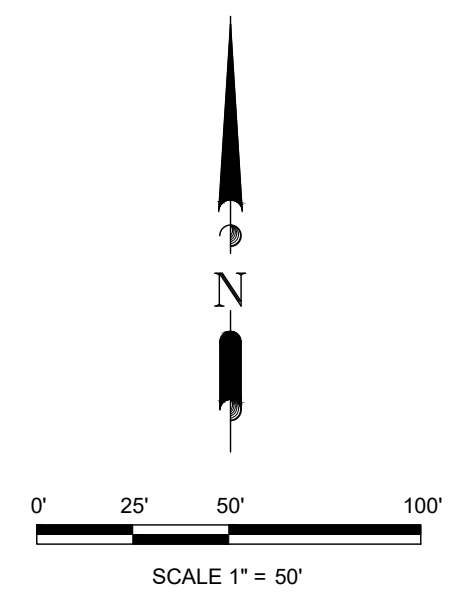


BRAZORIA COUNTY, TEXAS

JOSE DE JESUS VALDERAS SURVEY
ABSTRACT 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
- P.O.B. = POINT OF BEGINNING
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.L. = BUILDING LINE
- R.O.W. = RIGHT-OF-WAY
- I.R. = IRON ROD
- I.R.C. = IRON ROD W/CAP
- I.P. = IRON PIPE
- = 5/8" I.R.C. SET
- = BAKER & LAWSON™ FOUND MONUMENT (AS NOTED)
- ⊙ = BM

NEW YORK AND TEXAS
LAND COMPANY SUBDIVISION
VOL. 26, PG. 140
D.R.B.C.T.

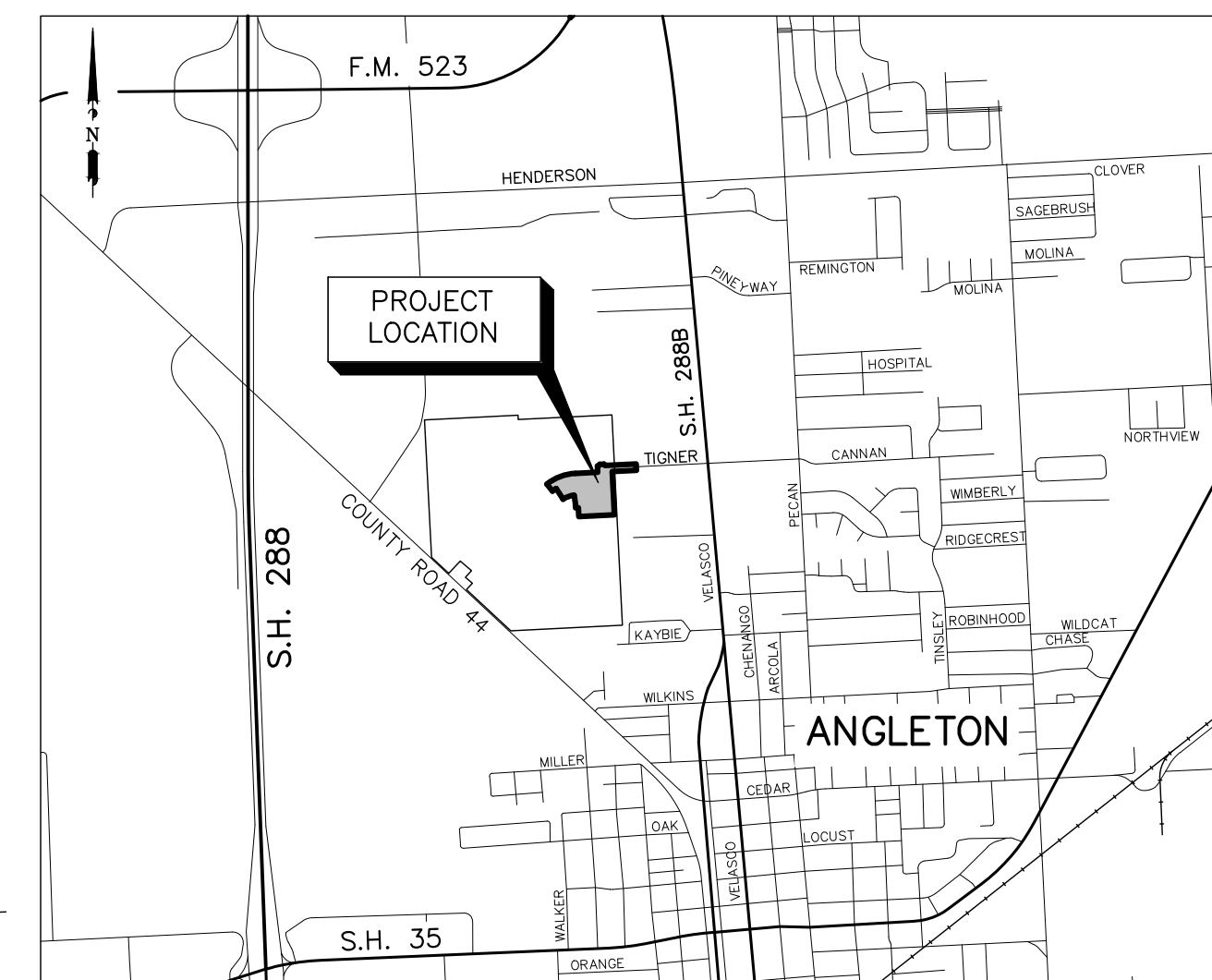
TEJAS-ANGLETON
DEVELOPMENT, LLC
CALLED 164.50 ACRES
C.C.F.N. 2021067765
O.P.R.B.C.T.

TEJAS-ANGLETON
DEVELOPMENT, LLC
CALLED 164.50 ACRES
C.C.F.N. 2021067765
O.P.R.B.C.T.

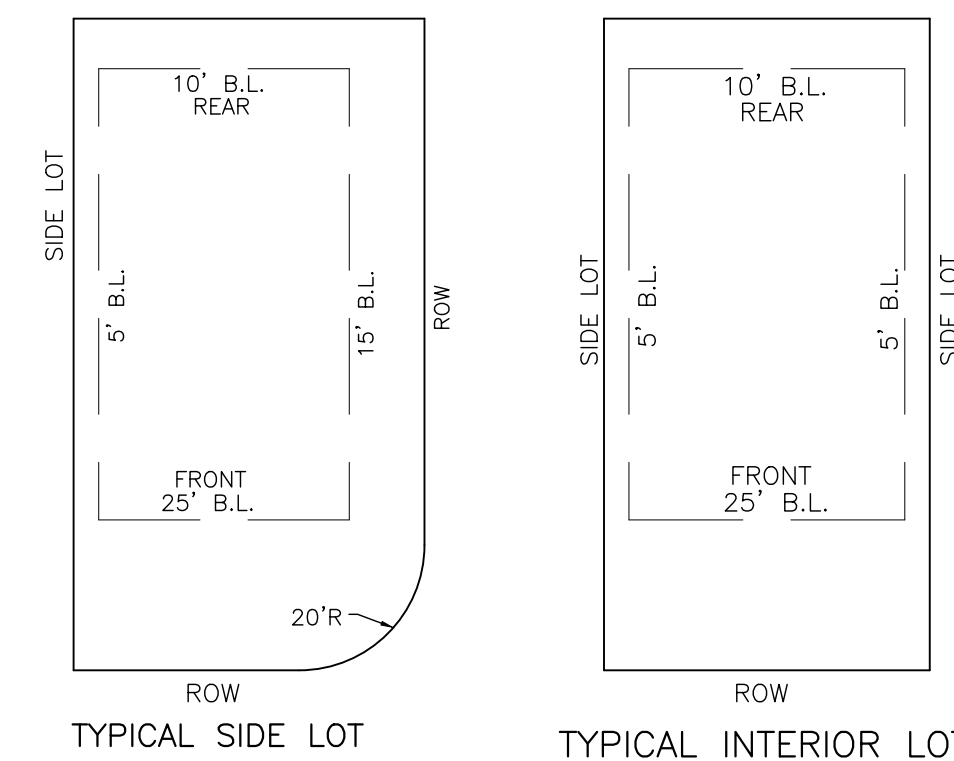
TEJAS-ANGLETON
DEVELOPMENT, LLC
CALLED 164.50 ACRES
C.C.F.N. 2021067765
O.P.R.B.C.T.

TEJAS-ANGLETON
DEVELOPMENT, LLC
CALLED 3.570 ACRES
C.C.F.N. 2021067765
O.P.R.B.C.T.

TEJAS-ANGLETON DEVELOPMENT, LLC
LOT 1
REPLAT OF LOT NO. 1
ANGLETON COMMERCIAL
SUBDIVISION NO. 1
C.C.F.N. 1999035290
O.P.R.B.C.T.
C.C.F.N. 2021067765
O.P.R.B.C.T.



VICINITY MAP



Line No.	Length	Direction
L1	38.35'	S87°07'48"W
L2	60.00'	N03°02'49"W
L3	14.79'	N87°07'48"E
L4	60.00'	N87°07'48"E
L5	65.00'	S02°52'12"E
L6	20.72'	N47°52'33"W

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	166.39'	400.00'	23°50'03"	S70°03'36"W	165.20'
C2	62.31'	580.00'	6°09'19"	S54°37'14"W	62.28'
C3	437.96'	705.00'	35°35'36"	N69°20'23"E	430.95'
C4	31.41'	20.00'	89°59'49"	N42°07'53"E	28.28'
C5	31.42'	20.00'	90°00'11"	S47°52'07"E	28.29'
C6	78.55'	50.00'	90°00'41"	N42°07'27"E	70.72'
C7	282.12'	550.00'	29°23'23"	N72°26'49"E	279.04'
C8	31.41'	20.00'	89°59'19"	S47°52'33"E	28.28'
C9	31.41'	20.00'	89°59'19"	S47°52'33"E	28.28'
C10	15.50'	20.00'	44°24'55"	N2°05'21"W	15.12'
C11	156.07'	50.00'	178°50'32"	N42°07'27"E	99.89'
C12	15.50'	20.00'	44°24'55"	N7°39'45"W	15.12'
C13	31.42'	20.00'	90°00'41"	S42°07'27"E	28.29'
C14	31.42'	20.00'	90°00'41"	N42°07'27"E	28.29'
C15	298.04'	580.00'	29°26'37"	S72°25'12"W	294.79'
C16	266.08'	520.00'	29°19'04"	S72°28'16"W	263.19'
C17	266.08'	520.00'	29°19'04"	S72°28'16"W	263.19'

PARCEL TABLE	LOT NO.	AREA S.F.
1	6,788	1
2	6,250	2
3	6,250	3
4	6,250	4
5	6,250	5
6	6,250	6
7	6,250	7
8	6,250	8
9	6,250	9
10	8,311	10
11	10,745	11
12	6,072	12
13	6,250	13
14	6,250	14
15	6,250	15
16	6,250	16
17	6,250	17
18	6,246	18

PARCEL TABLE	LOT NO.	AREA S.F.
1	6,699	1
2	6,699	2
3	6,699	3
4	6,699	4
5	6,699	5
6	6,699	6
7	6,699	7
8	6,425	8
9	6,250	9
10	6,250	10
11	6,250	11
12	6,250	12
13	6,250	13
14	6,704	14
15	6,000	15
16	6,000	16
17	6,000	17
18	6,903	18

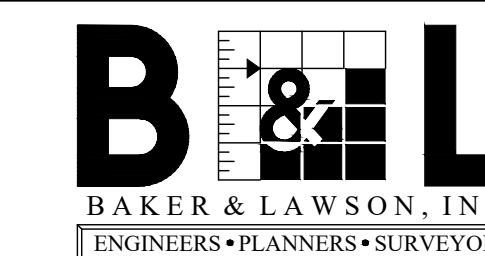
PARCEL TABLE	LOT NO.	AREA S.F.
1	6,274	1
2	6,276	2
3	6,276	3
4	6,323	4
5	6,259	5
6	6,000	6
7	6,000	7
8	6,000	8
9	6,000	9
10	6,000	10
11	6,520	11
12	6,522	12
13	6,000	13
14	6,000	14
15	6,000	15
16	6,000	16
17	6,000	17
18	6,903	18

SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO UTILITY & DRAINAGE USE	0.056 AC.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO UTILITY & DRAINAGE USE	0.630 AC.

PRELIMINARY PLAT
AUSTIN COLONY
SECTION 1B
BEING 10.680 ACRES
50 LOTS 3 BLOCKS 2 RESERVES
SUBDIVISION

BEING A PORTION OF
A CALLED 164.50 ACRE TRACT
C.C.F.N. 2021067765
O.P.R.B.C.T.

JOSE DE JESUS VALDERAS SURVEY
ABSTRACT NO. 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS



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

OWNER:
WAYNE L. "SANDY" REA, II
TEJAS VIEJO LAND COMPANY
5454 NEWCASTLE DRIVE
UNIT 1101
HOUSTON, TX 77081

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.

JOHN WRIGHT, MAYOR

MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY _____, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES

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 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 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 ALLEVATE ANY UNSOUNDABLE 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.

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:

- 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.

CHAIRMAN, BOARD OF SUPERVISORS

BOARD MEMBER

BOARD MEMBER

DEDICATION STATEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WAYNE L. REA II, OF TEJAS VIEJO LAND COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS AUSTIN COLONY SECTION 1B, 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.

WAYNE L. REA II
TEJAS VIEJO LAND COMPANY

STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WAYNE L. REA II, 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

DESCRIPTION OF 10.680 ACRES

BEING A 10.680 ACRE TRACT OF LAND LOCATED WITHIN THE JOSE DE JESUS VALDERAS SURVEY, ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 164.50 ACRE TRACT IN THE NAME OF TEJAS-ANGLETON DEVELOPMENT, LLC, AS RECORDED IN COUNTY CLERKS FILE NO. (C.C.F.N.) 2021067765 OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS (O.P.R.B.C.T.), ALSO BEING A PORTION OF THE NEW YORK AND TEXAS LAND COMPANY SUBDIVISION, AS RECORDED IN VOLUME 26, PAGE 140 OF THE DEED RECORDS, BRAZORIA COUNTY, TEXAS (D.R.B.C.T.), REFERRED TO HEREAFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 10.680 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 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, BEING ON THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING ON THE WEST LINE OF A 60' PLATTED RIGHT-OF-WAY (R.O.W.), AS RECORDED IN VOLUME 26, PAGE 140 OF THE D.R.B.C.T., FROM WHICH A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" FOUND AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT BEARS NORTH 02°52'54" WEST, A DISTANCE OF 915.46 FEET;

THENCE SOUTH 02°52'54" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT, SAME BEING ON THE WEST LINE OF SAID 60' PLATTED RIGHT-OF-WAY (R.O.W.), A DISTANCE OF 700.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE SOUTH 87°07'48" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 548.43 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 02°50'24" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE SOUTH 87°07'48" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 38.35 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 03°02'49" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 08°29'14" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 118.95 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 166.39 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 23°50'03", A CHORD WHICH BEARS SOUTH 70°03'36" WEST A DISTANCE OF 165.20 FEET;

THENCE NORTH 33°17'22" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 180.04 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 62.31 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 06°09'19", A CHORD WHICH BEARS SOUTH 54°37'14" WEST A DISTANCE OF 62.28 FEET;

THENCE NORTH 38°27'25" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 125.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 437.96 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 705.00 FEET, A CENTRAL ANGLE OF 035°35'36", A CHORD WHICH BEARS NORTH 69°20'23" EAST A DISTANCE OF 430.95 FEET;

THENCE NORTH 87°07'48" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 312.42 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 02°52'12" WEST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 90.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE NORTH 87°07'48" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 14.79 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 31.41 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°59'49", A CHORD WHICH BEARS NORTH 42°07'53" EAST A DISTANCE OF 28.28 FEET;

THENCE NORTH 87°07'40" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER;

THENCE, OVER AND ACROSS THE ABOVE REFERENCED TRACT, ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 31.42 FEET TO A 5/8-INCH IRON ROD WITH CAP, STAMPED "BAKER & LAWSON" SET FOR CORNER, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'11", A CHORD WHICH BEARS SOUTH 47°52'07" EAST A DISTANCE OF 28.29 FEET;

THENCE NORTH 87°07'48" EAST, OVER AND ACROSS THE ABOVE REFERENCED TRACT, A DISTANCE OF 135.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, AND CONTAINING 10.680 ACRES OF LAND, MORE OR LESS.

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO PLAT THE 10.680 ACRE TRACT INTO A 50 LOT, 3 BLOCK 2 RESERVE SUBDIVISION.
- 2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 3. 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.
- 4. FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0440K, 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.
- 5. SITE BENCHMARK: TBM "A" BOX CUT IN CONCRETE, TOP OF INLET, SOUTH SIDE OF WEST END OF TIGNER ROAD. ELEVATION = 15.00' NAVD1988, REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 PID: DR8248, PUBLISHED ELEVATION: 32.0 FEET, TXDOT ANGLETON.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. 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.
- 12. IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE OF THE RESERVES LOCATED ON THIS PLAT.
- 13. THE PLATTED PROPERTY LIES WITHIN A TRACT OF LAND (164.5 ACRE TRACT) ANNEXED BY THE CITY OF ANGLETON ON MARCH 9, 2021, CITY ORDINANCE NO. 20210309016

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.

**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE**

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

STATE OF TEXAS §
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DOUGLAS B. ROESLER, 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.

**PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE**

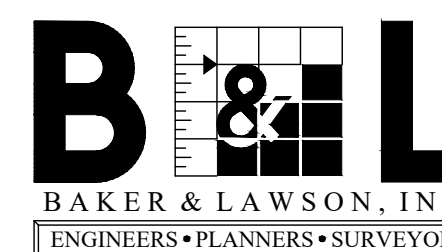
SIGNED: _____ DATE _____
DOUGLAS B. ROESLER
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56739

**PRELIMINARY PLAT
AUSTIN COLONY
SECTION 1B**

**BEING 10.680 ACRES
50 LOTS 3 BLOCKS 2 RESERVES
SUBDIVISION**

**BEING A PORTION OF
A CALLED 164.50 ACRE TRACT
C.C.F.N. 2021067765
O.P.R.B.C.T.**

**JOSE DE JESUS VALDERAS SURVEY
ABSTRACT NO. 380
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS**



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

PROJECT NO.: 16182	SCALE:	DRAWN BY: BT
DRAWING NO.: 16182 PLAT SEC 1B.DWG	DATE: 2/28/2025	CHECKED BY: DH

OWNER:
WAYNE L. "SANDY" REA, II
TEJAS VIEJO LAND COMPANY
5454 NEWCASTLE DRIVE
UNIT 1101
HOUSTON, TX 77081