

FIELD NOTES FOR 9.438 ACRE

DESCRIPTION OF A CALLED 9.438 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE. J. VALDERAS SURVEY ABSTRACT NO. 380, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 9.45 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2022049533 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.), REFERRED TO HEREINAFTER AT THE ABOVE REFERENCED TRACT OF LAND, SAID 9.438 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 POINT FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING LOCATED ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY 288 FOR THE NORTHWEST CORNER OF TRACT 3B OF THE ANGLETON COMMERCIAL SUBDIVISION NO. 6 AS RECORDED IN VOLUME 23, PAGE 289 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND BEING IN THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,273.24 FEET; FROM WHICH A 1/2-INCH IRON ROD BEARS NORTH 69°38' EAST A DISTANCE OF 0.95 FOOT;

THENCE NORTHWESTERLY, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST R.O.W. LINE OF SAID STATE HIGHWAY 288 ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 0°11'67\"

THENCE NORTH 10°11'05\"

THENCE NORTH 00°13'56\"

THENCE NORTH 89°47'59\"

THENCE SOUTH 00°12'01\"

THENCE NORTH 89°47'59\"

THENCE SOUTH 10°53'49\"

THENCE SOUTH 79°03'57\"

THENCE SOUTH 83°17'20\"

THENCE SOUTH 87°12'27\"

REMAINDER OF A CALLED 89.71 ACRES TRACT 2 C.C.F.N. 1998012896 O.P.R.B.C.T.

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THENCE SOUTH 83°17'20\"

THENCE SOUTH 87°12'27\"

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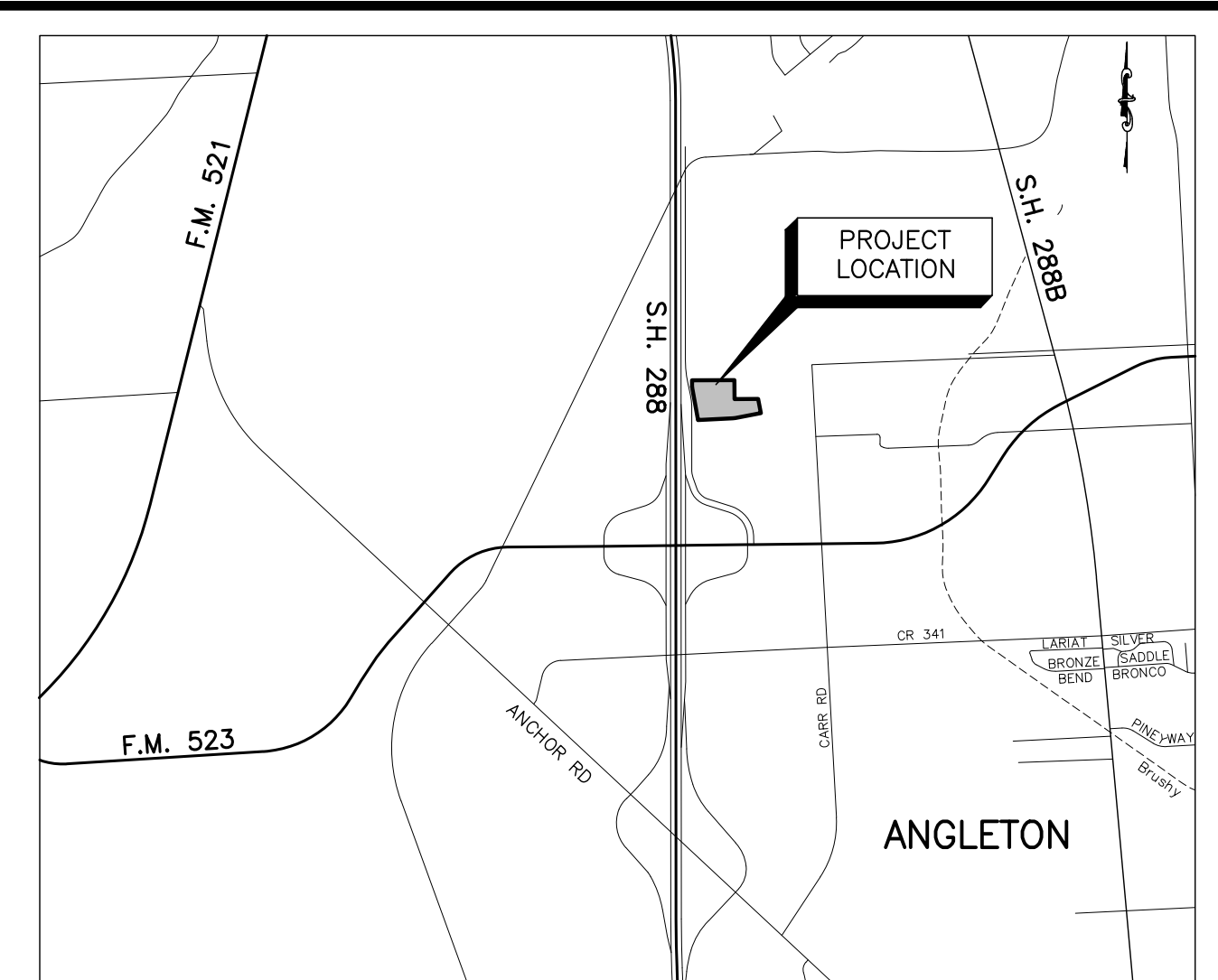
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VICINITY MAP SCALE 1"=2500'

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
- FND = FOUND
- C.I.R. = CAPPED IRON ROD
- I.R. = IRON ROD
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R.O.W. = RIGHT-OF-WAY
- VOL., PG. = VOLUME PAGE

SYMBOLS

- = SET 5/8\"
- = FOUND MONUMENT (AS NOTED)

STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUEL ANGEL SAUCEDA, 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 LOC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

**PRELIMINARY**  
NOT TO BE RECORDED FOR ANY PURPOSE  
DATE: 9/27/2024

SIGNED: MIGUEL ANGEL SAUCEDA PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 121992

STATE OF TEXAS § COUNTY OF BRAZORIA §

KNOW 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  
DATE: 9/27/2024

DARREL HEIDRICH REGISTERED PROFESSIONAL LAND SURVEYOR LAND SURVEYOR NO. 5378

FIRE LANE AND FIRE EASEMENT

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A WEATHER SURFACE AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING." THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

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 MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC STATE OF TEXAS

CHAIRMAN, BOARD OF SUPERVISORS \_\_\_\_\_ BOARD MEMBER \_\_\_\_\_

BOARD MEMBER \_\_\_\_\_

DRAINAGE AND DETENTION EASEMENT

THIS PLAT SUBMITTED BY THE OWNERS ("OWNERS") AND APPROVED BY THE CITY OF ANGLETON ("CITY"), IS SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS, AND ASSIGNS: ALL DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE HEREBY RESERVED FOR DRAINAGE PURPOSES FOREVER, AND THE MAINTENANCE OF THE SAID DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS, OR THEIR ASSIGNS, IN PERPETUITY. THE CITY AND ANGLETON DRAINAGE DISTRICT, ARE NOT RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF ANY DRAINAGE EASEMENT OR RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID DRAINAGE EASEMENT, BUT RESERVE THE RIGHT TO USE ENFORCEMENT POWER TO ENSURE THAT DRAINAGE EASEMENT IS PROPERLY FUNCTIONING IN THE MANNER IN WHICH IT WAS DESIGNED AND APPROVED.

THE CONSTRUCTION OF A FENCE, BUILDING, OR ANY OTHER STRUCTURE IN THE DRAINAGE EASEMENT IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE CITY, SUBJECT TO SUCH AN IMPROVEMENT NOT HAVING A DETRIMENTAL IMPACT ON THE FUNCTIONALITY OF THE DRAINAGE EASEMENT AS IT WAS DESIGNED AND APPROVED. THE CITY AND ANGLETON DRAINAGE DISTRICT RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON ANY DRAINAGE EASEMENT AT ANY POINT, OR POINTS, WITH ALL RIGHTS OF INGRESS AND EGRESS, TO INVESTIGATE, SURVEY, ERECT, CONSTRUCT, OR MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY BY FOR DRAINAGE AND SAFETY PURPOSES. THE OWNERS SHALL KEEP ALL DRAINAGE EASEMENTS CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY OF ANGLETON OR ANGLETON DRAINAGE DISTRICT SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE OWNERS TO ALLEVIATE ANY PUBLIC HEALTH OR SAFETY ISSUES. THE OWNERS HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH DAMAGES AND INJURIES.

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:

- THAT DRAINAGE FACILITIES OUTSIDE THE BOUNDARIES OF THE SUBDIVISION PLAT ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED IN THIS PLAT.
- THAT DRAINAGE FACILITIES DESCRIBED IN THIS PLAT ARE ADEQUATE FOR RAINFALL IN EXCESS OF ANGLETON DRAINAGE DISTRICT MINIMUM REQUIREMENTS.
- THAT BUILDING ELEVATION REQUIREMENTS HAVE BEEN DETERMINED BY THE ANGLETON DRAINAGE DISTRICT.
- 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 JUSTIN YAKLIN, ASSIGNEE OF YAKLIN AUTO GROUP, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS YAKLIN AUTO, 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 ACKNOWLEDGMENT

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.

JUSTIN YAKLIN, ASSIGNEE YAKLIN REALTY HOLDINGS-ANGLETON, LLC

STATE OF TEXAS § COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JUSTIN YAKLIN, 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 \_\_\_\_\_

NOTES:

- THE PURPOSE OF THIS PLAT IS TO PLAT THE 9.438 ACRE TRACT INTO A 1 LOT, 1 RESERVE, 1 BLOCK SUBDIVISION.
- ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
- 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.
- FLOOD ZONE STATEMENT: THE SURVEYOR NAMED HERON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY: MAP NUMBER 48039C0430K, 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.
- SITE BENCHMARK: TBM "A" "60D" NAIL SET IN PP ON SOUTHWEST CORNER OF THE SUBJECT TRACT (ELEVATION= 33.90' NAVD1988 (BASED ON GPS OBSERVATION, GEDID 18)
- 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.
- 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.
- NOTICE: PLAT APPROVAL SHALL NOT BE DEEMED TO BE PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 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.
- 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.
- 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.
- THE OWNER OF LOT 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION RESERVE "A", PER CITY OF ANGLETON LOC SECTION 23-19 RESERVATION.

OWNER: JUSTIN YAKLIN YAKLIN REALTY HOLDINGS-ANGLETON, LLC

1200 N HIGHWAY 288B RICHWOOD, TX 77531

## PRELIMINARY PLAT OF YAKLIN AUTO

**A 9.438 ACRES**  
**1 LOT, 1 RESERVE, 1 BLOCK SUBDIVISION**

**BEING ALL OF A CALLED 9.45 ACRE TRACT AS RECORDED IN C.C.F.N. 2022049533 O.P.R.B.C.T.**

LOCATED IN THE  
**J. DE J. VALDERAS SURVEY**  
**ABSTRACT NO. 380**  
**CITY OF ANGLETON**  
**IN BRAZORIA COUNTY, TEXAS**

4005 TECHNOLOGY DR., SUITE 1530  
ANGLETON, TEXAS 77515  
OFFICE: (979) 849-6681  
TBPELS No. 10052500 REG. NO. F-825

PROJECT NO: 14130	SCALE: 1" = 50'	DRAWN BY: JLH
DRAWING NO: 14130 PLAT SPLIT	DATE: 01/18/2024	CHECKED BY: DH

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 \\\sdc\apps\lucio\14130\14130 PRELIMINARY PLAT SPLIT.DWG 9/27/24 Admin Jibor