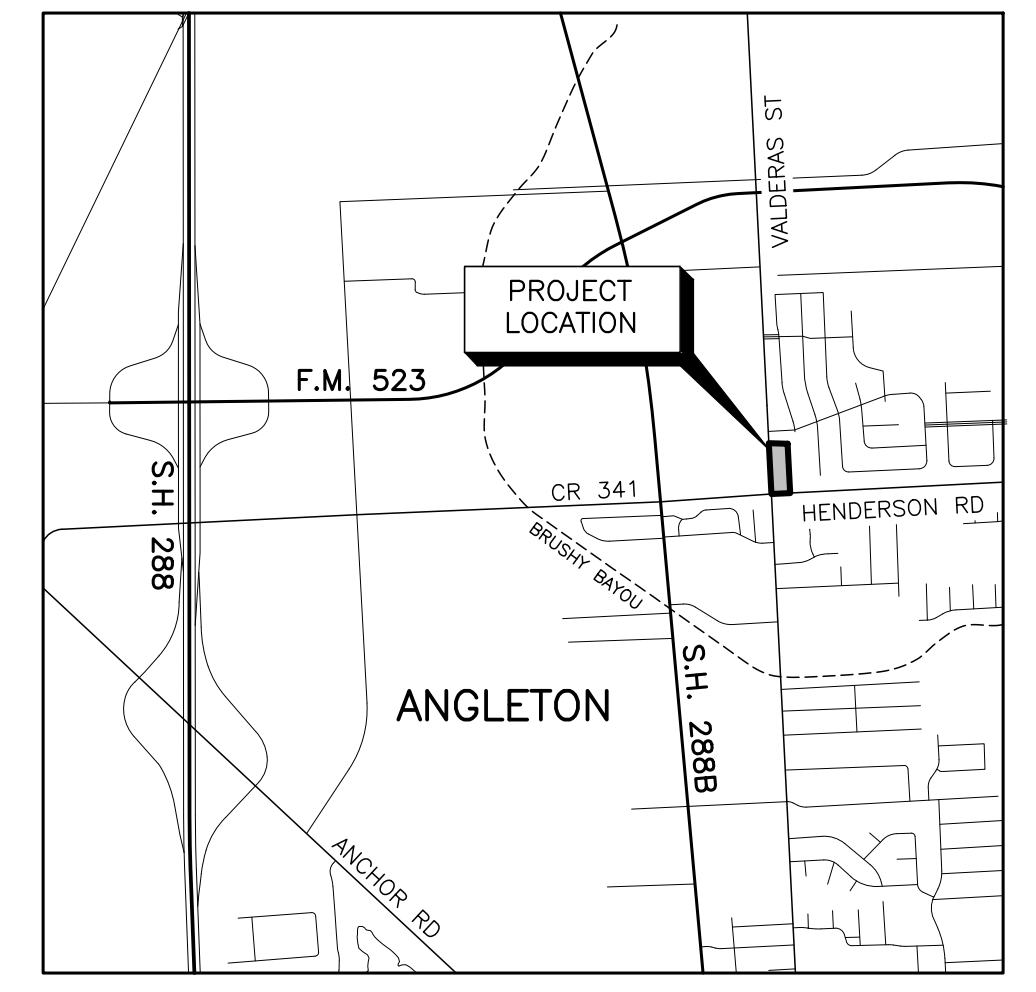
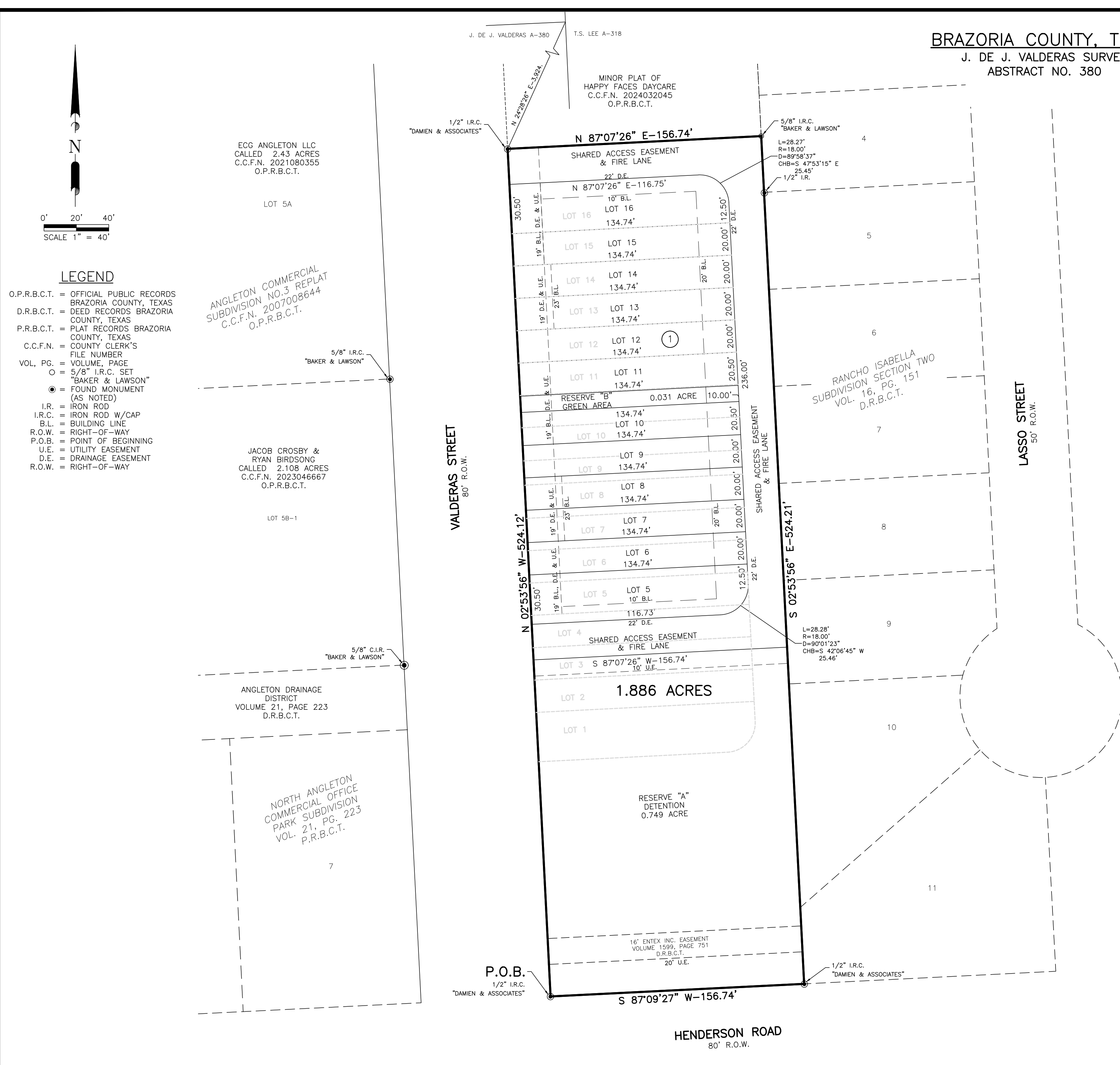


**BRAZORIA COUNTY, TEXAS**  
**J. DE J. VALDERAS SURVEY**  
**ABSTRACT NO. 380**



**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  
VOL. PG. = VOLUME, PAGE  
○ = 5/8" I.R.C. SET  
● = FOUND MONUMENT (AS NOTED)  
I.R. = IRON ROD  
I.R.C. = IRON ROD W/CAP  
B.L. = BUILDING LINE  
R.O.W. = RIGHT-OF-WAY  
P.O.B. = POINT OF BEGINNING  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
R.O.W. = RIGHT-OF-WAY

**DESCRIPTION OF 0.732 ACRE**

DESCRIPTION OF A 1.886 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS, BEING ALL OF THE TROPOLI TOWNHOMES SUBDIVISION (TROPOLI S/D) AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2016032880 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), SAID 1.886 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 1/2-INCH CAPPED IRON ROD, STAMPED "DAMIEN & ASSOCIATES", FOUND FOR THE SOUTHWEST CORNER OF SAID TROPOLI S/D, SAME BEING LOCATED AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF VALDERAS STREET (80' WIDE) AND THE NORTH R.O.W. LINE OF HENDERSON ROAD (80' WIDE);

THENCE NORTH 02°53'56" WEST, ALONG THE WEST LINE OF SAID TROPOLI S/D, SAME BEING THE EAST R.O.W. LINE OF SAID VALDERAS STREET, A DISTANCE OF 524.12 FEET TO A 1/2-INCH IRON ROD WITH CAP, STAMPED "DAMIEN & ASSOCIATES", FOUND FOR THE NORTHWEST CORNER OF SAID TROPOLI S/D, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.1799 ACRE TRACT AS RECORDED IN C.C.F.N. 2023003633;

THENCE NORTH 87°07'26" EAST, ALONG THE NORTH LINE OF SAID TROPOLI S/D, SAME BEING THE SOUTH LINE OF SAID 0.1799 ACRE TRACT, A DISTANCE OF 136.74 FEET TO A 5/8-INCH CAPPED IRON ROD WITH CAP, STAMPED "BAKER & LAWSON", FOUND FOR THE NORTHEAST CORNER OF SAID TROPOLI S/D, SAME BEING IN THE WEST LINE OF THE RANCHO ISABELLA SUBDIVISION SECTION TWO (RANCHO ISABELLA S/D) AS RECORDED IN VOLUME 16, PAGE 151 OF THE DEED RECORDS BRAZORIA COUNTY TEXAS FOR THE SOUTHWEST CORNER OF SAID 0.1799 ACRE TRACT;

THENCE SOUTH 02°53'56" EAST, ALONG THE EAST LINE OF SAID TROPOLI S/D ACRE TRACT, SAME BEING THE WEST LINE OF SAID RANCHO ISABELLA S/D, A DISTANCE OF 524.21 FEET TO A 1/2-INCH IRON ROD WITH CAP, STAMPED "DAMIEN & ASSOCIATES", FOUND FOR THE SOUTHWEST CORNER OF SAID TROPOLI S/D, SAME BEING THE SOUTHWEST CORNER OF SAID RANCHO ISABELLA S/D;

THENCE SOUTH 87°09'27" WEST, ALONG THE SOUTH LINE OF SAID TROPOLI S/D, SAME BEING THE NORTH LINE OF SAID HENDERSON ROAD, A DISTANCE OF 156.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 1.886 ACRE OF LAND, MORE OR LESS.

**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 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 HEREINAFORE 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

**FIRE LANE AND FIRE EASEMENT**

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, 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 PAVING ON 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.

**DEDICATION STATEMENT:**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT CHRISTI BEARD, OWNERS OF 1.886 ACRE TRACT, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS THE REPLAT OF TROPOLI TOWNHOMES, 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.

CHRISTI BEARD  
CND REAL ESTATE, LLC

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

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

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO REPLAT TROPOLI TOWNHOMES INTO 12 LOTS, 1 BLOCK AND REVISE UTILITY EASEMENT, DRAINAGE EASEMENT AND PRIVATE ROAD LINES.
  - 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 48039C0435K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, AND THAT MAP INDICATES THAT THE PROPERTY SURVEYED IS 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.
  - THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY 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.
  - THE 22' DRAINAGE EASEMENT SHOWN HEREON IS TO PROVIDE DRAINAGE FOR THE MINOR PLAT OF HAPPY FACES DAYCARE, C.C.F.N. 2024032045, O.P.R.B.C.T. SAID DRAINAGE EASEMENT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF HEREIN PLAT.
  - SETBACK AND PARKING REQUIREMENTS PER CURRENT SECTION 28-50 SINGLE FAMILY ATTACHED (SFA) RESIDENTIAL DISTRICT TOWNHOMES ZONING ORDINANCE.
  - SHARED ACCESS EASEMENT HEREON IS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOWN 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.

*Darrel Heidrich* 8/20/2024  
DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LAND SURVEYOR NO. 5378

**REPLAT OF  
TROPOLI TOWNHOMES  
SUBDIVISION**

**1.886 ACRES  
12 LOT 1 BLOCK SUBDIVISION**

**BEING ALL OF  
TROPOLI TOWNHOMES SUBDIVISION  
AS RECORDED IN  
C.C.F.N. 2016032880  
OF THE O.P.R.B.C.T.**

**J. DE J. VALDERAS SURVEY A-380  
CITY OF ANGLETON  
BRAZORIA COUNTY, TEXAS**

Baker & Lawson Inc.  
4005 Technology Dr., Suite 1530  
Angleton, TX 77515  
Phone # 979-849-6681  
www.bakerlawson.com  
Licensed Surveying Firm No. 10052500

JOB NO.: 15584	SCALE: 1" = 40'	DRAWN BY: AD	CHECKED BY: AH
DRAWING NO.: 15584 THMS PLAT	DATE: 8/20/2024	REV. NO. 1	

**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 \_\_\_\_\_

**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.

JOHN WRIGHT, MAYOR \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC  
STATE OF TEXAS

**OWNER:**  
CND REAL ESTATE, LLC  
CHRISTI BEARD  
979.236.1825  
313 GARLAND DRIVE  
LAKE JACKSON TX, 77566