

BEING A 12.332 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 12.332 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON

FIELD NOTES FOR 12.332 ACRE TRACT 1

VOLUME 16, PAGÉ 321 OF THE BRAZORIA COUNTY PLAT RECORDS;

THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

COMMENCING AT 1/2-INCH CAPPED IRON ROD, STAMPED "PINPOINT", FOUND ON FOR THE NORTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BUCHTA ROAD (60' WIDE) FOR THE SOUTHEAST CORNER OF COLONY SQUARE SUBDIVISION, AS RECORDED IN

THENCE SOUTH 00°23'08" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 23.02 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" (B&L), SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°52'30" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE

OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 745.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE WESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE

THENCE WESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF TH HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

FOUND FOR CORNER;

SOUTH 87°07'23" WEST, A DISTANCE OF 84.51 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

SOUTH 42°07'31" WEST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L"

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56°26'40" (THE CHORD BEARS NORTH 31°05'51" WEST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 86°25'43" WEST, A DISTANCE OF 60.00 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

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 22°57'52" WEST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 82°21'41" WEST, A DISTANCE OF 108.98 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L"

NORTH 02°52'30" WEST, A DISTANCE OF 595.32 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 56.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET

SOUTH 02.52'30" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87.07'30" WEST, A DISTANCE OF 371.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L"

SOUTH 02°52'30" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET

SOUTH 87°07'30" WEST, A DISTANCE OF 180.00 FEET TO A 5/8—INCH IRON ROD CAPPED "B & L" SET FOR CORNER:

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

THENCE SOLITH 87'07'30" WEST CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT A DISTANCE OF

THENCE SOUTH 87°07'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 410.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 1 (RIVERWOOD S/D SEC 1) AS RECORDED IN C.C.F.N. 2021015058 OF THE OPERACT

THENCE NORTH 02°52'30" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID RIVERWOOD RANCH SUBDIVISION SECTION 1, A DISTANCE OF 300.00 FEET TO A 5/8—INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 87'07'30" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 1,316.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING

# FIELD NOTES FOR 2.839 ACRE TRACT 2

FOR CORNER;

BEING A 2.839 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 2.839 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):

COMMENCING AT 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", FOUND ON FOR THE SOUTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING LOCATED AT THE INTERSECTION OF THE WEST R.O.W. LINE OF BUCHTA ROAD (60' WIDE) AND THE NORTH R.O.W. LINE OF HOSPITAL DRIVE (60' WIDE);

THENCE NORTH 89'51'44" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 19.03 FEET

TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87°07'30" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 295.70 FEET TO A 5/8-INCH IRON ROD CAPPED

THENCE NORTH 02°52'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON DATA OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF THE HEREIN DESCRIBED TRACT.

"B & L" SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE NORTH LINE OF THE

HEREIN DESCRIBED TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88°06'41" EAST, A DISTANCE OF 123.72 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51\*40'45" (THE CHORD BEARS SOUTH 28\*42'53" EAST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°49'17" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 56'26'34" (THE CHORD BEARS NORTH 25'20'47" EAST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE

OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87'07'30" EAST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET

SOUTH  $47^{\circ}52'30"$  EAST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L  $^{\circ}$  SET FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 02°52'30" EAST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME, A DISTANCE OF 359.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 42°07'31" WEST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 359.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 2.839 ACRES OF LAND, MORE OR

| BLOCK 1<br>SECTION 4 |           | BLOCK 2<br>SECTION 4 |           | BLOCK 3<br>SECTION 4 |           |   | BLOCK 4<br>SECTION 4 |           |  |              |           |  |  |
|----------------------|-----------|----------------------|-----------|----------------------|-----------|---|----------------------|-----------|--|--------------|-----------|--|--|
| PARCEL TABLE         |           | PARCEL TABLE         |           | PARCEL TABLE         |           |   | PARCEL TABLE         |           |  | PARCEL TABLE |           |  |  |
| LOT NO.              | AREA S.F. | LOT NO.              | AREA S.F. | LOT NO.              | AREA S.F. |   | LOT NO.              | AREA S.F. |  | LOT NO.      | AREA S.F. |  |  |
| 1                    | 8,056     | 1                    | 7,234     | 1                    | 7,200     |   | 1                    | 6,343     |  | 20           | 7,200     |  |  |
| 2                    | 6,735     | 2                    | 6,000     | 2                    | 8,434     |   | 2                    | 5,950     |  | 21           | 7,200     |  |  |
| 3                    | 6,735     | 3                    | 6,000     | 3                    | 7,200     |   | 3                    | 5,950     |  | 22           | 7,200     |  |  |
| 4                    | 6,700     | 4                    | 6,000     | 4                    | 7,200     |   | 4                    | 5,950     |  | 23           | 7,200     |  |  |
| 5                    | 9,001     | 5                    | 6,000     | 5                    | 7,200     |   | 5                    | 5,950     |  | 24           | 7,200     |  |  |
| 6                    | 13,258    | 6                    | 6,000     | 6                    | 7,200     |   | 6                    | 7,497     |  | 25           | 7,200     |  |  |
| 7                    | 11,247    | 7                    | 8,400     | 7                    | 7,200     |   | 7                    | 7,497     |  | 26           | 7,200     |  |  |
| 8                    | 13,375    | 8                    | 6,000     | 8                    | 7,200     |   | 8                    | 5,950     |  | 27           | 7,200     |  |  |
| 9                    | 6,407     | 9                    | 6,000     | 9                    | 7,200     |   | 9                    | 5,950     |  | 28           | 7,200     |  |  |
| 10                   | 5,918     | 10                   | 6,000     |                      |           | • | 10                   | 5,950     |  | 29           | 7,200     |  |  |
| 11                   | 5,950     | 11                   | 7,042     |                      |           |   | 11                   | 5,939     |  | 30           | 6,827     |  |  |
| 12                   | 5,950     |                      |           |                      |           |   | 12                   | 6,040     |  | 31           | 10,595    |  |  |
| 13                   | 6,343     |                      |           |                      |           |   | 13                   | 14,116    |  | 32           | 9,927     |  |  |
|                      |           |                      |           |                      |           |   | 14                   | 9,291     |  | 33           | 11,439    |  |  |
|                      |           |                      |           |                      |           |   | 15                   | 7,196     |  | 34           | 9,040     |  |  |
|                      |           |                      |           |                      |           |   | 16                   | 8,400     |  | 35           | 6,987     |  |  |
|                      |           |                      |           |                      |           |   | 17                   | 8,400     |  | 36           | 7,200     |  |  |
|                      |           |                      |           |                      |           |   | 18                   | 7,200     |  | 37           | 7,200     |  |  |
|                      |           |                      |           |                      |           |   | 19                   | 7,200     |  | 38           | 8,434     |  |  |

| LOT MIX SECTION 4 |     |      |       |  |  |  |  |  |  |  |
|-------------------|-----|------|-------|--|--|--|--|--|--|--|
|                   | 50' | 60'+ | TOTAL |  |  |  |  |  |  |  |
| BLOCK 1           | 10  | 3    | 13    |  |  |  |  |  |  |  |
| BLOCK 2           | 9   | 2    | 11    |  |  |  |  |  |  |  |
| BLOCK 3           | 0   | 9    | 9     |  |  |  |  |  |  |  |
| BLOCK 4           | 10  | 28   | 38    |  |  |  |  |  |  |  |
|                   | 41% | 59%  | 71    |  |  |  |  |  |  |  |
|                   | •   |      | _     |  |  |  |  |  |  |  |

C17

C18

C19

C20

2.30' | 20.00' | 6°34'50"

8.24' | 20.00' | 23°36'06"

28.70' | 50.00' | 32°53'25"

48.00' | 50.00' | 55°00'15"

44.29' | 50.00' | 50°45'14"

44.29' | 50.00' | 50°45'14"

50.03' | 50.00' | 57°20'03"

| 19.28' | 50.00' | 22°05'39" | S53°45'24"W

2.30'

8.18'

28.31

46.18'

42.86'

42.86

47.97'

19.16'

N60°13'59"E

N75°19'27"E

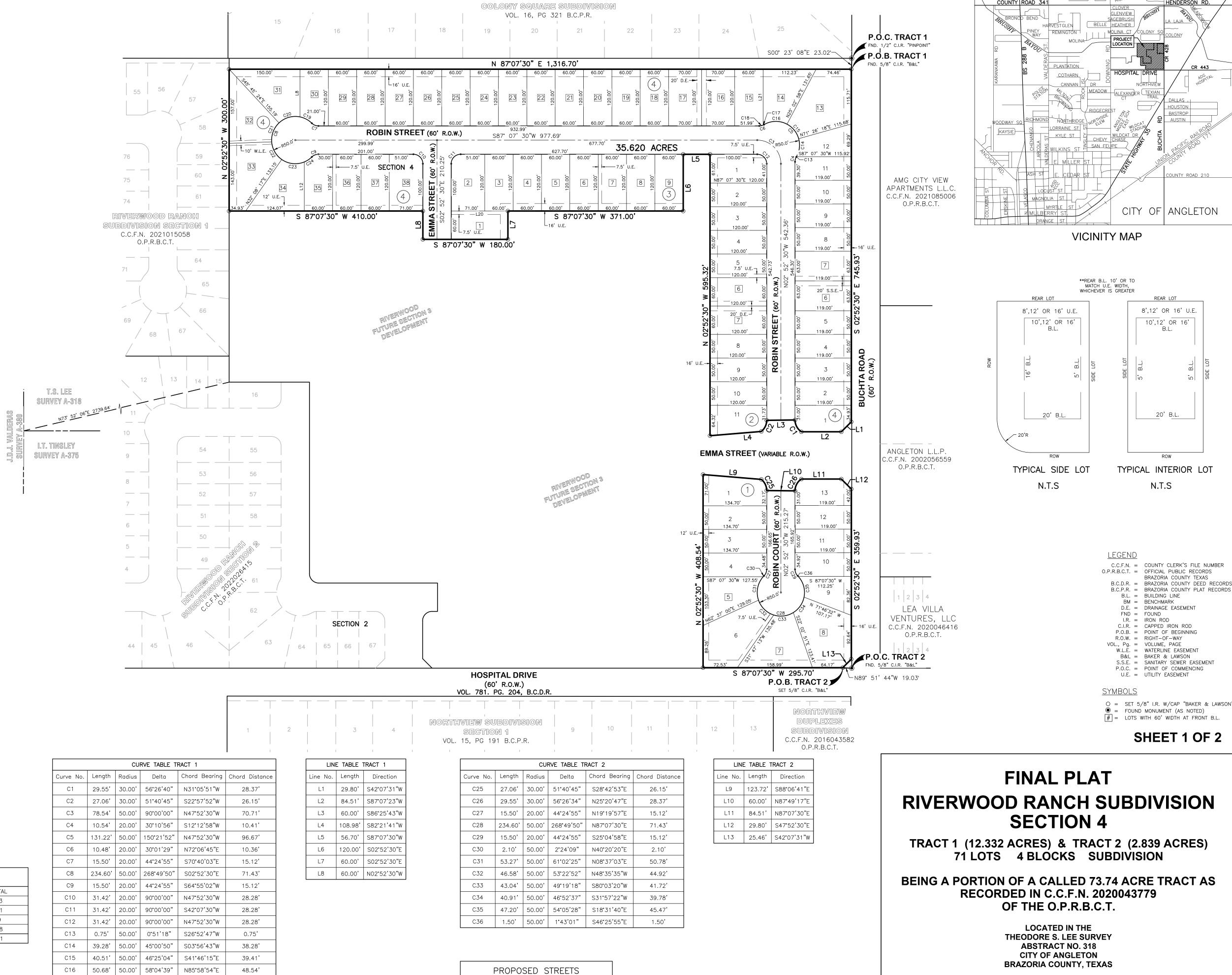
S64°54'18"E

N71°08'53"E

N18°16'08"E

N32°29'06"W

N86°31'44"W



STREET NAME

ROBIN STREET

ROBIN COURT

EMMA STREET

R.O.W. WIDTH | TOTAL LENGTH

60'

60'

60'

1,598.59

215.27

210.25

<u>OWNERS:</u>

JOHN SANTASIERO

RIVERWOOD RANCH LLC 1027 YALE STREET

HOUSTON, TEXAS 77008

ENGINEERS • PLANNERS • SURVEYORS

PROJECT NO.: 14396

4005 TECHNOLOGY DR., SUITE 1530

ANGLETON. TEXAS 77515

OFFICE: (979) 849-6681

TBPELS No. 10052500 REG. NO. F-825

DRAWN BY: AD

CHECKED BY: DH

SCALE: 1" = 100'

DATE: 4/19/2023

## 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, SECTION 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

### 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

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

CITY SECRETARY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JASON PEREZ, MAYOR

CITY SECRETARY

STATE OF TEXAS \$
COUNTY OF BRAZORIA \$

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

# 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 ÒWNERS, THEIR HEIRS, GRANTEES AND SUCCESSORS: THE PORTION SHOWN ON THE PLAT 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 ERECT OR CONSIDER ERECTING 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 ERECT, 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 ALLEVIATE 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 GUARANTEF:

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

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

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

DATE: 03/21/23

DOUGLAS B. ROESLER
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

STATE OF TEXAS §

COUNTY OF BRAZORIA §

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.

PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE
DATE: 03/21/23

TEXAS REGISTRATION NO. 5378

CIONED

DARREL HEIDRICH DATE
REGISTERED PROFESSIONAL LAND SURVEYOR

### NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 15.171 ACRES INTO A 71 LOT SUBDIVISION.
- 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 3. 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.

# 4. TBM "A":

A CUT BOX ON AN INLET ON THE WEST SIDE OF CULLEN STREET APPROXIMATELY 200' SOUTH FROM THE  $\P$  OF RIVERWOOD RANCH BOULEVARD. ELEVATION = 29.20' (NAVD88)

- 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.
- 11. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN LANDSCAPE RESERVES.
- 12. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO MAINTAIN DRAINAGE RESERVES A & B.
- 13. 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.

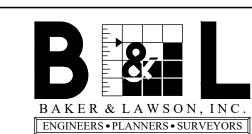
SHEET 2 OF 2

# FINAL PLAT RIVERWOOD RANCH SUBDIVISION SECTION 4

TRACT 1 (12.332 ACRES) & TRACT 2 (2.839 ACRES) 71 LOTS 4 BLOCKS SUBDIVISION

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

PROJECT NO.: 14396 SCALE: 1" = 100' DRAWN BY: AD

DRAWING NO.: 14396 PLAT SEC 4 DATE: 4/19/2023 CHECKED BY: DH

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