 4		BLOCK 3 SECTION 4		BLOCK 4 SECTION 4	
PARCEL TABLE	LOT NO. AREA S.F.	PARCEL TABLE	LOT NO. AREA S.F.	PARCEL TABLE	LOT NO. AREA S.F.	PARCEL TABLE	LOT NO. AREA S.F.	PARCEL TABLE	LOT NO. AREA S.F.	PARCEL TABLE	LOT NO. AREA S.F.	PARCEL TABLE	LOT NO. AREA S.F.	PARCEL TABLE	LOT NO. AREA S.F.
1	7,112	1	6,160	1	7,234	1	7,234	1	8,649	1	7,234	1	6,885	20	7,200
2	5,950	2	5,500	2	6,000	22	6,000	2	6,735	2	6,000	2	6,434	2	5,950
3	5,950	3	5,500	3	6,000	23	8,194	3	6,735	3	6,000	3	7,200	3	5,950
4	5,950	4	5,515	4	6,000	24	6,000	4	6,700	4	6,000	4	7,200	4	5,950
5	5,950	5	10,361	5	6,000	25	6,000	5	9,001	5	6,000	5	7,200	5	5,950
6	5,950	6	10,975	6	6,000	26	6,000	6	13,258	6	6,000	6	7,200	6	7,497
7	5,950	7	5,796	7	6,000	27	6,000	7	11,247	7	7,200	7	7,200	7	7,497
8	5,926	8	6,000	8	6,000	28	5,833	8	13,375	8	6,000	8	7,200	8	5,950
9	6,668	9	6,000	9	7,200	29	14,158	9	6,407	9	6,000	9	5,950	9	5,950
10	14,121	10	6,000	10	7,200	30	11,652	10	5,918	10	6,000	10	5,950	29	7,200
11	7,786	11	7,234	11	9,034	31	5,943	11	5,950	11	7,561	11	5,939	30	6,827
12	7,184			12	6,360	32	6,000	12	6,040	31	10,595	12	14,116	32	9,927
13	6,000			13	6,000	33	6,000	13	9,291	33	11,439	14	7,196	34	9,040
14	6,000			14	6,000	34	6,000	15	7,196	35	6,987	16	7,200	36	7,200
15	8,910			15	6,000	35	6,000	16	7,200	36	7,200	17	7,200	37	7,200
				16	6,000	36	7,234	17	6,000	37	7,200	18	7,200	38	8,434
				17	6,000			18	6,000			19	7,200		
				18	6,000			19	7,200						
				19	7,200										
				20	8,434										



PROPOSED STREETS		
STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
EMMA STREET	60' TO 90'	1,523.24
ROBIN STREET	60'	1,673.23
ROBIN COURT	60'	289.91
AMY STREET	60'	1,185.60

RESERVE TABLE		
SYMBOL	DESCRIPTION	RESERVE USE
(A)	DRAINAGE RESERVE "A"	RESTRICTED TO DRAINAGE USE
(B)	DRAINAGE RESERVE "B"	RESTRICTED TO DRAINAGE USE
(C)	LANDSCAPE RESERVE "C"	RESTRICTED TO LANDSCAPE USE
(D)	LANDSCAPE RESERVE "D"	RESTRICTED TO LANDSCAPE USE
(E)	LANDSCAPE RESERVE "E"	RESTRICTED TO LANDSCAPE USE
(F)	LANDSCAPE RESERVE "F"	RESTRICTED TO LANDSCAPE USE
(G)	LANDSCAPE RESERVE "G"	RESTRICTED TO LANDSCAPE USE



LEGEND	
C.C.F.N.	COUNTY CLERK'S FILE NUMBER
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
S.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
B.M.	BENCHMARK
D.E.	DRAINAGE EASEMENT
FND	FOUND
I.R.	IRON ROD
C.I.R.	CAPPED IRON ROD
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
W.L.E.	WATERLINE EASEMENT
B.&L.	BAKER & LAWSON
SYMBOLS	
○	SET 5/8" I.R. W/CAP "BAKER & LAWSON"
●	FOUND MONUMENT (AS NOTED)
⊕	(TBM) TEMPORARY BENCHMARK

1	2	3	4
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LEA VILLA VENTURES, LLC
C.C.F.N. 2020046416
O.P.R.B.C.T.

SHEET 1 OF 2

FINAL PLAT

RIVERWOOD RANCH SUBDIVISION

SECTIONS 3 & 4

A 35.620 ACRES
145 LOTS 7 RESERVE SUBDIVISION
SECTION 3 - (4 BLOCKS, 73 LOTS 3 RESERVES)
SECTION 4 - (4 BLOCKS, 72 LOTS 4 RESERVES)

BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS
RECORDED IN C.C.F.N. 2020043779
OF THE O.P.R.B.C.T.

LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

B & L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

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

PROJECT NO.: 14396	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 14396 SEC 3-4 FINAL PLAT	DATE: 12/02/2022	CHECKED BY: DH

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT JOHN SANTASIERO, PRESIDENT OF RIVERWOOD RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS RIVERWOOD RANCH, SECTIONS 3 & 4, 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.

JOHN SANTASIERO, PRESIDENT
RIVERWOOD RANCH LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN SANTASIERO, 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

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

BILL GARWOOD, CHAIRMAN, PLANNING AND ZONING COMMISSION

MICHELLE PEREZ CITY SECRETARY

APPROVED THIS ____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JASON PEREZ, MAYOR

MICHELLE PEREZ CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____

MICHELLE PEREZ BY CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS

DRAINAGE AND DETENTION EASEMENT

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF ANGLETON (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENT". THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE AND DETENTION EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENT OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENT, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENT AS HEREINABOVE DEFINED, UNLESS APPROVED BY THE CITY ENGINEER. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY TO ERRECT OR CONSIDER ERRECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND DETENTION EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERRECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE DRAINAGE AND DETENTION EASEMENT CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENT IS SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENT.

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:

- 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 DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON 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

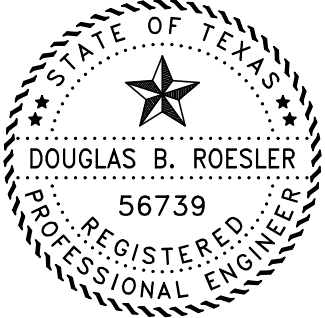
STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DOUGLAS B. ROESLER, 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.

SIGNED:

DOUGLAS B. ROESLER DATE
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

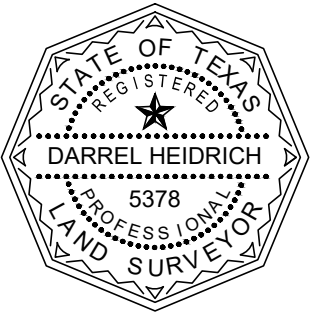


KNOW ALL MEN BY THESE PRESENTS:

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.

SIGNED:

DARREL HEIDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378



NOTES:

- THE PURPOSE OF THIS PLAT IS TO PLAT THE 35.620 ACRES INTO 145 LOT 7 RESERVE SUBDIVISION.
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K AND 48039C0445K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. 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.
- REFERENCE BENCHMARK:
NGS MONUMENT R1182 (PID AW1171)
A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275 SOUTHWEST OF INTERSECTION WITH CR 428.
ELEVATION = 26.31 FEET NGVD29
- 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.
- 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: 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.
- IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPE RESERVE.
- IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN DRAINAGE RESERVES A & B.
- THE PURPOSE OF THE 1' WIDE RESERVE IS TO RESTRICT DRIVEWAY ACCESS TO BUCHTA ROAD AND HOSPITAL DRIVE. THE CITY OF ANGLETON WILL MAINTAIN THE 1' WIDE RESERVE.

SHEET 2 OF 2

FINAL PLAT RIVERWOOD RANCH SUBDIVISION SECTIONS 3 & 4

A 35.620 ACRES
145 LOTS 7 RESERVE SUBDIVISION
SECTION 3 - (4 BLOCKS, 73 LOTS 3 RESERVES)
SECTION 4- (4 BLOCKS, 72 LOTS 4 RESERVES)

BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS
RECORDED IN C.C.F.N. 2020043779
OF THE O.P.R.B.C.T.

LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
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

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

PROJECT NO.: 14396	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 14396 SEC 3-4 FINAL PLAT	DATE: 12/02/2022	CHECKED BY: DH