

CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARK
ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY. ACCORDING TO THE NGS OPUS REPORT, THE FOLLOWING CONTROL STATIONS WERE USED: PID D43614 DESIGNATION TXLM LA MARQUE CORNERS ARP; PID DFR773 DESIGNATION COR2 HOUSTON 2 CORNERS ARP; AND PID DL3460 DESIGNATION T965 BAY CITY CORNERS ARP. THE NEAREST NGS PUBLISHED CONTROL POINT IS PID AW0533 DESIGNATION Y 1207 (NAVD88, COMPUTED USING GEOID18)

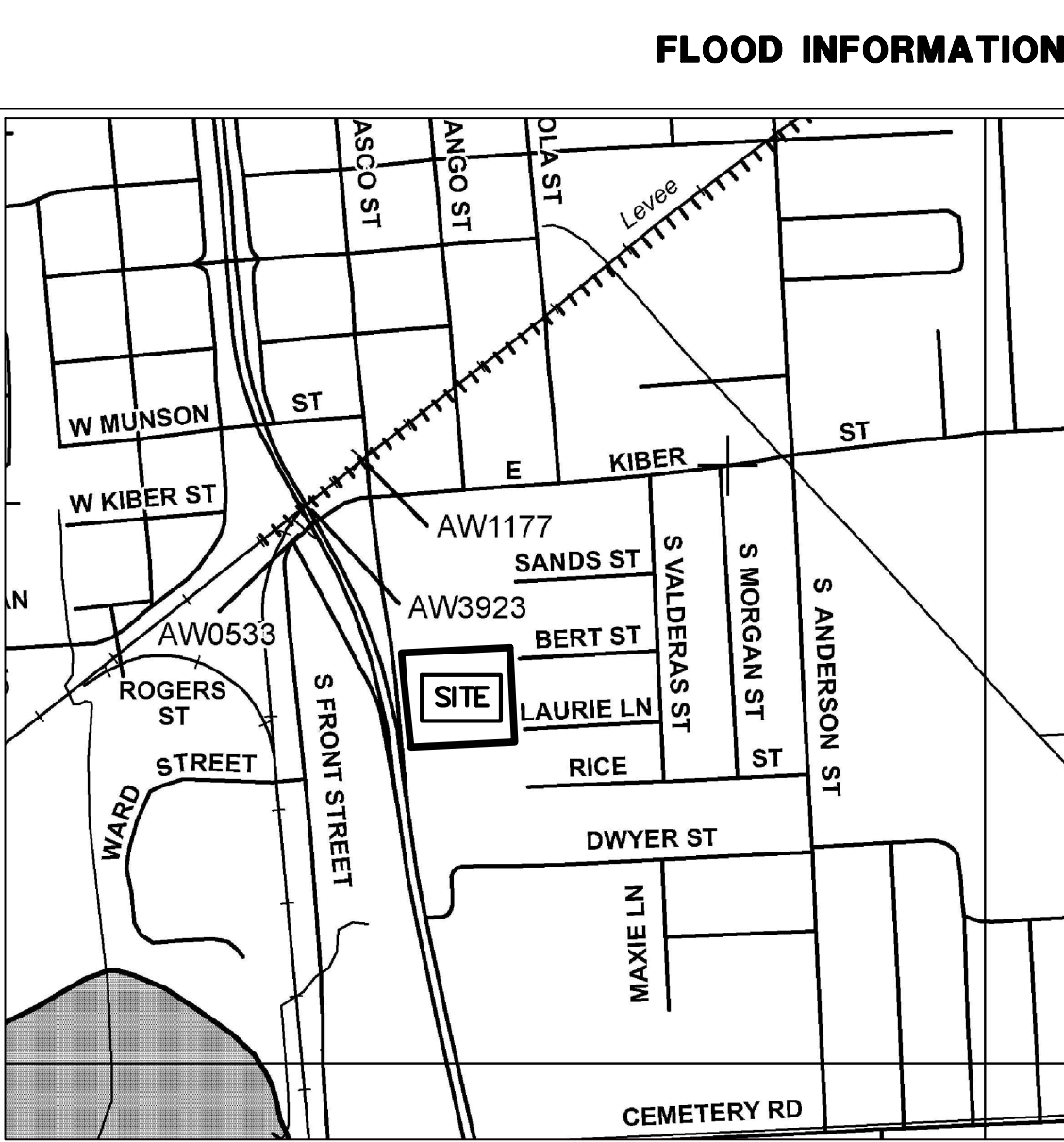
TEMPORARY BENCHMARK "A" ELEVATION - 29.13
SET BOX CUT ON SOUTH END OF MEDIAN STRIP LOCATED ON S. VELASCO STREET (A.K.A. S.H. 274), +/- 820 FEET SOUTH OF THE INTERSECTION OF THE EAST LINE OF S. VELASCO STREET AND THE SOUTH LINE OF E. KIBER STREET, THENCE +/- 52 FEET WEST TO IBM.

TEMPORARY BENCHMARK "B" ELEVATION - 24.94
SET BOX CUT ON STORM INLET, LOCATED ON THE EAST LINE OF S. VELASCO STREET (A.K.A. S.H. 274), +/- 591 FEET SOUTH OF THE INTERSECTION OF THE EAST LINE OF S. VELASCO STREET AND THE SOUTH LINE OF E. KIBER STREET.

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

• BO - BOLLARD	PLM - PIPELINE MARKER
— HC - HANDICAP	UCS - UNDERGROUND CABLE SIGN
• GM - GAS METER	CTL - CATHODIC TEST LEAD
• GV - GAS VALVE	MW - MONITORING WELL
• FH - FIRE HYDRANT	P - TELEPHONE PIN FLAG/PAINT MARK
• WM - WATER METER	TC - TOP OF CURB
• WV - WATER VALVE	G - GUTTER
• CV - IRRIGATION CONTROL VALVE	TG - TOP OF GRATE
• GI - GRATE INLET	FL - FLOW LINE
• HI - GRATE INLET	HB - HIGHBANK
• SAN - MANHOLE	SSN - SANITARY SEWER
• CLE - CLEANOUT	STM - STORM SEWER
• TEL - TELEPHONE PEDESTAL	QMP - CORRUGATED METAL PIPE
• EB - ELECTRIC BOX	CP - CORRUGATED PLASTIC PIPE
• TSB - TRAFFIC SIGNAL BOX	RCP - REINFORCED CONCRETE PIPE
• LP - LIGHT POLE	TEL - TELEPHONE
• TLP - TRAFFIC LIGHT POLE	SWMT - SOUTHWESTERN BELL TELEPHONE CO.
• GL - GROUND/SPOT LIGHT	WTR - WATER
• PP - POWER POLE	UG - UNDERGROUND
• PP/T - POWER POLE W/TRANSFORMER	ND - FOUND
• PP/AT - POWER POLE W/AUT	B.C.C.F. - BRAZORIA COUNTY CLERK FILE
• PP/CT - POWER POLE W/CONDUIT	B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
• MP - METER POLE	B.C.P.R. - BRAZORIA COUNTY PLAT RECORDS
• SP - SERVICE POLE	IR - IRON PIPE
• GA - GUY ANCHOR	IR - IRON ROD
• — OVERHEAD POWER LINE	NO. - NUMBER
• — BARBED WIRE FENCE	PG. - PAGE
• — WROUGHT IRON FENCE	R.O.W. - RIGHT-OF-WAY
• — WOOD FENCE	SQ. FT. - SQUARE FEET
• — CHAINLINK FENCE	VOL. - VOLUME
• — GATE POST	F.C. - FILM CODE
• (P) - PER PLANS	BL - BUILDING LINE
• APPROX. - APPROXIMATE	U.E. - UTILITY EASEMENT
• — HIGHBANK	— - TREE/SHRUB
• — SIGN	• — GATE MOTOR
• — GATE MOTOR	• — CABLE PEDESTAL
• — CABLE PEDESTAL	



FIRM FLOOD INSURANCE RATE MAP
BRAZORIA COUNTY, TEXAS
AND INCORPORATED AREAS
PANEL 445 OF 925
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS: CORNER NUMBER PANEL DATE
REGISTRATION NO. OF BRAZORIA COUNTY

MAP NUMBER 48039C0445K
MAP REVISED DECEMBER 30, 2020
Federal Emergency Management Agency



DESCRIPTION

A TRACT OR PARCEL CONTAINING 4.568 ACRES OR 198,980 SQUARE FEET OF LAND SITUATED IN THE TINSLEY SURVEY, ABSTRACT NO. 375, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 4.578 ACRE TRACT OF LAND CONVEYED TO CITY OF ANGLETON, RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NO. 2007061929 (DESCRIBED IN B.C.C.F. NO. 21003003507) WITH SAID 4.568 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINS AT A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF S. VELASCO STREET (S.H. 274) (150 FOOT R.O.W.), RECORDED IN VOL. 303, PG. 95, BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), MARKING THE COMMON WEST CORNER OF SAID 4.578 ACRE TRACT AND A CALLED 0.53 ACRE TRACT OF LAND CONVEYED TO A & B PROPERTIES, INC., RECORDED IN B.C.C.F. NO. 1996043375, SAME BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH BY DEG. 08 MIN. 03 SEC. EAST, ALONG THE COMMON LINE OF SAID 4.578 ACRE TRACT, SAID 0.53 ACRE TRACT, AND A CALLED 5,6508 ACRE TRACT OF LAND CONVEYED TO MAHARAJ INVESTMENTS, LLC, RECORDED IN B.C.C.F. NO. 2017054923, A DISTANCE OF 482.96 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR COMMON CORNER OF SAID 5,6508 ACRE TRACT, SAID 4.578 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, WEHRLY AND FELDER SUBDIVISION, MAP OF PLAT THEREOF RECORDED IN VOL. 9, PG. 119, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) BEARS FOR REFERENCE SOUTH 15 DEG. 33 MIN. EAST - 7.18 FEET;

THENCE SOUTH 02 DEG. 48 MIN. 37 SEC. EAST, ALONG THE COMMON LINE OF SAID 4.578 ACRE TRACT, THE EARL R. KNIGHT, INC. SOUTH S/D, MAP OR PLAT THEREOF RECORDED IN VOL. 16, PG. 40, B.C.P.R. AND BLOCK 1 OF HALES SUBDIVISION REPLAT, MAP OR PLAT THEREOF RECORDED IN VOL. 16, PG. 168, B.C.P.R., PASSING AT A DISTANCE OF 148.27 FEET A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF LOT 10 OF SAID EARL R. KNIGHT, INC. SOUTH S/D, AND THE NORTHEAST TERMINUS CORNER OF BERT STREET (60 FOOT R.O.W.), RECORDED IN VOL. 16, PG. 40, B.C.P.R., AND CONTINUING FOR A TOTAL DISTANCE OF 420.51 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR THE COMMON EAST CORNER OF SAID 4.578 ACRE TRACT AND CALLED 5,6508 ACRE TRACT OF LAND CONVEYED TO THOMAS J. CLAWSON, RECORDED IN B.C.C.F. NO. 1993022071, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE SOUTH 02 DEG. 48 MIN. EAST - 2.00 FEET;

THENCE SOUTH 87 DEG. 07 MIN. 06 SEC. WEST, ALONG THE COMMON LINE OF SAID 4.578 ACRE TRACT AND SAID 1.69 ACRE TRACT, A DISTANCE OF 461.43 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST R.O.W. LINE OF SAID S. VELASCO STREET, MARKING THE COMMON WEST CORNER OF SAID 4.578 ACRE TRACT AND SAID 1.69 ACRE TRACT SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST R.O.W. LINE OF SAID S. VELASCO STREET AND ALONG WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 134.18 FEET, A CENTRAL ANGLE OF 02 DEG. 32 MIN. 19 SEC., AN ARC LENGTH OF 309.07 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 05 DEG. 56 MIN. 59 SEC. WEST - 309.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

THENCE, NORTH 05 DEG. 10 MIN. 19 SEC. WEST, CONTINUING ALONG THE EAST R.O.W. LINE OF SAID S. VELASCO STREET, A DISTANCE OF 111.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.568 ACRES OR 198,980 SQUARE FEET OF LAND.

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, EASEMENTS, SETBACKS, AND ENCUMBRANCES SHOWN HEREON ARE BASED ON INFORMATION RECEIVED FROM A THIRD PARTY PROVIDER (CHARTER TITLE COMPANY) (DATED LINE 28, 2022) (ORDER NO. 2022-0444) IN THE FORM OF A CITY PLANNING LETTER OR ABSTRACTING CERTIFICATE. WINDROSE IS NOT RESPONSIBLE, NOR WILL BE HELD LIABLE FOR ANY INCORRECT OR UNDISCLOSED INFORMATION PROVIDED OR OMITTED IN A CITY PLANNING LETTER OR ABSTRACTING CERTIFICATE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99997027.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0445K REVISED/DATED DECEMBER 30, 2020, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X", THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY, IT DOES NOT INCLUDE ENCUMBRANCES OR EASEMENTS BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED, THE FENCE MAY MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION HEREON AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDRETH ARE SOLID SURFACE ELEVATIONS.
10. UTILITY PLANS WERE REQUESTED, BUT HAVE NOT BEEN RECEIVED AT THE TIME OF SURVEY.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A MEASURE DOWN METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE.
12. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS SURVEY. SURVEYOR ACCEPTS CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION
TO: CITY OF ANGLETON
CHARTER TITLE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IA, CONDITION 3 SURVEY AND CATEGORY 6 CONDITION 1 SURVEY, TO THE BEST OF MY KNOWLEDGE.

JAMES MICHAEL DENNEY
Registered Professional Land Surveyor
Texas Registration No. 5414

DATE: 11-11-2022

WINDROSE LAND SURVEYING & PLATTING
11111 RICHMOND AVE. STE 101 | HOUSTON, TX 77082 | 713.455.2281
FIRM REGISTRATION NO. 1010800 | WINDROSESERVICES.COM

LAND TITLE AND TOPOGRAPHIC SURVEY OF
4.568 AC (198,980 SQ. FT.)
BEING PART OF LOT 1 AND LOT 2
F.K. STEVENS SUBDIVISION
VOL. 3, PG. 116, B.C.D.R.
SITUATED IN THE
TINSLEY SURVEY, A-375
H.H. CORNWALL SURVEY, A-180
CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

REVISIONS

DATE	REASON	BY

CITY PLANNING LETTER
EASEMENT GRANTED TO THE CITY OF ANGLETON, AS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 79012721 AND 79012719. (DOES NOT AFFECT SUBJECT TRACT)
RIGHT OF WAY EASEMENT(S) AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 303, PAGE 95, DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (SHOWN HEREON, S. VELASCO STREET).
EASEMENT GRANTED TO CITY OF ANGLETON, RECORDED IN VOLUME 983, PAGE 501, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (SHOWN HEREON)

REVISIONS

DATE	REASON	BY

FILED BY: NK CHECKED BY: DG/JMD JOB NO. 57899
DRAWN BY: AT DATE: JULY 2022 SHEET NO. 1 OF 1