DEDICATION: 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT:

PETE PETROSKY - PRESIDENT OF R.B. STEWART PETROLEUM PRODUCTS, INC

STATE OF TEXAS COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED PETE PETROSKY, PRESIDENT OF R.B. STEWART PETROLEUM PRODUCTS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 _____ DAY OF_

NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES

FIELD NOTES OF A 0.79 ACRE TRACT COMPOSED OF LOTS 5,6,7,8,15,16, AND 17, BLOCK 2 OF THE ANGLETON TOWNSITE IN THE CITY OF ANGLETON, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2" iron pipe found at the intersection of the North right-of-way line of Peach Street (70' Wide) with the East right—of—way of Front Street (40' Wide), in the City of Angleton; said pipe marking the Southwest corner of Lot 8, Block 2 of Angleton Townsite;

THENCE; N 87° 48' 00" E 244.54 feet, along the North right-of-way line of Peach Street (70' Wide), to a ½" iron rod found for corner at the Southwest corner of Lot 18, Block 2, Angleton Townsite;

THENCE; N 2° 12' 00" W 140.00 feet, along the West line of said Lot 18, Block 2, to a $\frac{1}{2}$ " iron rod found for corner at the Northwest corner of said Lot 18, Block 2 in the South line of a 20 foot alley;

THENCE; S 87° 48' 00" W 244.54 feet, along the South line of said 20 foot alley, to a 1-1/2" iron pipe found for corner in the East right—of—way line of Front Street (40' Wide) at the Northwest corner of Lot 5, Block 2, Angleton Townsite;

THENCE; S 2° 12' 00" E (REFERENCE BEARING) 140.00 feet, along the East right-of-way line of Front Street (40' Wide), to the place of beginning.

Said tract therein containing 0.79 acres of land.

FIELD NOTES OF A 1.12 ACRE TRACT COMPOSED OF LOTS 1-4 AND 9-14, BLOCK 2 OF THE ANGLETON TOWNSITE IN THE CITY OF ANGLETON, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12 OF THE PLAT RECORDS. BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the intersection of the South right-of-way line of Orange Street (70' Wide) with the East right-of-way of Front Street (40' Wide), in the City of Angleton; said iron rod marking the Northwest corner of Lot 1, Block 2 of Angleton Townsite;

THENCE; S 2° 12' 00" E 140.00 feet (Reference Bearing), along the East right-of-way line of Front Street (40' Wide), to a "X" in concrete for corner at the Southwest corner of Lot 4, Block 2, Angleton Townsite;

THENCE; N 87 48' 00" E 349.29 feet, along the South line of said Lot 4, and Lots 9-14, Block 2, also being the North right-of-way line of 20' alley, to a 1" iron rod found for corner at the Southeast corner of said Lot 14, Block 2 in the West line of South Velasco Street (70' Wide):

THENCE; N 2° 16' 30" W 140.13 feet, along the West right-of-way line of South Velasco Street (70' Wide), to a "X" in concrete found for corner in the South right-of-way line of Orange Street (70' Wide) at the Northeast corner of Lot 14, Block 2, Angleton Townsite;

THENCE; S 87° 46' 44" W 349.11 feet, along the South right-of-way line of Orange Street (70' Wide), to the place of

Said tract therein containing 1.12 acres of land.

APPROVED THIS _____ DAY OF _____ CITY MANAGER 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

979-849-3141

STATE OF TEXAS

FROM THE OFFICE OF: RANDY L. STROUD, P.E. FIRM NO. 10020500 201 SOUTH VELASCO ANGLETON, TEXAS 77515 SURVEYOR'S CERTIFICATION

RANDY

STATE OF TEXAS - COUNTY OF BRAZORIA KNOW ALL MEN BY THESE PRESENTS:

THAT I, RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR, 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 FOUND UNDER MY SUPERVISION.

RANDY L. STROUD, RPLS 2112

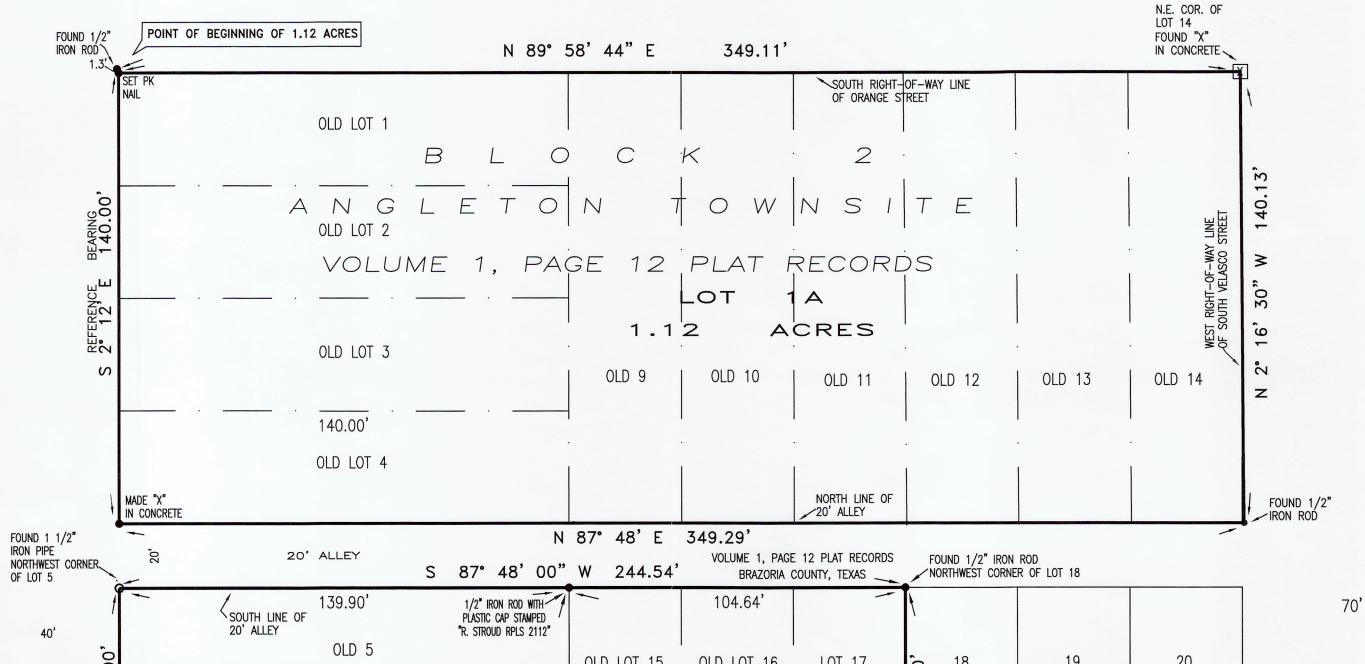
12-11-22 DATE

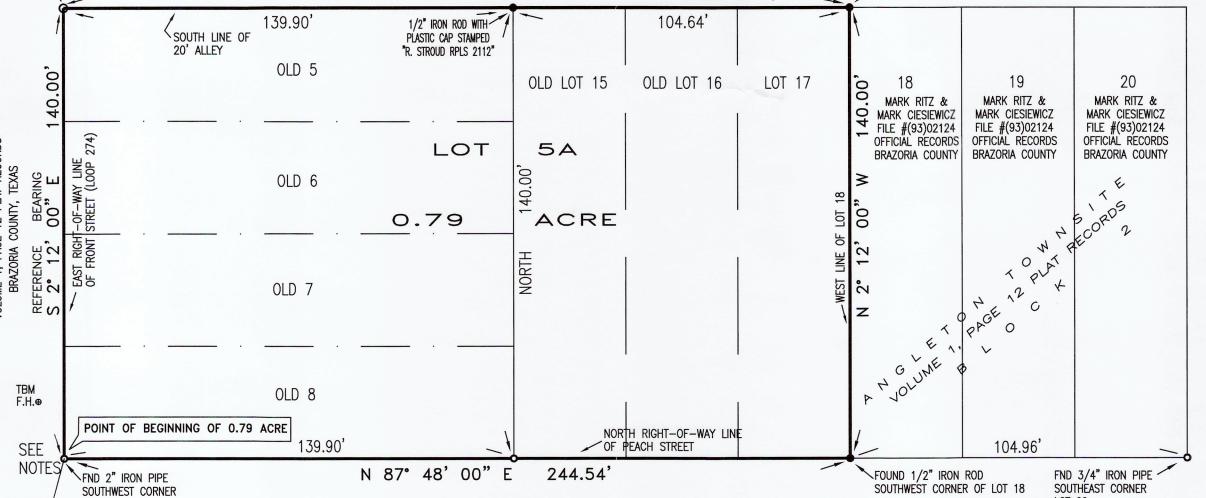
OWNER: R.B. STEWART PETROLEUM PRODUCTS, INC. PETE PETROSKY - PRESIDENT 215 S FRONT STREET ANGLETON, TEXAS 77515 979-849-7471

SURVEYOR: RANDY L. STROUD, P.E. 201 SOUTH VELASCO ANGLETON, TEXAS 77515 979-849-3141

EXHIBIT B

ORANGE STREET (70' RIGHT-OF-WAY) VOLUME 1, PAGE 12 PLAT RECORDS BRAZORIA COUNTY, TEXAS





PEACH STREET (70' RIGHT-OF-WAY) VOLUME 1, PAGE 12 PLAT RECORDS BRAZORIA COUNTY, TEXAS

TBM DESCRIPTION: "NN" ON TOP FLANGE OF FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF PEACH STREET AND FRONT STREET. ELEVATION=28.72 FEET

REFERENCE BENCHMARK: NGS BENCHMARK "A-693" ELEVATION=29.11 FEET - DISC IN BASE OF FLAGPOLE AT BRAZORIA COUNTY COURTHOUSE

MYRTL SITE LOCATION S.H. 35 MULBERRY > DRANGE PEACH CATALPA MIMOSA KEY MAP SCALE: 1" = 1000'

STREE

UTH

1. THE ADDRESS FOR THE 0.79 ACRE TRACT IS 215 S FRONT STREET - ANGLETON, TEXAS 77515 AND THE ADDRESS FOR THE 1.12 ACRE TRACT IS 200 SOUTH VELASCO - ANGLETON, TEXAS 77515.

2. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 5-8, AND 15-17, BLOCK 2, ANGLETON TOWNSITE, CITY OF ANGLETON, INTO ONE LOT BEING A 0.79 ACRE TRACT AND TO CONSOLIDATE LOTS 1-4, AND 9-14, BLOCK 2, ANGLETON TOWNSITE, CITY OF ANGLETON, INTO ONE LOT BEING A 1.12 ACRE TRACT.

3. 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.

4. 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. 5. 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. 6. 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

THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER. 7. 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.

SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT

8. THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" AND IS NOT IN THE 100 YEAR FLOOD PLAIN, ACCORDING PANEL# 0440 TO THE FLOOD HAZARD MAP FOR THE CITY OF ANGLETON SUFFIX: K

IN BRAZORIA COUNTY, TEXAS.

COMMUNITY# 480064 DATE: 12-30-20 ZONE: "X"

9. THE PROPERTY IS LOCATED WITHIN THE "ORIGINAL TOWN DETENTION FREE AREA" ESTABLISHED BY CITY OF ANGLETON ORDINANCE NO. 2013-0-7B AND ANGLETON DRAINAGE DISTRICT RESOLUTION #2013-08-0001.

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE _____ DAY OF ___ BY THE ANGLETON DRAINAGE DISTRICT.

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 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 OF 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 PART SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

DAVID SPOOR-CHAIRMAN

RONNIE SLATE - MEMBER

TERRY NOVAK - MEMBER

R.B. STEWART PETROLEUM PRODUCTS AMENDED PLAT

2 LOTS - 1 BLOCK 0.79 ACRE & 1.12 ACRES

AN AMENDED PLAT OF LOTS 5,6,7,8,15,16, AND 17, BLOCK 2 BEING 0.79 ACRE AND LOTS 1-4 AND 9-14 BEING 1.12 ACRES, ALL OF THE ANGLETON TOWNSITE IN THE CITY OF ANGLETON, ACCORDING TO THE RECORDED MAP OF PLAT THEREOF IN VOLUME 1, PAGE 12 BRAZORIA COUNTY, TEXAS.

