

FIELD NOTES FOR 12,332 ACRE TRACT 1

BEING A 12,332 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 12,332 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):

COMMENCING AT 1/2-INCH CAPPED IRON ROD, STAMPED "PINPOINT", FOUND ON FOR THE NORTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF BUCHITA ROAD (60' WIDE) FOR THE SOUTHEAST CORNER OF COLONY SQUARE SUBDIVISION, AS RECORDED IN VOLUME 16, PAGE 321 OF THE BRAZORIA COUNTY PLAT RECORDS;

THENCE SOUTH 02°23'08" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 23.02 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON" (B&L), SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°52'30" EAST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 745.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE WESTERLY, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 42°07'31" WEST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 87°07'23" WEST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'40" (THE CHORD BEARS NORTH 31°05'51" WEST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 86°25'43" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 22°57'52" WEST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

SOUTH 82°21'41" WEST, A DISTANCE OF 108.98 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 595.32 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 56.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 120.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 371.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 02°52'30" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 87°07'30" WEST, A DISTANCE OF 180.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

NORTH 02°52'30" WEST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 87°07'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 410.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING IN THE EAST LINE OF RIVERWOOD RANCH SUBDIVISION SECTION 1 (RIVERWOOD S/D SEC 1) AS RECORDED IN C.C.F.N. 2021015058 OF THE O.P.R.B.C.T.;

THENCE NORTH 02°52'30" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID RIVERWOOD RANCH SUBDIVISION SECTION 1, A DISTANCE OF 300.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE NORTH 87°07'30" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 1,316.70 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 12,332 ACRES OF LAND, MORE OR LESS.

FIELD NOTES FOR 2,839 ACRE TRACT 2

BEING A 2,839 ACRE TRACT OF LAND, LOCATED IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF A CALLED 73.74 ACRE TRACT IN THE NAME RIVERWOOD RANCH LAND HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2020043779 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), BEING REFERRED TO HEREIN AFTER AS THE ABOVE REFERENCED TRACT OF LAND, SAID 2,839 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):

COMMENCING AT 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", FOUND ON FOR THE SOUTHEAST CORNER OF SAID 73.74 ACRE TRACT, SAME BEING LOCATED AT THE INTERSECTION OF THE WEST R.O.W. LINE OF BUCHITA ROAD (60' WIDE) AND THE NORTH R.O.W. LINE OF HOSPITAL DRIVE (60' WIDE);

THENCE NORTH 89°51'44" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, A DISTANCE OF 19.03 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "B&L", SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87°07'30" WEST, OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 295.70 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE NORTH 02°52'30" WEST, CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 408.54 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88°06'41" EAST, A DISTANCE OF 123.72 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 51°40'45" (THE CHORD BEARS SOUTH 28°42'53" EAST, A DISTANCE OF 26.15 FEET) AN ARC DISTANCE OF 27.06 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°49'17" EAST, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER, SAID POINT BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET;

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58°26'44" (THE CHORD BEARS NORTH 25°20'47" EAST, A DISTANCE OF 28.37 FEET) AN ARC DISTANCE OF 29.55 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" FOUND FOR CORNER;

NORTH 87°07'30" EAST, A DISTANCE OF 84.51 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

SOUTH 47°52'30" EAST, A DISTANCE OF 29.80 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE SOUTH 02°52'30" EAST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME, A DISTANCE OF 359.93 FEET TO A 5/8-INCH IRON ROD CAPPED "B & L" SET FOR CORNER;

THENCE SOUTH 42°07'31" WEST, CONTINUING ACROSS SAID 73.74 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, A DISTANCE OF 25.46 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 2,839 ACRES OF LAND, MORE OR LESS.

BLOCK 1 SECTION 4		BLOCK 2 SECTION 4		BLOCK 3 SECTION 4		BLOCK 4 SECTION 4	
PARCEL NO.	AREA S.F.	PARCEL NO.	AREA S.F.	PARCEL NO.	AREA S.F.	PARCEL NO.	AREA S.F.
1	8,056	1	7,234	1	7,200	1	6,343
2	6,735	2	6,000	2	8,434	2	5,950
3	6,735	3	6,000	3	7,200	3	5,950
4	6,700	4	6,000	4	7,200	4	5,950
5	9,001	5	6,000	5	7,200	5	5,950
6	13,258	6	6,000	6	7,200	6	7,497
7	11,247	7	8,400	7	7,200	7	7,497
8	13,375	8	6,000	8	7,200	8	5,950
9	8,407	9	6,000	9	7,200	9	5,950
10	5,918	10	6,000				
11	5,950			11	7,042		
12	5,950						
13	6,343						

LOT MIX SECTION 4			
	50'	60'+	TOTAL
BLOCK 1	10	3	13
BLOCK 2	9	2	11
BLOCK 3	0	9	9
BLOCK 4	10	28	38
	41%	59%	71

CURVE TABLE TRACT 1					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	29.55'	30.00'	56°26'40"	N31°05'51"W	28.37'
C2	27.06'	30.00'	51°40'45"	S22°57'52"W	26.15'
C3	78.54'	50.00'	51°40'45"	N47°52'30"W	70.71'
C4	10.54'	20.00'	30°10'56"	S12°12'58"W	10.41'
C5	131.22'	50.00'	150°21'52"	N47°52'30"W	96.67'
C6	10.48'	20.00'	30°01'29"	N72°06'45"E	10.36'
C7	15.50'	20.00'	44°24'55"	S70°40'03"E	15.12'
C8	234.60'	50.00'	268°49'50"	S02°52'30"E	71.43'
C9	15.50'	20.00'	44°24'55"	S64°55'02"W	15.12'
C10	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C11	31.42'	20.00'	90°00'00"	S42°07'30"W	28.28'
C12	31.42'	20.00'	90°00'00"	N47°52'30"W	28.28'
C13	0.75'	50.00'	0°51'18"	S26°52'47"W	0.75'
C14	39.28'	50.00'	45°00'50"	S03°56'43"W	38.28'
C15	40.51'	50.00'	46°25'04"	S41°46'15"E	39.41'
C16	50.68'	50.00'	58°04'39"	N85°58'54"E	48.54'
C17	2.30'	20.00'	6°34'50"	N60°13'59"E	2.30'
C18	8.24'	20.00'	23°36'06"	N75°19'27"E	8.18'
C19	28.70'	50.00'	32°53'25"	S64°54'18"E	28.31'
C20	48.00'	50.00'	55°00'15"	N71°08'53"E	46.18'
C21	44.29'	50.00'	50°45'14"	N18°16'08"E	42.86'
C22	44.29'	50.00'	50°45'14"	N32°29'06"W	42.86'
C23	50.03'	50.00'	57°20'03"	N86°31'44"W	47.97'
C24	19.28'	50.00'	22°05'39"	S53°45'24"W	19.16'

LINE TABLE TRACT 1		
Line No.	Length	Direction
L1	29.80'	S42°07'31"W
L2	84.51'	S87°07'23"W
L3	60.00'	S86°25'43"W
L4	108.98'	S82°21'41"W
L5	56.70'	S87°07'30"W
L6	120.00'	S02°52'30"E
L7	60.00'	S02°52'30"E
L8	60.00'	N02°52'30"W

CURVE TABLE TRACT 2					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C25	27.06'	30.00'	51°40'45"	S28°42'53"E	26.15'
C26	29.55'	30.00'	56°26'34"	N25°20'47"E	28.37'
C27	15.50'	20.00'	44°24'55"	N19°19'57"E	15.12'
C28	234.60'	50.00'	268°49'50"	N87°07'30"E	71.43'
C29	15.50'	20.00'	44°24'55"	S25°04'58"E	15.12'
C30	2.10'	20.00'	2°24'09"	N40°20'20"E	2.10'
C31	53.27'	50.00'	61°02'25"	N08°37'03"E	50.78'
C32	46.58'	50.00'	53°22'52"	N48°35'35"W	44.92'
C33	43.04'	50.00'	49°19'18"	S80°03'20"W	41.72'
C34	40.91'	50.00'	46°52'37"	S31°57'22"W	39.78'
C35	47.20'	50.00'	54°05'28"	S18°31'40"E	45.47'
C36	1.50'	50.00'	1°43'01"	S46°25'55"E	1.50'

LINE TABLE TRACT 2		
Line No.	Length	Direction
L9	123.72'	S88°06'41"E
L10	60.00'	N87°49'17"E
L11	84.51'	N87°07'30"E
L12	29.80'	S47°52'30"E
L13	25.46'	S42°07'31"W

PROPOSED STREETS		
STREET NAME	R.O.W. WIDTH	TOTAL LENGTH
ROBIN STREET	60'	1,598.59
ROBIN COURT	60'	215.27
EMMA STREET	60'	210.25'

OWNERS:
JOHN SANTASIERO
RIVERWOOD RANCH LLC
1027 YALE STREET
HOUSTON, TEXAS 77008

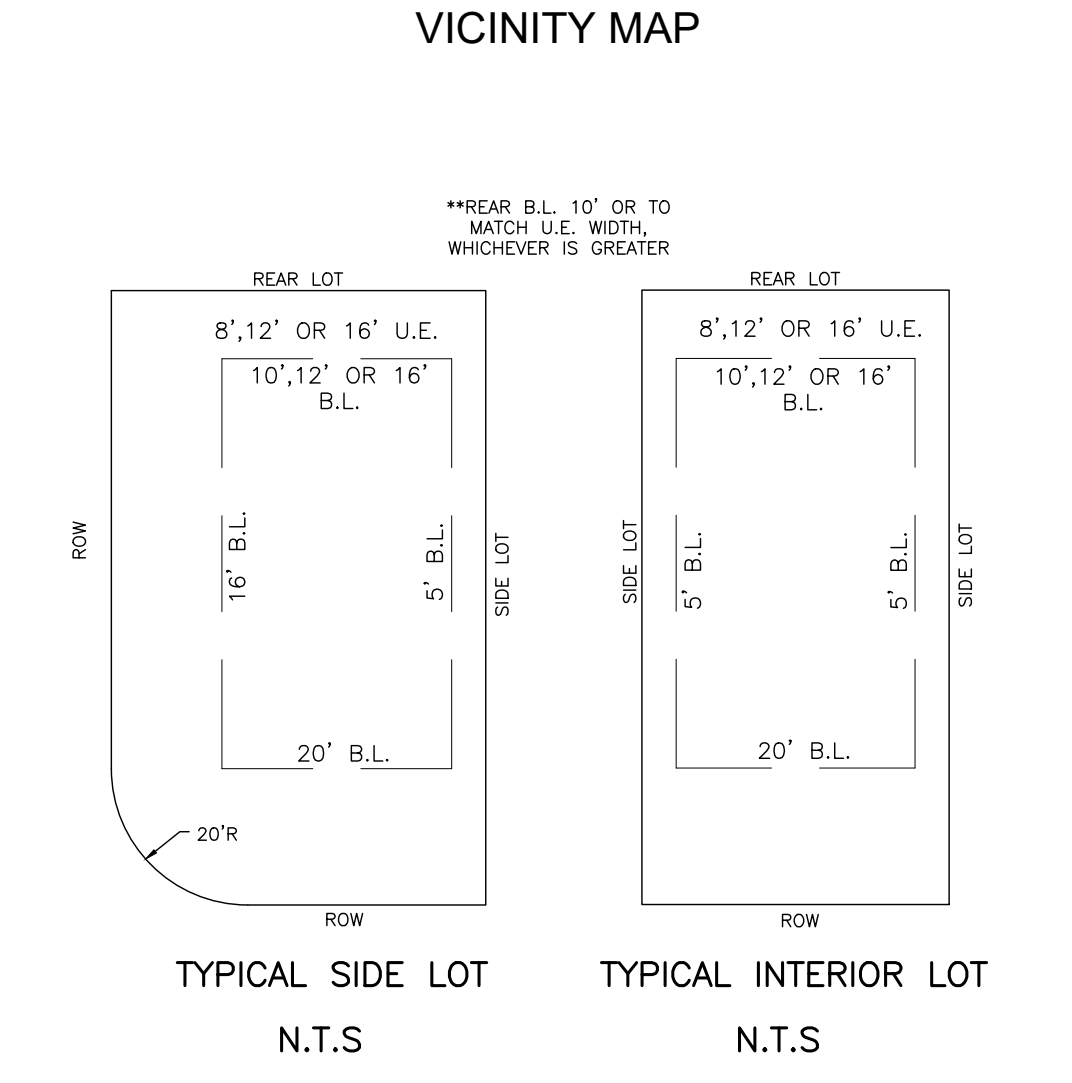
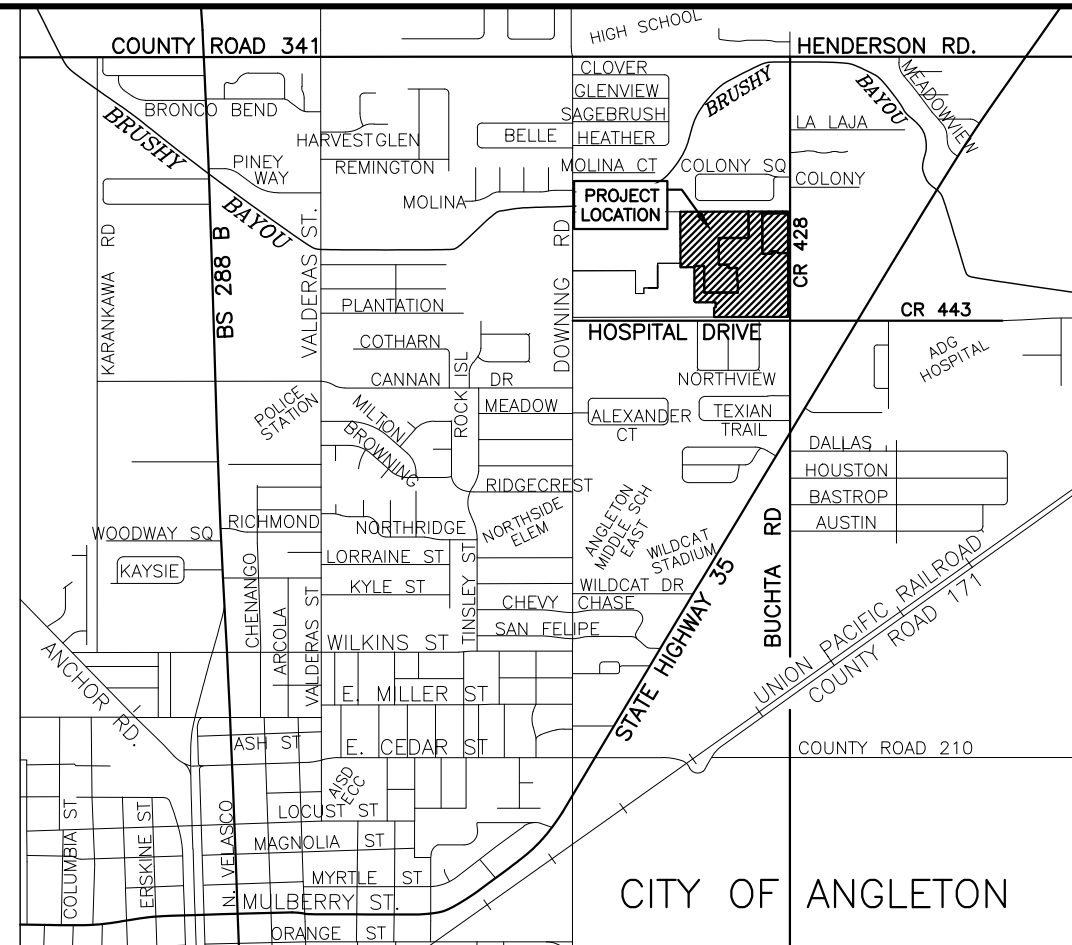
P.O.C. TRACT 1
FND. 1/2" C.I.R. "PINPOINT"
P.O.B. TRACT 1
FND. 5/8" C.I.R. "B&L"

ANGLETON L.L.P.
C.C.F.N. 2002056559
O.P.R.B.C.T.

LEA VILLA
VENTURES, LLC
C.C.F.N. 2020046416
O.P.R.B.C.T.

P.O.C. TRACT 2
FND. 5/8" C.I.R. "B&L"

NORTHVIEW
DUPLICES
SUBDIVISION
C.C.F.N. 2016043582
O.P.R.B.C.T.



- LEGEND**
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
 - O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
 - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 - B.L. = BUILDING LINE
 - BM = BENCHMARK
 - D.E. = DRAINAGE EASEMENT
 - FND = FOUND
 - I.R. = IRON ROD
 - C.I.R. = CAPPED IRON ROD
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT-OF-WAY
 - VOL., Pg. = VOLUME, PAGE
 - W.L.E. = WATERLINE EASEMENT
 - B&L = BAKER & LAWSON
 - S.S.E. = SANITARY SEWER EASEMENT
 - P.O.C. = POINT OF COMMENCING
 - U.E. = UTILITY EASEMENT
- SYMBOLS**
- = SET 5/8" I.R. W/ "CAP" "BAKER & LAWSON"
 - = FOUND MONUMENT (AS NOTED)
 - = LOTS WITH 60' WIDTH AT FRONT B.L.

FINAL PLAT
RIVERWOOD RANCH SUBDIVISION
SECTION 4
TRACT 1 (12,332 ACRES) & TRACT 2 (2,839 ACRES)
71 LOTS 4 BLOCKS SUBDIVISION
BEING A PORTION OF A CALLED 73.74 ACRE TRACT AS
RECORDED IN C.C.F.N. 2020043779
OF THE O.P.R.B.C.T.

LOCATED IN THE
THEODORE S. LEE SURVEY
ABSTRACT NO. 318
CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

4005 TECHNOLOGY DR., SUITE 1530
ANGLETON, TEXAS 77515
OFFICE: (979) 849-6881
TBPELS No. 10052500 REG. NO. F-825

