

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
- B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
- B.L. = BUILDING LINE
- BM = 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
- S.S.E. = SANITARY SEWER EASEMENT

SYMBOLS

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)
- ⊠ = LOTS WITH 60' WIDTH AT FRONT B.L.

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"	S47°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"	N42°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"	N42°07'30"E
C15	10.48	20.00	37°01'29"	N77°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"E
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	37°01'56"	S12°12'58"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	44.29	50.00	50°45'14"	N32°29'08"W
C42	44.29	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	40.51	50.00	46°25'04"	S41°46'15"E
C49	39.28	50.00	45°00'50"	S03°56'43"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	50.00	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°13'01"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	46.06	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"	N31°06'10"E
C67	29.72	50.00	34°03'12"	N15°52'24"W
C68	37.36	50.00	42°48'24"	N22°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°07'30"E
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

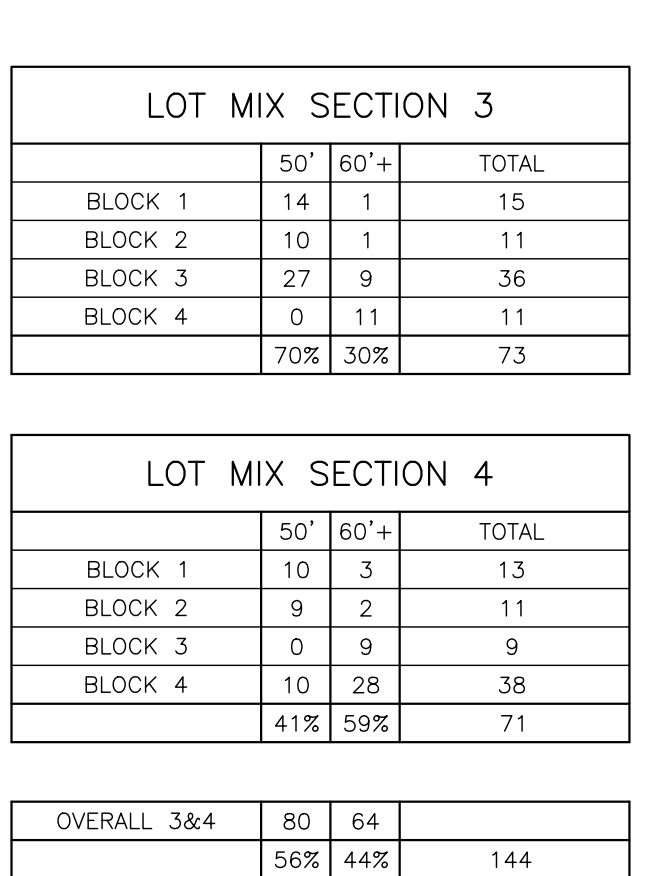
BLOCK 1 SECTION 3		BLOCK 2 SECTION 3		BLOCK 3 SECTION 3		BLOCK 4 SECTION 3	
LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.	LOT NO.	AREA S.F.
1	7,112	1	6,160	1	7,234	1	7,200
2	5,950	2	5,900	2	6,000	2	7,200
3	5,950	3	5,900	3	6,000	3	7,200
4	5,950	4	5,915	4	6,000	4	7,200
5	5,950	5	10,361	5	6,000	5	7,954
6	5,950	6	10,975	6	6,000	6	7,200
7	5,950	7	5,796	7	6,000	7	7,200
8	5,926	8	6,000	8	6,000	8	7,200
9	6,668	9	6,000	9	7,200	9	14,158
10	14,121	10	6,000	10	7,200	30	11,852
11	7,786	11	7,234	11	9,034	31	5,943
12	7,184			12	6,360	32	6,000
13	6,000			13	6,000	33	6,000
14	6,000			14	6,000	34	6,000
15	8,351			15	6,000	35	6,000
				16	6,000	36	7,234
				17	6,000		
				18	6,000		
				19	7,200		
				20	8,434		

BLOCK 1 SECTION 4		BLOCK 2 SECTION 4		BLOCK 3 SECTION 4		BLOCK 4 SECTION 4	
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
2	6,735	2	6,000	2	8,434	2	5,950
3	6,735	3	6,000	3	7,200	3	5,950
4	6,700	4	6,000	4	7,200	4	5,950
5	9,001	5	6,000	5	7,200	5	5,950
6	13,258	6	7,200	6	7,200	6	7,497
7	11,247	7	7,200	7	7,200	7	7,497
8	13,375	8	6,000	8	7,200	8	5,950
9	6,407	9	6,000	9	5,950	27	7,200
10	5,918	10	6,000	10	5,950	28	7,200
11	5,918	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 3			
	50'	60'+	TOTAL
BLOCK 1	14	1	15
BLOCK 2	10	1	11
BLOCK 3	27	9	36
BLOCK 4	0	11	11
	70%	30%	73

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

OVERALL 3&4		
	80	64
	56%	44%
	144	



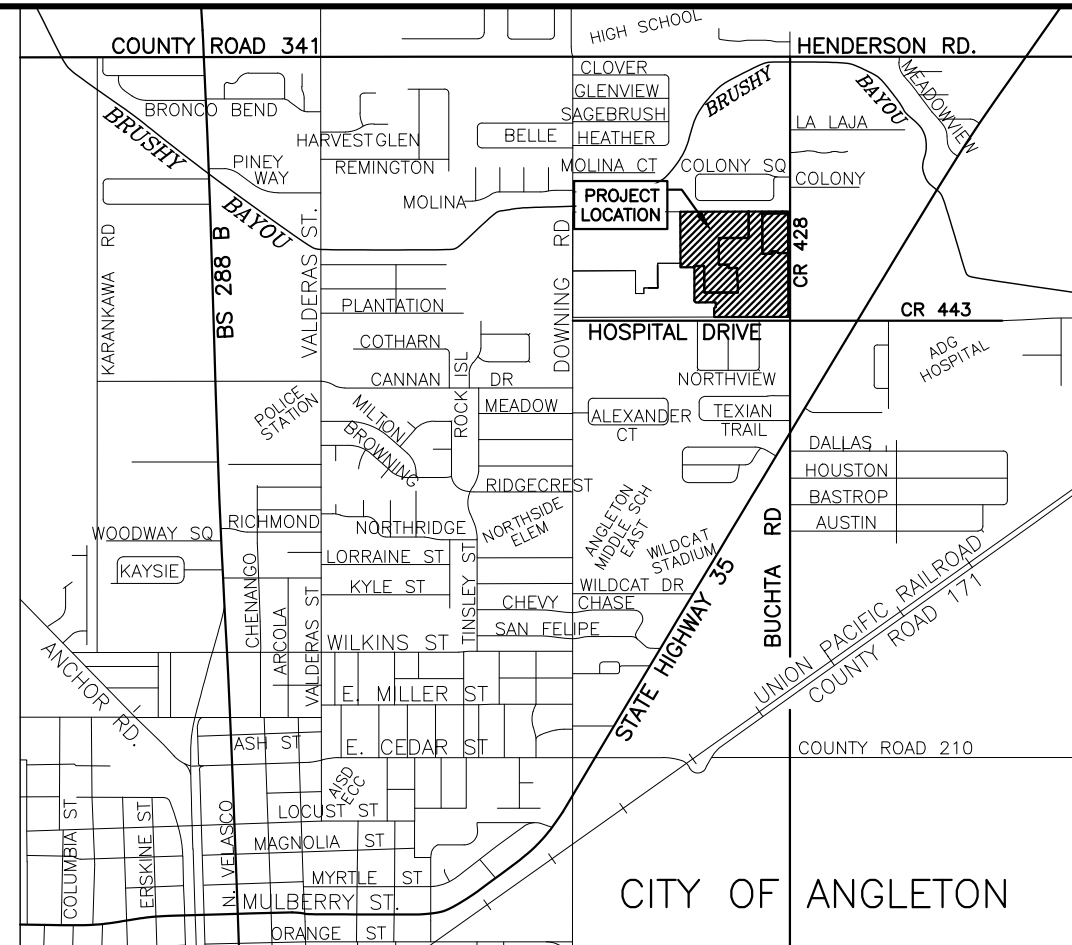
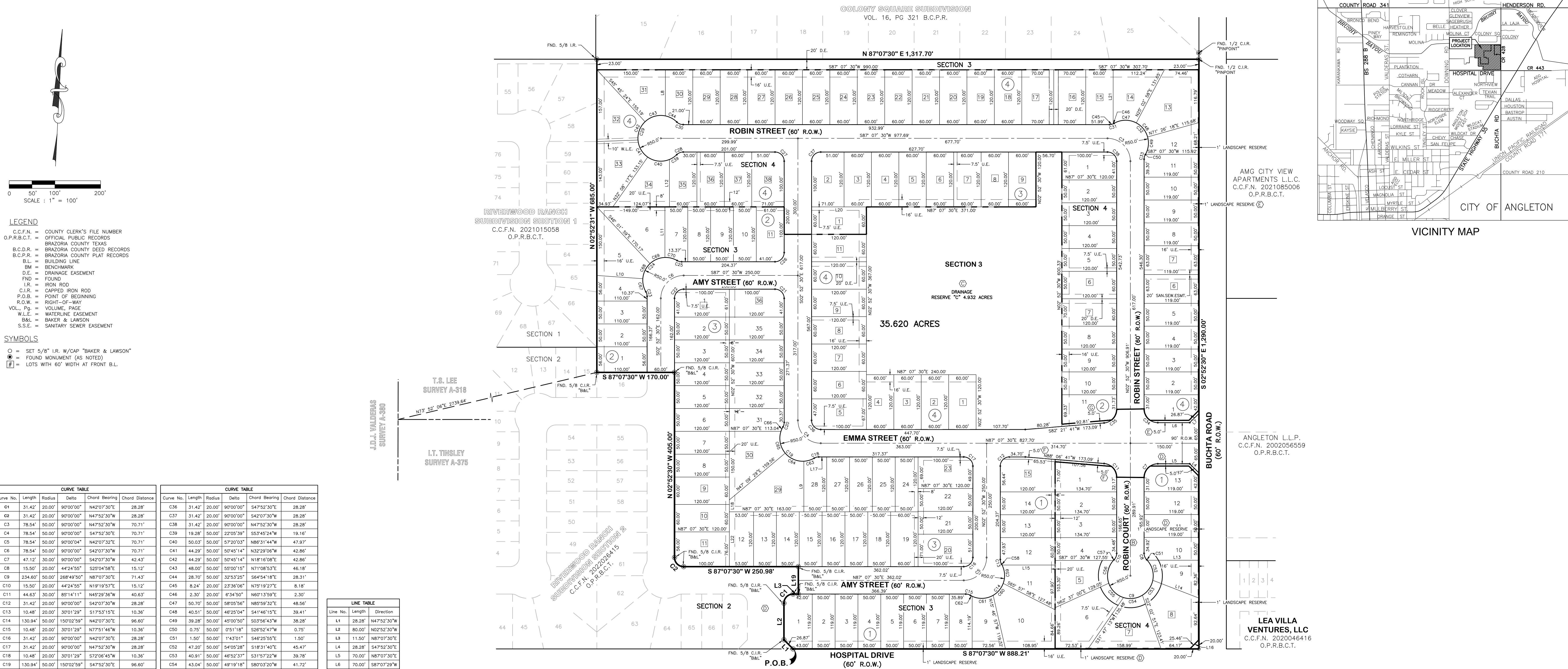
PROPOSED STREETS		
STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
EMMA STREET	60' TO 90'	1,523.24
ROBIN STREET	60'	1,673.23
ROBIN COURT	60'	289.91
AMY STREET	60'	1,185.60

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
ⓐ	DRAINAGE RESERVE "C"	RESTRICTED TO DRAINAGE AND UTILITY USE	4.932 AC.
ⓑ	LANDSCAPE RESERVE "D"	RESTRICTED TO LANDSCAPE USE	0.070 AC.
ⓒ	LANDSCAPE RESERVE "E"	RESTRICTED TO LANDSCAPE USE	0.030 AC.
ⓓ	LANDSCAPE RESERVE "F"	RESTRICTED TO LANDSCAPE USE	0.026 AC.
ⓔ	LANDSCAPE RESERVE "G"	RESTRICTED TO LANDSCAPE USE	0.012 AC.

EXHIBIT MAP
RIVERWOOD RANCH SUBDIVISION
SECTIONS 3 & 4
 A 35.620 ACRES
 144 LOTS 5 RESERVE SUBDIVISION
 SECTION 3 - (4 BLOCKS, 73 LOTS 5 RESERVES)
 SECTION 4 - (4 BLOCKS, 71 LOTS)
 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



AMG CITY VIEW APARTMENTS L.L.C.
 C.C.F.N. 2021055006
 O.P.R.B.C.T.

ANGLETON L.L.P.
 C.C.F.N. 2020256559
 O.P.R.B.C.T.

LEA VILLA VENTURES, LLC
 C.C.F.N. 2020046416
 O.P.R.B.C.T.

NORTHVIEW DUPLEXES SUBDIVISION
 C.C.F.N. 2016043582
 O.P.R.B.C.T.

NORTHVIEW SUBDIVISION SECTION 1
 VOL. 15, PG 191 B.C.P.R.

COLONY SQUARE SUBDIVISION
 VOL. 16, PG 321 B.C.P.R.

RIVERWOOD RANCH SUBDIVISION SECTION 1
 C.C.F.N. 2021015058
 O.P.R.B.C.T.

T.S. LEE SURVEY A-318
 N73°52'06"E 2739.64'

I.T. THIBLEY SURVEY A-375
 N73°52'06"E 2739.64'

RIVERWOOD RANCH SUBDIVISION SECTIONS 3 & 4
 C.C.F.N. 2020044735
 O.P.R.B.C.T.

P.O.B.
 FND. 5/8" C.I.R. "BAKER & LAWSON"

NORTHVIEW DUPLEXES SUBDIVISION
 C.C.F.N. 2016043582
 O.P.R.B.C.T.

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