

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
BL = BUILDING LINE
BM = BENCHMARK
D.A.D.E. = DRAINAGE AND DETENTION EASEMENT
FND = FLOOD ZONE STATEMENT
IR = IRON ROD
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
U.E. = UTILITY EASEMENT
VOL. Pg. = VOLUME, PAGE

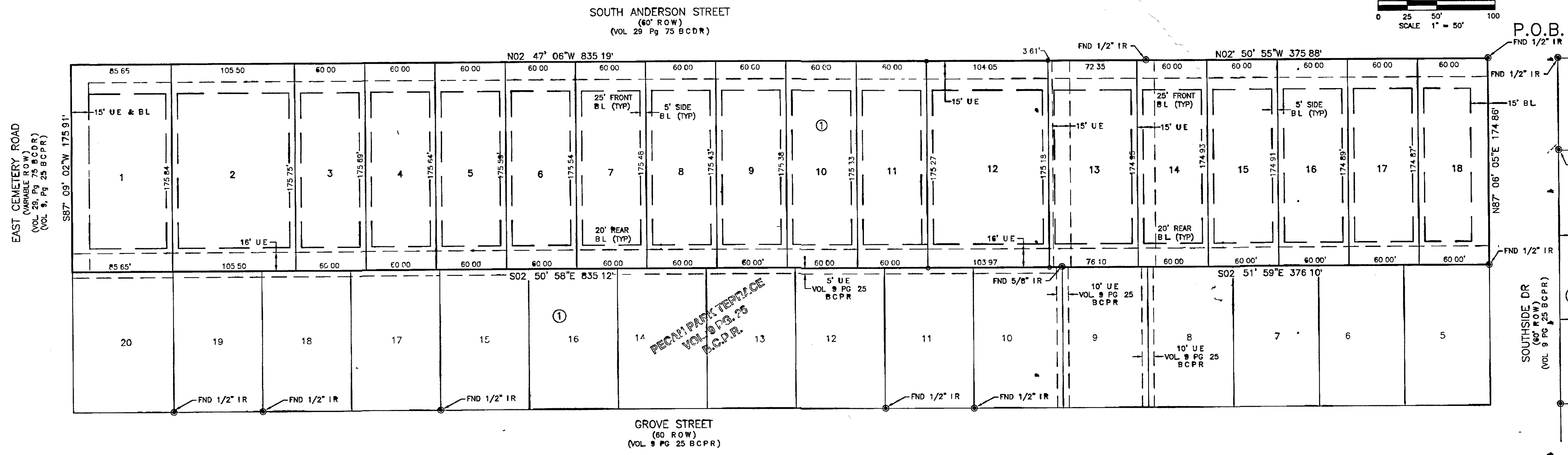
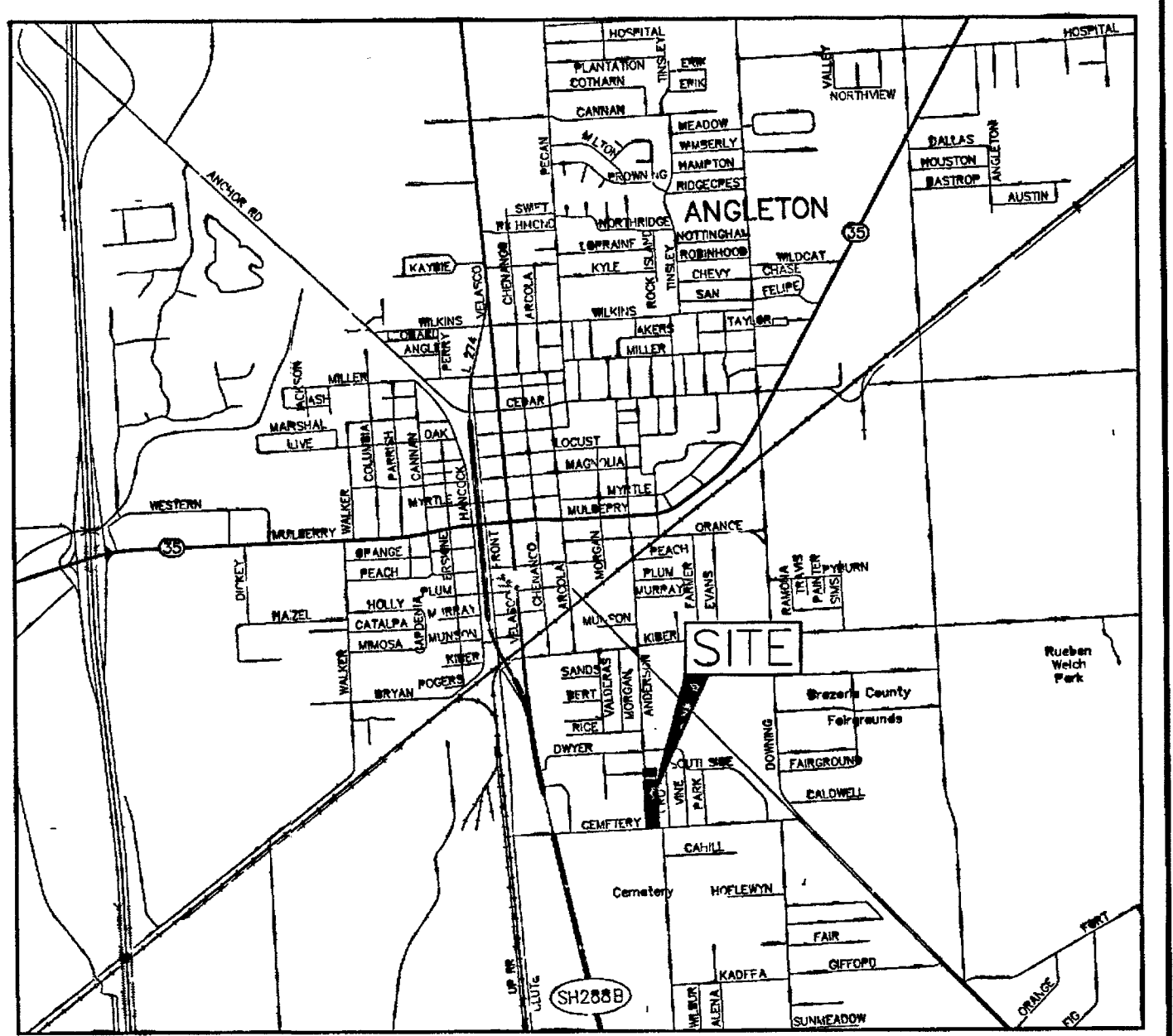
PLANNING AND ZONING COMMISSION AND CITY COUNCIL
APPROVED this 17th day of October, 2019, by the Planning and Zoning Commission, City of Angleton, Texas
BILL BREWSTER, Chairman, Planning and Zoning Commission
FRANCES AGUILAR, City Secretary

APPROVED this 22nd day of October, 2019, by the City Council, City of Angleton, Texas
MASON PEREZ, Mayor
FRANCES AGUILAR, City Secretary

STATE OF TEXAS
COUNTY OF BRAZORIA
This instrument was acknowledged before me on the 5th day of February, 2020, by
FRANCES AGUILAR, City Secretary, City of Angleton on behalf of the City
Heidi Guzman, Notary Public, State of Texas

FIELD NOTES FOR 4.8764 ACRE
Being a tract of land containing 4.8764 acres (212,415 square feet), located within IT Tinsley, Survey, Abstract Number (No) 375, in Brazoria County, Texas, said 4.8764 acre tract being all of Lots 1, 2, 3, and 4, Block 1 of Pecan Park Terrace, a subdivision recorded in Volume (Vol) 9, Page 25 of the Brazoria County Plat Records (B.C.P.R.), under a portion of a tract recorded in the name of the Estate of Rosie Mae Oberhelman under Brazoria County Clerk's File (B.C.C.F.) No. 2001053988 and all of a called 0.4183 acre tract recorded in the name of Jose Ochoa under B.C.C.F. No. 2018024215. Said 4.8764 acres 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 iron rod found in the southeast corner of the right-of-way (R.O.W.) intersection of Southside Drive (sixty feet wide per Vol. 9, Page 25 B.C.P.R.) and South Anderson Street (sixty feet wide per Vol. 9, Page 25 B.C.P.R.) at the northwest corner of said Lot 1, and the herein described tract.
THENCE, with the south line of said Southside Drive, North 87 degrees 06 minutes 05 seconds East, a distance of 174.86 feet to a 1/2-inch iron rod found at the northeast corner of said Lot 1, for the northeast corner of the herein described tract.
THENCE, with the west lines of Lots 5-9 of said Block 1, and the east lines of said Lots 1-4, Block 1 of said Pecan Park Terrace, South 02 degrees 51 minutes 59 seconds East, a distance of 376.10 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southeast corner of said Lot 4.
THENCE, with the west line of said Block 1, South 02 degrees 50 minutes 58 seconds East, a distance of 835.12 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set on the north line of Cemetery Road (width varies Vol. 29, Pg. 75 B.C.D.R., Vol. 9, Page 25 B.C.P.R.) at the southwest corner of said Lot 20, for the southeast corner of the herein described tract.
THENCE, with the north line of said Cemetery Road, South 87 degrees 09 minutes 02 seconds West, a distance of 175.91 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the northeast corner of the intersection of said Cemetery Road and said South Anderson Street, for the southwest corner of the herein described tract.
THENCE, with the east R.O.W. line of said South Anderson Street, North 02 degrees 47 minutes 08 seconds West, a distance of 835.18 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set at the southwest corner of said Lot 4.
THENCE, continue with the east R.O.W. line of said South Anderson Street, and the west line of said Block 1, North 02 degrees 50 minutes 55 seconds West, a distance of 375.88 feet to the POINT OF BEGINNING and containing 4.8764 acres of land

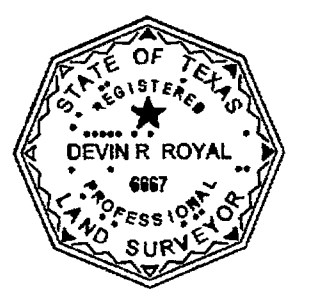
ANGLETON DRAINAGE DISTRICT
ANGLETON DRAINAGE DISTRICT ACCEPTED, THIS 22nd DAY OF OCTOBER, 2019, THE BOARD OF SUPERVISORS OF THE ANGLETON DRAINAGE DISTRICT DOES NOT WARRANT, REPRESENT OR GUARANTEE
1. THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT
2. THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF 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



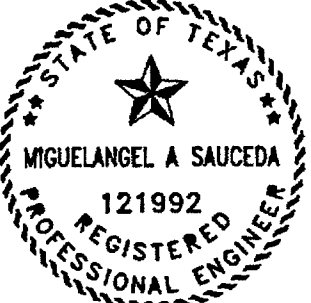
- NOTES
1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET
2. FLOOD ZONE STATEMENT ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C045H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY 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
3. REFERENCE BENCHMARK
NGS MONUMENT R1182 (PID AW1171) A BRASS DISK STAMPED R1182 SET ON CONCRETE CURB OF BRIDGE ON THE NORTH SIDE OF COUNTY ROAD 171 ELEVATION = 26.31 FEET NGVD29
4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREIN
5. 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 PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
6. 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
7. 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
8. 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
9. 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

DEDICATION STATEMENT
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT Arnold F. Oberhelman Jr and Jose Ochoa, do hereby adopt this plat designating the hereinabove described property as Anderson Place, 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, and 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 of any time of procuring permission from anyone.
This plat is hereby adopted by the Owners and approved by the City of Angleton (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 construction of any type of building, fence, or any other structure within the Drainage and Detention Easement as herein above 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.

KNOW ALL MEN BY THESE PRESENTS That I, Devin R. Royal, 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 Devin Royal 1-21-2020
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

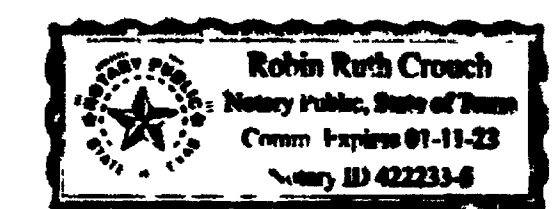


KNOW ALL MEN BY THESE PRESENTS That I, Miguelangel A. Saucedo, do hereby certify that proper engineering consideration has been provided in this plat. To the best of my knowledge, this plat conforms to all requirements of the Angleton LDC, except for any variances that were expressly granted by the City 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 1-21-2020
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 121992



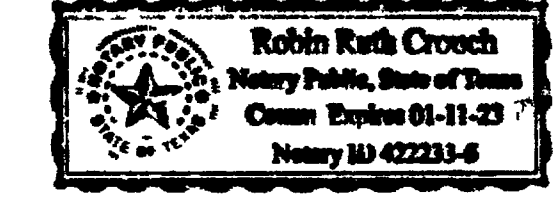
OWNER'S ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF BRAZORIA
The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, watercourses, drainage easements and public places thereon shown for the purpose and consideration therein expressed.
JOSE OCHOA
JOSE OCHOA

STATE OF TEXAS
COUNTY OF BRAZORIA
Before me, the undersigned, personally appeared JOSE OCHOA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity therein stated. Given under my hand and seal of office this 20 day of January, 2020.
Notary Public
State of Texas



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, drainage easements and public places thereon shown for the purpose and consideration therein expressed.
ARNOLD F. OBERHELMAN JR.
By JENNY DUPLANTIS-POA
ARNOLD F. OBERHELMAN JR.

STATE OF TEXAS
COUNTY OF BRAZORIA
Before me, the undersigned, personally appeared ARNOLD F. OBERHELMAN JR. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and, in the capacity therein stated. Given under my hand and seal of office this 22 day of January, 2020.
Notary Public
State of Texas



RECORDER'S MEMORANDUM
At the time of recording this instrument was found to be inadequate for the best photographic reproduction because of illegible carbon or photo copy discoloration paper, etc. All discolorations and changes were present at the time the instrument was filed and recorded.
202008010
Brazoria County - Joyce Hueman, County Clerk
82/12/2020 01:57 PM
16141 Pages
1/21/20

FINAL PLAT
ANDERSON PLACE SUBDIVISION
A 4.8764 ACRE, 1 BLOCK, 18-LOT SUBDIVISION
BEING A 4.8764 ACRE TRACT LOCATED IN THE IT TINSLEY SURVEY, ABSTRACT No 375 BRAZORIA COUNTY, TEXAS
300 EAST CEDAR ST
ANGLETON, TEXAS 77515
OFFICE (979) 849-6681
TBPLS No 10052500
REG NO F-825
PROJECT NO 13408 SCALE 1" = 50' DRAWN BY BT
DRAWING NO 13408 PLAT DWG DATE 09/06/2019 CHECKED BY DRR