

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\_\_\_\_, by \_\_\_\_\_

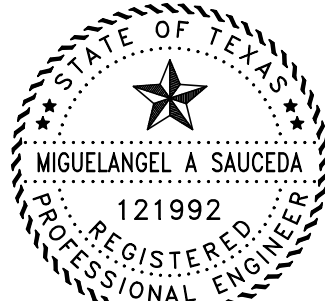
MICHELLE PEREZ, City Secretary, City of Angleton, on behalf of the City.

Notary Public  
State of Texas

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:  
That I, Miguelangel Saucedo, 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 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: MIGUELANGEL A SAUCEDO  
PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 121992



ANGELETON - CITGO, SEC. 1  
RESTRICTED RESERVE "B"  
(B.C.P.R. 20008025854)

ANGELETON DRAINAGE DISTRICT

ACCEPTED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE ANGELETON DRAINAGE DISTRICT.

THE BOARD OF SUPERVISORS OF THE ANGELETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE:

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 ANGELETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.

3. THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGELETON 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

WE, DUGOOD FEDERAL CREDIT UNION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS COLEMAN COMMERCIAL PARK, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. 2022046352 OF THE DEED RECORDS OF THE REAL PROPERTY OF BRAZORIA COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND DO HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_

DEREK LANDRY, DUGOOD FEDERAL CREDIT UNION

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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

FIRE LANE AND FIRE EASEMENT

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard all-weather surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

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 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.

OWNER'S ACKNOWLEDGEMENT:

Now, therefore, know all men by these presents: that Bill Coleman and Barry Coleman, President of Familia De Costa Rica, Inc., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as Coleman Commercial Park, 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 oil 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.

BILL COLEMAN

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BILL COLEMAN, 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

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.

BARRY COLEMAN

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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

FIELD NOTES FOR 0.926 ACRE

BEING A 0.926 ACRE TRACT OF LAND, LOCATED WITHIN MARTHA TOBIN SURVEY, ABSTRACT NO. 699 IN BRAZORIA COUNTY, TEXAS; SAID 0.926 ACRE TRACT, BEING ALL OF LOTS 4, 5, 6 AND A PORTION OF LOTS 7, AND 8 OF COCHRAN SUBDIVISION RECORDED IN VOLUME 3, PAGE 158 OF THE BRAZORIA COUNTY DEED RECORDS, SAID 0.926 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):

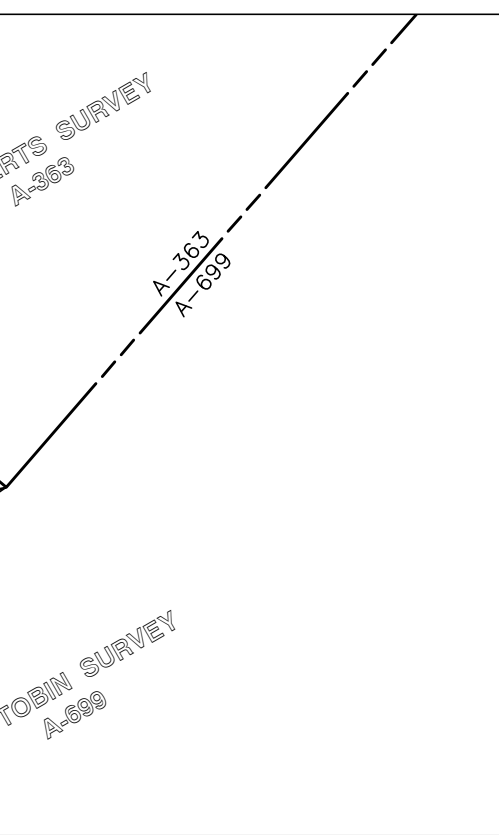
BEGINNING AT A FOUND 4-INCH CONCRETE MONUMENT, LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288, CONVEYED TO THE STATE OF TEXAS IN VOLUME 1163, PAGE 333 OF THE BRAZORIA COUNTY DEED RECORDS WITH THE NORTHWEST LINE OF A 20 FOOT WIDE ALLEY AND THE SOUTHEAST LINE OF SAID LOT 7, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 47°08'18" WEST, ALONG THE NORTHWEST LINE OF SAID 20 FOOT WIDE ALLEY AND THE SOUTHEAST LINE OF SAID LOTS 4-7, PASSING AT A DISTANCE OF 41.21 FEET A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF SAID LOT 7, PASSING AT A DISTANCE OF 111.33 FEET A 1-INCH IRON PIPE FOUND FOR THE SOUTH CORNER OF SAID LOT 6, CONTINUING A TOTAL DISTANCE OF 251.33 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE EAST CORNER OF LOT 3 OF SAID COCHRAN SUBDIVISION, AND BEING THE COMMON SOUTH CORNER OF SAID LOT 4 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 42°51'42" WEST, ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 4, A DISTANCE OF 140.40 FEET TO A FOUND 1/2-INCH IRON ROD ON THE SOUTHEAST RIGHT-OF-WAY LINE OF SEBESTA ROAD (100-FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF COCHRAN SUBDIVISION, FOR THE NORTH CORNER OF SAID LOT 3, AND COMMON WEST CORNER OF SAID LOT 4 AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 47°08'18" EAST, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID SEBESTA ROAD, PASSING AT A DISTANCE OF 140.00 FEET A 1/2-INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 5, PASSING AT A DISTANCE OF 209.96 FEET A 1-INCH IRON PIPE FOUND FOR THE NORTH CORNER OF SAID LOT 6, CONTINUING A TOTAL DISTANCE OF 314.09 FEET TO A FOUND 4-INCH CONCRETE MONUMENT FOUND IN THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288 FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING IN THE ARC OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288 AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 477.46', A CENTRAL ANGLE OF 18°32'08" (THE CHORD BEARS SOUTH 18°46'33" EAST, A DISTANCE OF 153.79 FEET) AN ARC DISTANCE OF 154.46 FEET TO THE POINT OF BEGINNING, CONTAINING 0.926 ACRE OF LAND, MORE OR LESS.



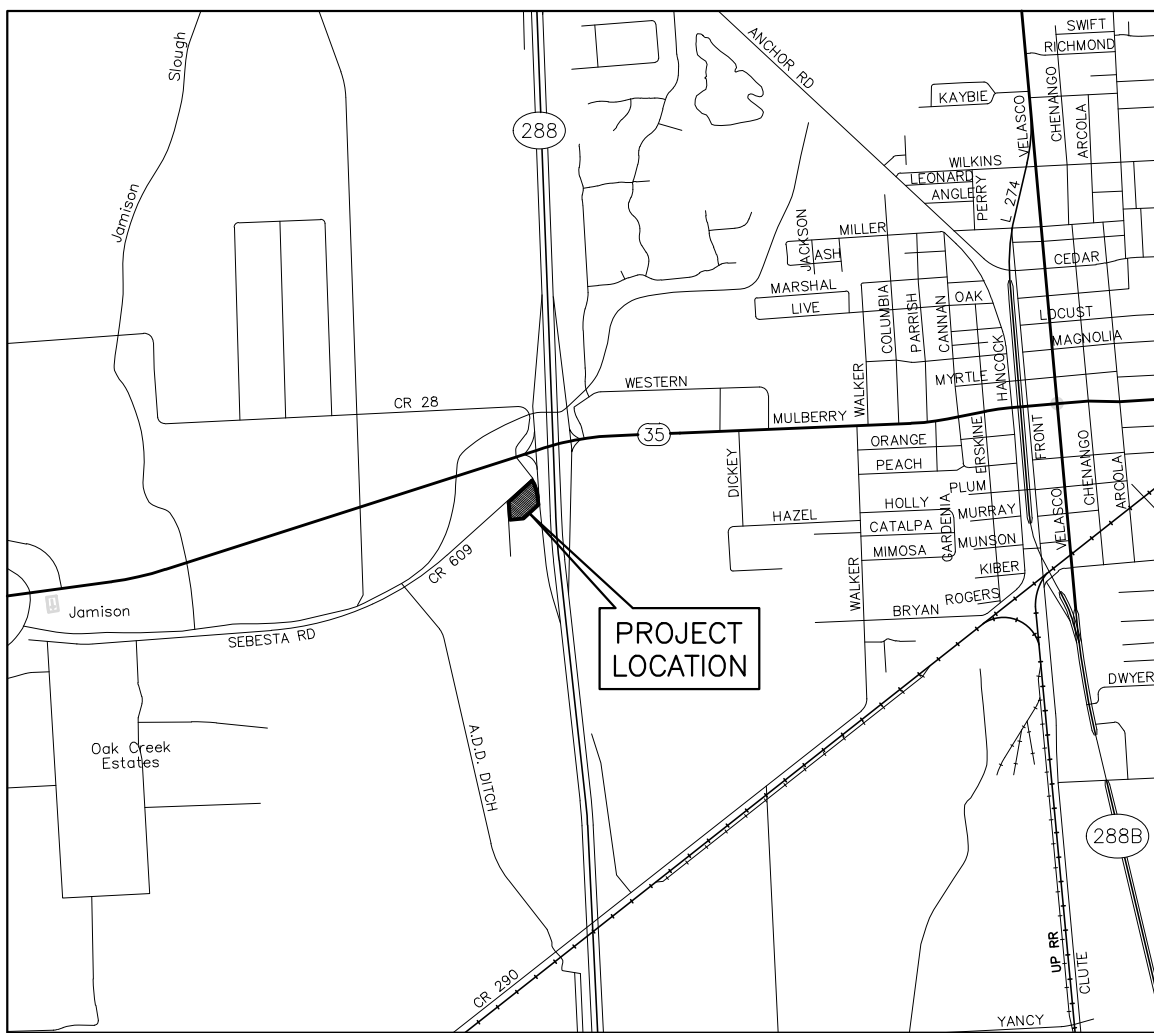
LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE  
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS  
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS  
B.L. = BUILDING LINE  
BM = BENCHMARK  
D.&D.E. = DRAINAGE AND DETENTION EASEMENT  
U.E. = UTILITY EASEMENT  
AC. = ACRES  
NO. = NUMBER  
FND. = FOUND  
C.I.R. = IRON ROD W/CAP  
I.R. = IRON ROD  
I.P. = IRON PIPE  
P.O.B. = POINT OF BEGINNING  
R.O.W. = RIGHT-OF-WAY  
VOL., Pg. = VOLUME, PAGE

SYMBOLS

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

OWNER:  
BILL COLEMAN, PRESIDENT  
FAMILIA DE COSTA RICA, INC.  
217 SEBESTA ROAD  
ANGELETON, TX 77515



VICINITY MAP  
SCALE 1" = 2600'

NOTES:

- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 4805300400, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS WITHIN ZONE "X" (WHITE), 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.
- TBM: TBM "A" NAIL IN PP LOCATED 20 FEET SOUTH OF THE SOUTHEAST CORNER OF SUBJECT TRACT. ELEVATION = 27.35 FEET.
- REFERENCE BENCHMARK: TXDOT BRASS DISK LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF SH288 AND SH35, HAVING A DATUM OF NGVD-29, U.S. SURVEY FEET, ELEVATION = 27.90'
- 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 ANGELETON 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 ANGELETON 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 ANGELETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.
- NOTICE: THE EXISTING 20-FT ALLEY SHOWN ON THE PLAT SHALL BE CONSIDERED A PUBLIC ALLEY AND THEREFORE IS THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS TO MAINTAIN DRAINAGE IN A SAFE AND SANITARY CONDITION. THE PUBLIC ALLEY SHALL BE KEPT 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 PUBLIC ALLEY 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 PUBLIC ALLEY.
- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 4, 5, 6, 7 AND 8 OF THE COCHRAN SUBDIVISION INTO 2 LOTS AND ONE RESERVE.
- THE PROPERTY OWNER OF LOT 2 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE. THE OWNER OF LOT 2 SHALL HAVE SOLE OWNERSHIP OF THE DETENTION RESERVE AND ACCESS TO THE DETENTION RESERVE WILL BE PROVIDED VIA LOT 2.
- THE PROPERTY OWNER OF LOT 1 CAN DRAIN INTO THE DETENTION RESERVE FOR FUTURE IMPROVEMENTS VIA A SEPARATE POND ON A SEPARATE DETENTION RESERVE. THE COST TO PERFORM THOSE IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1.

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.

SIGNED: DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5378



REVISED:

PRELIMINARY REPLAT  
COLEMAN COMMERCIAL PARK  
A 0.926 ACRE, 2-LOT, 1-BLOCK,  
1 RESERVE SUBDIVISION

LOCATED IN THE  
MARTHA TOBIN SURVEY, ABSTRACT No. 699  
IN BRAZORIA COUNTY, TEXAS  
LOTS 4-8 OF COCHRAN SUBDIVISION



4005 Technology Drive, Suite 1530  
Angleton, TX 77515  
OFFICE: (979) 849-6681  
TBPLS NO. 10052500  
REG. NO. F-825

PROJECT NO.: 14856	SCALE: 1" = 20'	DRAWN BY: MS/BB
DRAWING NO.: 14856-PLAT 1.DWG	DATE: 01/12/2022	CHECKED BY: LJD