

# CONSTRUCTION PLANS FOR WATER, SEWER, PAVING AND DRAINAGE FACILITIES TO SERVE "MULBERRY FIELDS SUBDIVISION"

A 13.0044 ACRE TRACT OF LAND

IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, IN THE M. C. TOBIN SURVEY, ABSTRACT NO. 699, AND IN THE H. H. CORNWALL SURVEY,  
ABSTRACT NO. 180, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS 77515

PROJECT NO.: 21015-01    DATE: February 2023

"RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER."

"ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM IN APPROVING THESE PLANS, THE CITY OF ANGLETON MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER."

**FLOODPLAIN:**

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0440K EFFECTIVELY DATED DECEMBER 30, 2020, THE PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WATERSHED: LOWER OYSTER CREEK (12040205)

TXDOT ROADWAY: SH-35 (W MULBERRY ST)

**STOP - CALL BEFORE YOU DIG!!**

CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING "TEXAS ONE CALL" AT 1-800-245-4545 AT LEAST 48 HOURS BEFORE YOU DIG, DRILL OR BLAST.

EXISTING, WATER, SANITARY, GAS, ELECTRICAL, TELECOMMUNICATIONS AND ALL OTHER UTILITY LINES ARE SHOWN PER RECORD DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION AT THE SITE PRIOR TO CONSTRUCTION.

AUTHORIZATION NOTICE ISSUED BY BRAZORIA COUNTY ENGINEERING DEPARTMENT, PERMIT OFFICE, REQUIRED PRIOR TO CONSTRUCTION OF UTILITIES OR LEFT TURN LANES WITHIN BRAZORIA COUNTY PUBLIC RIGHTS-OF-WAY.

CONTRACTOR AND OWNER SHALL COMPLY WITH THE REGULATIONS OF CITY OF ANGLETON AND BRAZORIA COUNTY, TEXAS FOR FLOOD PLAIN MANAGEMENT.

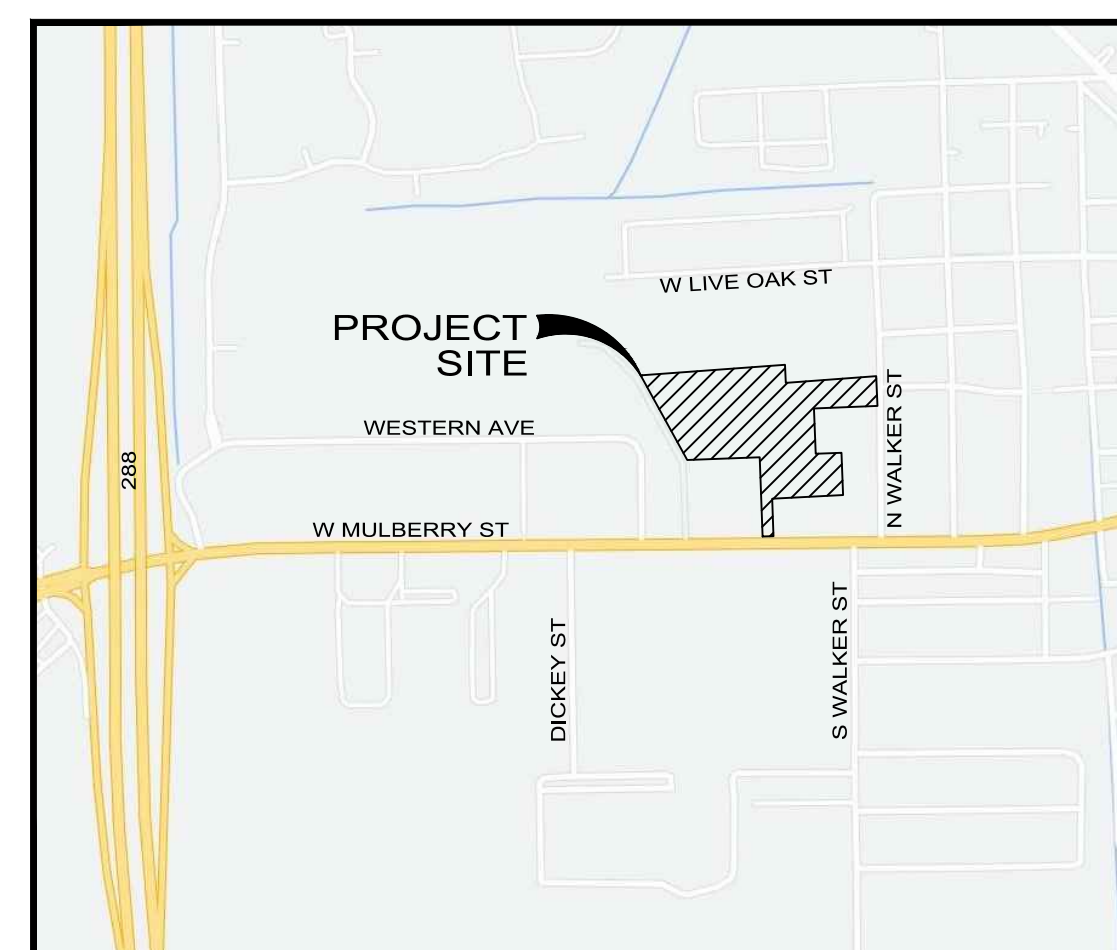
**48 HOUR NOTICE:**

CONTRACTOR(S) SHALL NOTIFY CITY OF ANGLETON PERMIT AND INSPECTION OFFICE AT (979) 849-4364, PRIOR TO COMMENCING CONSTRUCTION AND/OR BACKFILLING ANY UTILITIES.

**WARNING:**  
CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES BY CONTACTING "TEXAS 811" AT 811 OR 713-223-4567 AT LEAST 48 HOURS BEFORE YOU DIG, DRILL OR BLAST. EXISTING, WATER, SANITARY, GAS, ELECTRICAL, TELECOMMUNICATIONS AND ALL OTHER UTILITY LINES ARE SHOWN PER RECORD DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION AT THE SITE PRIOR TO CONSTRUCTION.



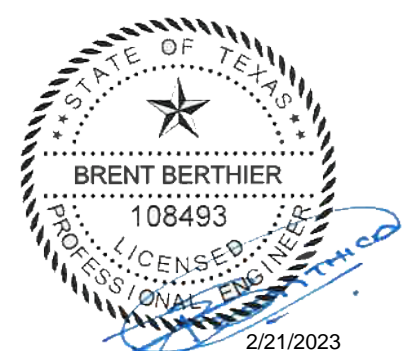
VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

PROJECT ADDRESS:  
N WALKER STREET &  
W MULBERRY STREET  
ANGLETON, TEXAS 77515

SHEET	SHEET TITLE
1	COVER SHEET
△ 2	PLAT
3	TOPOGRAPHIC SURVEY
4	GENERAL NOTES
5	CLEARING PLAN
△ 6	WATER & SANITARY SEWER LAYOUT
△ 7	STORM SEWER LAYOUT
△ 8	PAVING & SIGNAGE LAYOUT
9	GEOMETRIC LAYOUT
△ 10	GRADING PLAN
△ 11	DRAINAGE AREA MAP
△ 12	STORM SEWER CALCULATIONS
△ 13	LILLY VIEW DRIVE PLAN & PROFILE STA 0+00 TO 5+00
△ 14	LILLY VIEW DRIVE PLAN & PROFILE STA 5+00 TO 9+00
15	NICOLETTE DRIVE PLAN & PROFILE STA 0+00 TO 4+50
16	SUGARDALE DRIVE PLAN & PROFILE STA 4+50 TO 7+00
17	LINWOOD STREET PLAN & PROFILE STA 7+00 TO 12+00
△ 18	LINWOOD STREET PLAN & PROFILE STA 12+00 TO 17+50
△ 19	DETENTION POND PLAN & DETAILS
△ 20	STORM WATER LIFT STATION DETAILS
△ 21	STORM WATER POLLUTION PREVENTION PLAN
22	STORM WATER POLLUTION PREVENTION DETAILS
23	WATER DETAILS
24	SANITARY SEWER DETAILS
25	STORM SEWER DETAILS
26	CONCRETE PAVEMENT CONSTRUCTION DETAILS
27	DRIVEWAY DETAILS
28	SIDEWALK & ADA RAMP DETAILS
29	CURB DETAILS
30	SIGNAGE DETAILS
31	MISCELLANEOUS DETAILS
△ 32	CONFLICT STRUCTURE DETAILS
33	TRAFFIC CONTROL PLAN
34	PAVEMENT REPLACEMENT & CHAIN LINK FENCE DETAILS
△ 35	SAFETY END TREATMENT DETAIL
△ 36	EXCAVATION & BACKFILL DETAILS
△ 37	DRIVEWAY DETAILS (TXDOT)



BENCHMARK:  
PROJECT IS BASED ON THE TEXAS STATE PLANE  
COORDINATE SYSTEM, SOUTH CENTRAL ZONE  
(NAD83) USING NGS CONTINUOUSLY OPERATING  
REFERENCE STATIONS.

ELEVATIONS ARE BASED ON GPS OBSERVATIONS  
IN THE FIELD USING NGS C.O.R.S. (NAVD '88,  
GEOID 12a).

FLOODPLAIN:  
ACCORDING TO THE FEDERAL EMERGENCY  
MANAGEMENT AGENCY'S FLOOD INSURANCE RATE  
MAP FOR BRAZORIA COUNTY, TEXAS AND  
INCORPORATED AREAS, COMMUNITY PANEL NO.  
48039-C-04040 EFFECTIVELY DATED DECEMBER  
30, 2020, THE PROPERTY LIES IN ZONE "X", AN  
AREA DETERMINED TO BE OUTSIDE THE 0.2%  
ANNUAL CHANCE FLOODPLAIN.

**MULBERRY FIELDS SUBDIVISION**  
  
N WALKER STREET &  
W MULBERRY STREET  
ANGLETON, TEXAS 77515

ADICO, LLC  
TPBE FIRM NO. F-16423

NO.	DATE	REVISION
1	01-19-23	REVISION 1

PROJECT OWNER:  
MULBERRY FIELDS

PROJECT LOCATION:  
MULBERRY FIELDS SUBDIVISION

PLAT

ALLC PROJECT NO. 21015-01 SHEET NO.  
DRAWN BY: MG  
CHECKED BY: SM

DRAWING SCALE:  
HORZ: NA  
VERT: NA  
DATE PLOTTED:  
Feb 21, 2023 - 9:29am

METES AND BOUNDS

A FIELD NOTE DESCRIPTION of a 13.0044 acre (566,471 square feet) tract of land in the J. De J. Valderas Survey, Abstract No. 380, in the M. C. Tobin Survey, Abstract No. 699, and in the H. H. Cornwall Survey, Abstract No. 180, City of Angleton, Brazoria County, Texas; said 13.0044 acre tract being that same tract of land conveyed to Mulberry Field LLC, as recorded in Brazoria County Clerk's File No. 2021037827; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on the Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron rod found in the northeast right-of-way line of Heritage Drive (width varies), according to the map or plat recorded in Volume 20, Page 211 of the Brazoria County Plat Records for the northeast corner of an original 20,751 acre tract, as recorded in Volume 1090, Page 796 of the Brazoria County Deed Records, for the southwest corner of a 13.203 acre tract of land conveyed to Community Public Service Company, as recorded in Volume 1487, Page 234 of the Brazoria County Deed Records, and for the northeast corner of this tract; from which a 1/2-inch iron rod found bears North 46° 52' 31" West - 332.07 feet (called North 45° 00' 18" West - 332.03 feet per Volume 1467, Page 234 of the Brazoria County Deed Records);

THENCE, North 85° 46' 46" East - 807.91 feet (called North 88° 04' East - 808.25 feet per Brazoria County Clerk's File No. 2021037827) with the north line of said 20,751 acre tract and with the south line of said 13.203 acre tract to a 5/8-inch iron rod with aluminum cap stamped "NP" found for the northwest corner of a 1.1478 acre tract of land conveyed to Texas-New Mexico Power Company, as recorded in Volume 362, Page 838 of the Brazoria County Deed Records and for a northeast corner of this tract;

THENCE, South 02° 26' 18" East - 99.83 feet (called South 00° 06' 57" East - 99.86 feet per Brazoria County Clerk's File No. 2021037827) (called South 00° 04' 00" East - 100.05 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the west line of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "NP" found for the southwest corner of said 1.1478 acre tract and for an interior corner of this tract;

THENCE, North 85° 44' 50" East - 499.94 feet (called North 88° 03' 44" East - 499.92 feet per Brazoria County Clerk's File No. 2021037827) (called North 88° 04' 00" East - 500.00 feet per Volume 362, Page 838 of the Brazoria County Deed Records) with the south line of said 1.1478 acre tract to a 5/8-inch iron rod with aluminum cap stamped "NP" found in the west right-of-way line of Walker Street (width varies) and in the east line of said 20,751 acre tract for the southeast corner of said 1.1478 acre tract and for an interior corner of this tract;

THENCE, South 02° 20' 40" East - 164.41 feet (called South 00° 04' 17" East - 164.36 feet per Brazoria County Clerk's File No. 2021037827) with the west right-of-way line of said Walker Street and with the east line of said 20,751 acre tract to a 1/2-inch iron pipe found inside a 2-inch PVC pipe for the northeast corner of Reserve "B", Block 1, Short Form Plat Communication Tower, according to the map or plat recorded in Volume 21, Page 189 of the Brazoria County Plat Records and for a southeast corner of this tract;

THENCE, South 87° 41' 11" West - 350.24 feet (called North 89° 58' 33" West - 350.50 feet per Brazoria County Clerk's File No. 2021037827) (called South -350.54 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the north line of said Reserve "B" to a 1/2-inch iron rod found for the northwest corner of said Reserve "B" and for an interior corner of this tract;

THENCE, South 02° 13' 37" East - 249.99 feet (called South 00° 02' 04" East - 250.00 feet per Brazoria County Clerk's File No. 2021037827) (called South -249.96 feet per Volume 21, Page 189 of the Brazoria County Plat Records) with the west line of said Reserve "B" with the west line of Reserve "A" (Communication Tower Tract) of said Short Form Plat Communication Tower to a 5/8-inch iron rod with cap stamped "COTTON" found for the southwest corner of said Reserve "A" and for an interior corner of this tract;

THENCE, North 87° 41' 44" East - 142.02 feet (called South 89° 57' 11" East - 141.97 feet per Brazoria County Clerk's File No. 2021037827) with the south line of said Reserve "A" with the south line of said Reserve "A" (Communication Tower Tract) of said Short Form Plat Communication Tower to a 1/2-inch iron rod with cap stamped "PINPOINT" found for an interior corner of said 20,751 acre tract, for the northwest corner of a 1.00 acre tract of land conveyed to HED Properties, LLC, as recorded in Brazoria County Clerk's File No. 20100046582, and for a northeast corner of this tract;

THENCE, South 02° 20' 54" East - 233.55 feet (called South 00° 05' 51" East - 233.72 feet per Brazoria County Clerk's File No. 2021037827) with the east line of said 20,751 acre tract with the west line of said 1.00 acre HED Properties, LLC tract, and with the west line of a 1.00 acre tract of land conveyed to J. Angel Hernandez, et ux, as recorded in Brazoria County Clerk's File No. 2013050912 to a 1/2-inch iron rod with cap stamped "RPLS 2112" found for a southeast corner of this tract, from which a 1/2-inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of State Highway 35 (West Mulberry Street) (width varies) for a southeast corner of said 20,751 acre tract and for the southwest corner of said 1.00 acre Hernandez tract bears South 02° 20' 54" East - 183.36 feet;

THENCE, South 87° 03' 34" West - 392.00 feet (called North 89° 14' 32" West - 392.09 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "2112" found for an interior corner of this tract;

THENCE, South 02° 10' 40" East - 178.71 feet (called South 00° 02' 09" West - 178.77 feet per Brazoria County Clerk's File No. 2021037827) to a 1/2-inch iron rod with cap stamped "RPLS 2112" found in the north right-of-way line of State Highway 35 and in the south line of said 20,751 acre tract for the southeast corner of this tract;

THENCE, South 87° 43' 31" West - 60.00 feet (called North 89° 57' 50" West - 60.00 feet per Brazoria County Clerk's File No. 2021037827) with the north right-of-way line of said State Highway 35 and with the south line of said 20,751 acre tract to a 4-inch by 4-inch concrete monument found for a southwest corner of said 20,751 acre tract and for a southwest corner of this tract;

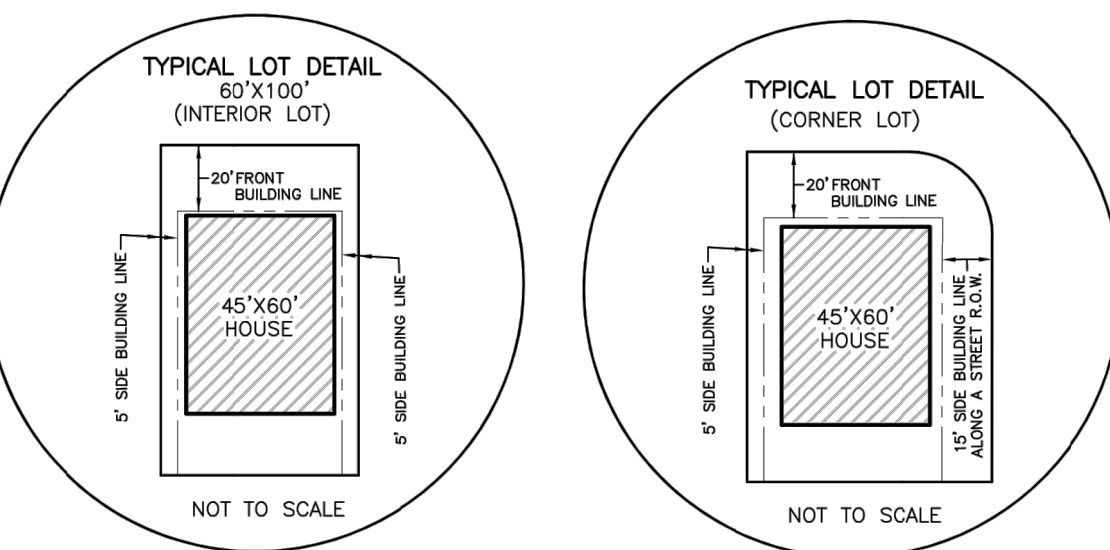
THENCE, North 02° 46' 23" West - 7.95 feet (called North 00° 21' 33" West - 7.81 feet per Brazoria County Clerk's File No. 2021037827) with a peg in the north right-of-way line of said State Highway 35 and with a west line of said 20,751 acre tract to a 4-inch by 4-inch concrete monument found for the southeast corner of a 2.97 acre tract of land conveyed to Tiny Treasures Learning Center, Inc., as recorded in Brazoria County Clerk's File No. 2000046058 and for an angle point of this tract; from which a 1/2-inch iron rod found for a southwest corner of said 2.97 acre tract and for a southwest corner of said 20,751 acre tract bears South 88° 01' 43" West - 208.13 feet (called North 89° 36' 58" West - 208.35 feet per Brazoria County Clerk's File No. 2000046058) (called West - 208.56 feet per Volume 1090, Page 796 of the Brazoria County Deed Records);

THENCE, North 02° 10' 20" West - 402.32 feet (called North 00° 02' 44" East - 402.37 feet per Brazoria County Clerk's File No. 2021037827) (called North 0° 02' 13" East - 402.41 feet per Brazoria County Clerk's File No. 2000046058) with the east line of said 2.97 acre tract to a 1/2-inch iron rod found for the northeast corner of said 2.97 acre tract and for an interior corner of this tract;

THENCE, South 87° 44' 16" West - 391.91 feet (called North 89° 59' 46" West - 391.46 feet per Brazoria County Clerk's File No. 2021037827) (called North 89° 59' 36" West - 391.46 feet per Brazoria County Clerk's File No. 2000046058) with the north line of said 2.97 acre tract to a 1/2-inch iron rod found in the east right-of-way line of said Heritage Drive for an angle point of said 20,751 acre tract, for the northwest corner of said 2.97 acre tract, and for a southwest corner of this tract; from which a 5/8-inch iron rod found at the intersection of the east right-of-way line of said Heritage Drive with the north right-of-way line of said State Highway 35 bears South 02° 24' 15" East - 400.98 feet;

THENCE, North 30° 31' 28" West - 540.66 feet (called North 28° 17' West - 541.04 feet per Volume 1090, Page 796 of the Brazoria County Deed Records) (called North 28° 15' 18" West - 540.89 feet per Brazoria County Clerk's File No. 2021037827) with the northeast right-of-way line of said Heritage Drive and with the southwest line of said 20,751 acre tract to the POINT OF BEGINNING and containing 13.0044 acres (566,471 square feet) of land.

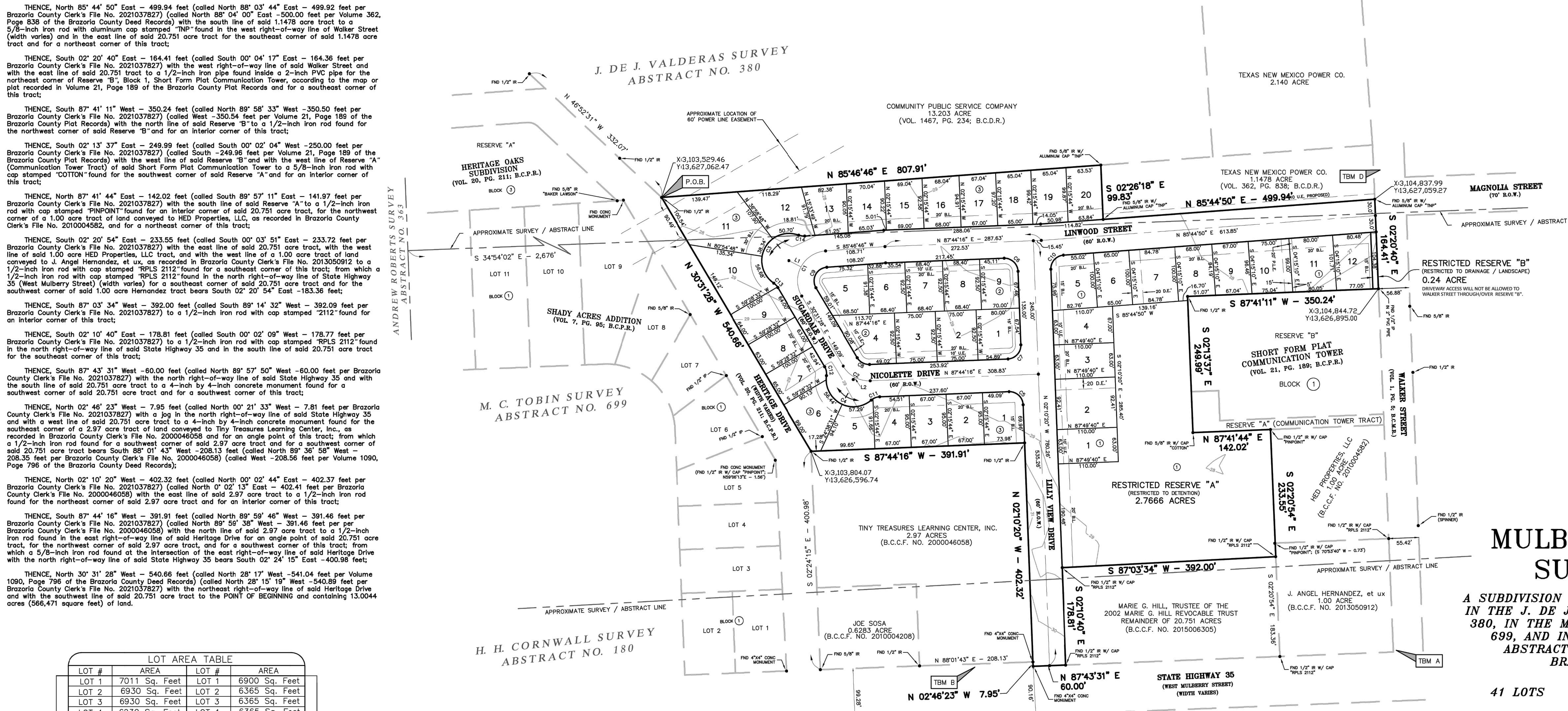
END OF FIELD NOTE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00	111.64	93.44	S 27°37'39" W	116°18'14"
C2	55.00	59.26	56.44	S 61°23'36" E	61°44'16"
C3	50.00	121.49	87.22	S 27°37'39" W	116°18'14"
C4	50.00	121.49	87.22	S 61°23'36" E	61°44'16"
C5	25.00	39.31	35.38	S 47°13'02" E	90°05'24"
C6	25.00	39.31	35.38	S 47°13'02" E	90°05'24"
C7	25.00	39.31	35.38	S 47°13'02" E	90°05'24"
C8	25.00	26.94	25.98	N 61°23'36" W	61°44'16"
C9	25.00	50.75	42.47	N 27°37'39" E	116°18'14"
C10	25.00	38.36	34.71	S 41°47'15" W	87°55'10"
C11	25.00	16.90	16.58	N 68°22'04" E	38°44'25"
C12	25.00	16.90	16.58	S 11°09'16" E	38°44'25"
C13	25.00	11.05	10.96	N 43°11'31" W	25°20'07"
C14	25.00	11.05	10.96	S 81°33'11" E	25°20'07"

LEGEND

B.L.	BUILDING LINE
B.C.D.R.	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.F.R.	BRAZORIA COUNTY PLAT RECORDS
C.M.C.	CONCRETE
FND	FOUND
IR	IRON PIPE
IR	IRON ROD
IND	NUMBER
P.G.	PAGE
P.O.B.	POINT OF BEGINNING
R.D.M.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
VOL.	VOLUME
W/	WITH
①	BLOCK NUMBER



**FINAL PLAT OF  
MULBERRY FIELDS  
SUBDIVISION**  
  
A SUBDIVISION OF A 13.0044 ACRE TRACT OF LAND  
IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO.  
380, IN THE M. C. TOBIN SURVEY, ABSTRACT NO.  
699, AND IN THE H. H. CORNWALL SURVEY,  
ABSTRACT NO. 180, CITY OF ANGLETON,  
BRAZORIA COUNTY, TEXAS

41 LOTS 2 RESERVES 3 BLOCKS

~ OWNER ~  
**MULBERRY FIELDS, LLC**  
a Texas limited liability company  
12618 Rolling Valley Drive  
Cypress, Texas 77429  
PHONE: 832.525.1833

~ SURVEYOR ~  
**MCKIM & CREED**  
ENGINEERS, SURVEYORS, PLANNERS  
12718 Century Drive  
Stofford, Texas 77477  
281.491.2525  
www.mckimcreed.com  
TPELS Firm Registration No. 10127600

Job No. 1486-3  
FEBRUARY 14, 2023



LOT AREA TABLE

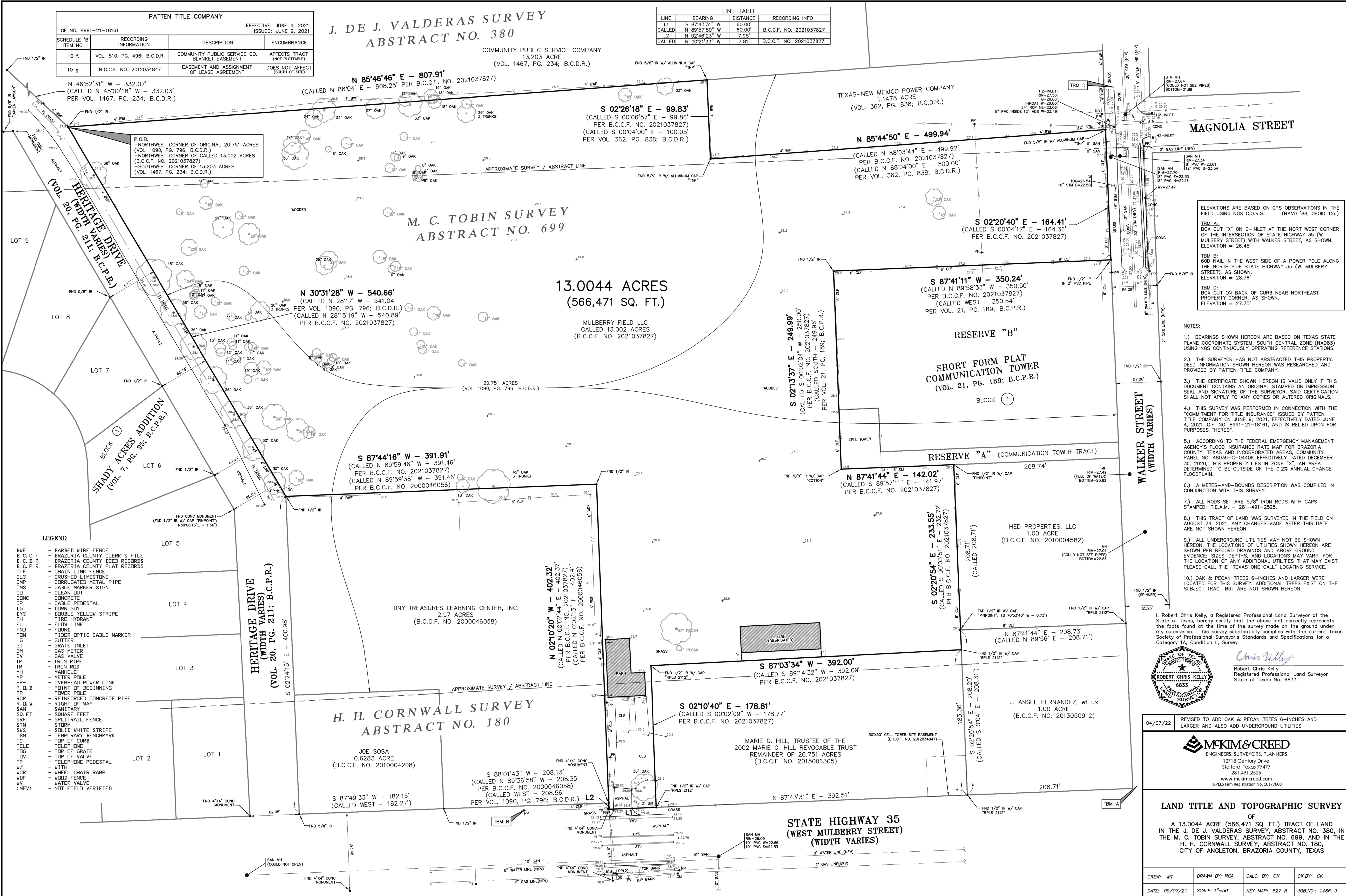
LOT #	AREA - Sq. Feet	LOT #	AREA - Sq. Feet
LOT 1	7011 Sq. Feet	LOT 7	6300 Sq. Feet
LOT 2	6930 Sq. Feet	LOT 8	6300 Sq. Feet
LOT 3	6930 Sq. Feet	LOT 9	6911 Sq. Feet
LOT 4	6930 Sq. Feet	LOT 10	10657 Sq. Feet
LOT 5	10165 Sq. Feet	LOT 11	19619 Sq. Feet
LOT 6	6930 Sq. Feet	LOT 12	8466 Sq. Feet
LOT 7	7150 Sq. Feet	LOT 13	6473 Sq. Feet
LOT 8	7971 Sq. Feet	LOT 14	6304 Sq. Feet
LOT 9	6500 Sq. Feet	LOT 15	6304 Sq. Feet
LOT 10	8478 Sq. Feet	LOT 16	6375 Sq. Feet
LOT 11	6459 Sq. Feet	LOT 17	6436 Sq. Feet
LOT 12	6387 Sq. Feet	LOT 18	6390 Sq. Feet
LOT 13	7330 Sq. Feet	LOT 19	6490 Sq. Feet
LOT 14	8029 Sq. Feet	LOT 20	6356 Sq. Feet
LOT 15	7072 Sq. Feet		
LOT 16	7250 Sq. Feet		
LOT 17	6938 Sq. Feet		
LOT 18	6938 Sq. Feet		
LOT 19	8180 Sq. Feet		
LOT 20	7899 Sq. Feet		
LOT 21	6309 Sq. Feet		
LOT 22	6327 Sq. Feet		
LOT 23	6327 Sq. Feet		
LOT 24	6347 Sq. Feet		

BLOCK 1

BLOCK 2

BLOCK 3

C:\Users\amichael\Adico\Dropbox\ADICO\Projects\21015-01 - CE Mulberry Subdivision\Drawings\3 TOPOGRAPHIC SURVEY.dwg Feb 21, 2023 - 9:29am smichael



**PATTEN TITLE COMPANY**  
 EFFECTIVE: JUNE 4, 2021  
 ISSUED: JUNE 9, 2021

SCHEDULE ITEM NO.	RECORDING INFORMATION	DESCRIPTION	ENCUMBRANCE
10 f.	VOL. 510, PG. 496; B.C.D.R.	COMMUNITY PUBLIC SERVICE CO. BLANKET EASEMENT	AFFECTS TRACT (NOT PLOTTABLE)
10 g.	B.C.C.F. NO. 2012034847	EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT	DOES NOT AFFECT (SOUTH OF SITE)

**LINE TABLE**

LINE	BEARING	DISTANCE	RECORDING INFO
L1	S 87°43'31" W	60.00'	B.C.C.F. NO. 2021037827
L2	N 02°46'23" W	7.95'	B.C.C.F. NO. 2021037827
CALL	N 00°21'33" W	7.81'	B.C.C.F. NO. 2021037827

ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12a)

**TBM A:**  
BOX CUT "X" ON C-INLET AT THE NORTHWEST CORNER OF THE INTERSECTION OF STATE HIGHWAY 35 (W. MULBERRY STREET) WITH WALKER STREET, AS SHOWN. ELEVATION = 26.45'

**TBM B:**  
600 NAIL IN THE WEST SIDE OF A POWER POLE ALONG THE NORTH SIDE STATE HIGHWAY 35 (W. MULBERRY STREET), AS SHOWN. ELEVATION = 28.76'

**TBM D:**  
BOX CUT ON BACK OF CURB NEAR NORTHEAST PROPERTY CORNER, AS SHOWN. ELEVATION = 27.75'

- NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
  - THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY PATTEN TITLE COMPANY.
  - THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR, SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
  - THIS SURVEY WAS PERFORMED IN CONNECTION WITH THE "COMMITMENT FOR TITLE INSURANCE" ISSUED BY PATTEN TITLE COMPANY ON JUNE 9, 2021, EFFECTIVELY DATED JUNE 4, 2021, G.F. NO. 8991-21-18161, AND IS RELIED UPON FOR PURPOSES THEREOF.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0440K EFFECTIVELY DATED DECEMBER 30, 2020, THIS PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - A METES-AND-BOUNDS SURVEY WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
  - ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
  - THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON AUGUST 24, 2021. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
  - ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN HEREON. THE LOCATIONS OF UTILITIES SHOWN HEREON ARE SHOWN PER RECORD DRAWINGS AND ABOVE GROUND EVIDENCE, SIZES, DEPTHS, AND LOCATIONS MAY VARY. FOR THE LOCATION OF ANY ADDITIONAL UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.
  - OAK & PECAN TREES 6-INCHES AND LARGER WERE LOCATED FOR THIS SURVEY. ADDITIONAL TREES EXIST ON THE SUBJECT TRACT BUT ARE NOT SHOWN HEREON.

I, Robert Chris Kelly, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plot correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1A, Condition II, Survey.

*Chris Kelly*  
 Robert Chris Kelly  
 Registered Professional Land Surveyor  
 State of Texas No. 6833

NO.	DATE	REVISION
04/07/22		REVISED TO ADD OAK & PECAN TREES 6-INCHES AND LARGER AND ALSO ADD UNDERGROUND UTILITIES

**MCKIM & CREED**  
 ENGINEERS, SURVEYORS, PLANNERS  
 12718 Century Drive  
 Stafford, Texas 77477  
 281-491-2255  
 www.mckimcreed.com  
 TPELS Firm Registration No. 1017600

**LAND TITLE AND TOPOGRAPHIC SURVEY**  
 OF  
 A 13.0044 ACRE (566,471 SQ. FT.) TRACT OF LAND IN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380, IN THE M. C. TOBIN SURVEY, ABSTRACT NO. 699, AND IN THE H. H. CORNWALL SURVEY, ABSTRACT NO. 180, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS

CREW: MT	DRAWN BY: RCA	CALC. BY: CK	CK BY: CK
DATE: 09/07/21	SCALE: 1"=50'	KEY MAP: 827 R	JOB NO.: 1488-3

**ADICO**  
 CONSULTING ENGINEERS  
 2114 EL DORADO BLVD, STE. 400, FRIENDSWOOD, TX 77464  
 PHONE: 832-895-1093 WWW.ADICO-LLC.COM  
 TPBE FIRM NO. 16423

**BENCHMARK:**  
 PROJECT IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.

ELEVATIONS ARE BASED ON GPS OBSERVATIONS IN THE FIELD USING NGS C.O.R.S. (NAVD '88, GEOID 12a)

**FLOODPLAIN:**  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0440K EFFECTIVELY DATED DECEMBER 30, 2020, THE PROPERTY LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**MULBERRY FIELDS SUBDIVISION**  
 N WALKER STREET & W MULBERRY STREET  
 ANGLETON, TEXAS 77515

**ADICO, LLC**  
 TPBE FIRM NO. F-16423

**PROJECT OWNER:**  
 MULBERRY FIELDS

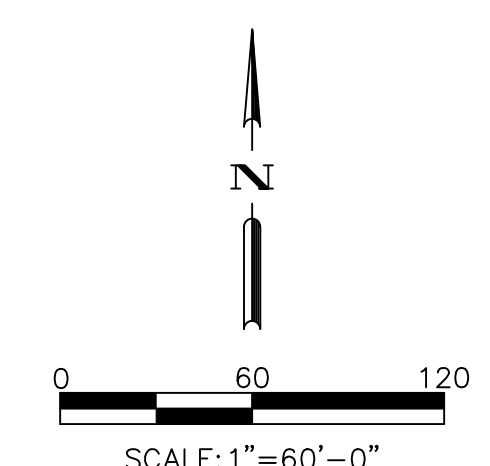
**PROJECT LOCATION:**  
 MULBERRY FIELDS SUBDIVISION

**TOPOGRAPHIC SURVEY**

ALLC PROJECT NO. 21015-01 SHEET NO.

DRWN BY: MG  
 CHECKED BY: SM  
 DRAWING SCALE:  
 HORZ: NA  
 VERT: NA  
 DATE PLOTTED:  
 Feb 21, 2023 - 9:29am

C:\Users\michael\Adico\Dropbox\ADICO\PROJECTS\21015-01 CE Mulberry Subdivision\6 - Drawings\Revised Pond Drawings\5 CLEARING PLAN.dwg Feb 21, 2023 - 9:29am sMichael



- LEGEND:**
- CLEARING & GRUBBING AREA 13.00 ACRES
  - CLEARING & GRUBBING LIMITS
  - TREE TO BE CLEARED
  - TREE TO REMAIN IN PLACE

CIVIL ENGINEER:  
**ADICO**  
 CONSULTING ENGINEERS  
 2114 EL DORADO BLVD, STE. 400, FRIENDSWOOD, TX 77546  
 PHONE: 832-895-1093 WWW.ADICO-LLC.COM  
 TBPE FIRM NO. 16423

**BENCHMARK:**  
 PROJECT IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.  
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**MULBERRY FIELDS SUBDIVISION**

N WALKER STREET &  
 W MULBERRY STREET  
 ANGLETON, TEXAS 77515

ADICO, LLC  
 TBPE FIRM NO. F-16423

NO.	DATE	REVISION

**PROJECT OWNER:**  
 MULBERRY FIELDS

**PROJECT LOCATION:**  
 MULBERRY FIELDS SUBDIVISION

**CLEARING PLAN**

ALLC PROJECT NO. 21015-01	SHEET NO.
DRAWN BY: MG	5 OF 37
CHECKED BY: SM	
DRAWING SCALE: HORZ: 1" = 60' VERT: NA	
DATE PLOTTED: Feb 21, 2023 - 9:29am	