

BRAZORIA COUNTY
TEXAS

STATE OF TEXAS
COUNTY OF BRAZORIA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MIKE MORGAN
OWNER/MANAGER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MIKE MORGAN, 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 CONSIDERATION THEREIN SET FORTH.

OVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF _____, 2021.

NOTARY PUBLIC
STATE OF TEXAS

CITY PLANNING AND ZONING

APPROVED THIS _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 2021, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS

MAYOR

CITY SECRETARY

STATE OF TEXAS
COUNTY OF BRAZORIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021, BY _____ CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF CITY.

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS ;

THAT I, _____ 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. THIS PLAT IS FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

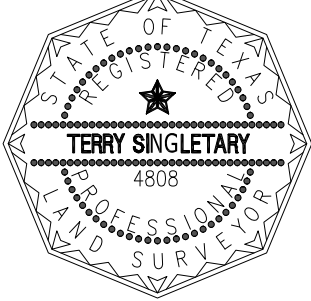
DRAINAGE AND DETENTION EASEMENTS.

STATE OF TEXAS
COUNTY OF BRAZORIA

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 OF BLOCK 1, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND DETENTION EASEMENTS." THE DRAINAGE AND DETENTION EASEMENTS 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 DETENTION POND. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID EASEMENTS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM CONDITIONS IN THE EASEMENTS, OR FOR THE CONTROL OF EROSION, NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND DETENTION EASEMENTS 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 ERCT 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 EASEMENTS 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 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 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 UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND DETENTION EASEMENTS ARE 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 DAMAGE OR ANY DAMAGES FROM ANY NATURAL EVENTS RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE, OR STRUCTURES, WITHIN THE EASEMENTS.

STATE OF TEXAS
COUNTY OF BRAZORIA

THAT I, TERRY SINGLETARY, 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.
DATE SURVEYED: JANUARY 13, 2021.



PRELIMINARY

TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4039

CURVE DATA

CURV	Δ	RADIUS	LENGTH	CHORD
C1	90°04'03"	20.00'	31.44'	S 47°52'45" E 28.30'
C2	90°00'00"	20.00'	31.42'	S 42°09'17" W 28.29'
C3	44°24'55"	20.00'	15.50'	N 70°38'15" W 15.12'
C4	54°12'48"	50.00'	155.05'	S 41°56'00" W 100.00'
C5	44°24'55"	20.00'	15.50'	S 25°03'11" E 15.12'
C6	44°24'55"	20.00'	15.50'	S 19°21'45" W 15.12'
C7	54°35'28"	50.00'	156.06'	S 47°50'43" W 100.00'
C8	44°24'55"	20.00'	15.50'	N 64°56'49" E 15.12'
C9	11°24'25"	20.00'	8.34'	N 80°53'51" E 8.28'
C10	107°52'10"	50.00'	93.89'	N 77°22'14" W 96.39'
C11	148°37'52"	50.00'	129.84'	N 47°50'43" W 28.29'
C12	90°00'00"	20.00'	20.61'	S 57°37'46" W 19.71'

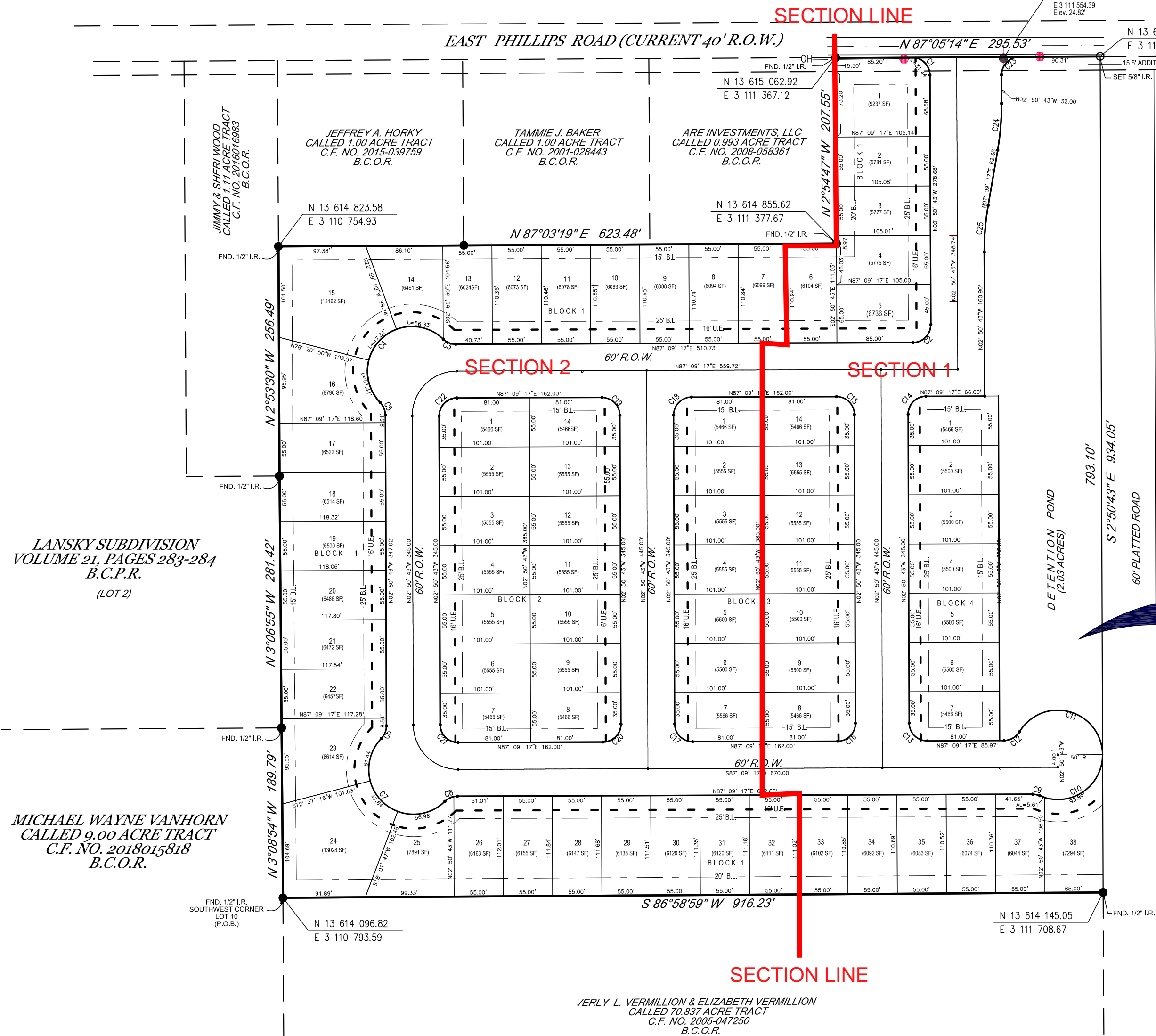
CURVE DATA

CURV	Δ	RADIUS	LENGTH	CHORD
C13	90°00'00"	20.00'	31.42'	N 47°50'43" W 28.29'
C14	90°00'00"	20.00'	31.42'	S 42°09'17" W 28.29'
C15	90°00'00"	20.00'	31.42'	N 47°50'43" W 28.29'
C16	90°00'00"	20.00'	31.42'	N 42°09'17" E 28.29'
C17	90°00'00"	20.00'	31.42'	S 47°50'43" E 28.29'
C18	90°00'00"	20.00'	31.42'	S 42°09'17" W 28.29'
C19	90°00'00"	20.00'	31.42'	N 47°50'43" W 28.29'
C20	90°00'00"	20.00'	31.42'	N 42°09'17" E 28.29'
C21	90°00'00"	20.00'	31.42'	N 47°50'43" W 28.29'
C22	90°00'00"	20.00'	31.42'	N 42°09'17" E 28.29'
C23	89°55'57"	20.00'	31.39'	N 42°07'15" E 28.27'
C24	10°00'00"	300.00'	52.36'	N 2°09'17" E 52.30'
C25	10°00'00"	300.00'	52.36'	N 2°09'17" E 52.30'

FIRE LANES AND FIRE EASEMENTS:

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD, ALL-WEATHER SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTIONS; INCLUDING BUT NOT LIMITED TO: PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF THE FIRE LANE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER. 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 REPRESENTATIVES ARE HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED AND FREE OF OBSTRUCTIONS AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

MIKE MORGAN
OWNER/MANAGER



- LEGEND:
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - B.C.R. BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
 - C.F. NO. CLERK'S FILE NUMBER
 - R.O.W. RIGHT-OF-WAY
 - T.B.M. TEMPORARY BENCHMARK
 - SUBJECT TRACT
 - EASEMENT
 - FLOOD ZONE LINE
 - DENOTES A FOUND IRON PIPE/ROD
 - DENOTES A SET 5/8" IRON ROD
 - POWER POLE
 - OH OVERHEAD LINE

ANGLETON DRAINAGE DISTRICT

APPROVED THIS THE _____ DAY OF _____, 2021 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 THIS SUBDIVISION ARE AVAILABLE TO RECEIVE RUNOFF FROM THE FACILITIES DESCRIBED ON 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 RESPONSIBILITY FOR CONSTRUCTION, OPERATION, OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES.

THE DISTRICT REVIEW IS SOLELY BASED 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 MAKING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN, DAVID SPOOR

ASSISTANT CHAIRMAN, WELDON ZGARBA

SECRETARY, RONALD E. SLATE

NOTES:

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 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 THE REGISTERED PROFESSIONAL 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.

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.99987250874)
- ALL UTILITIES, ROADWAYS AND DETENTION FACILITIES ARE PRIVATELY OWNED AND MAINTAINED.
- MAXIMUM HEIGHT LIMIT: TWO AND ONE-HALF STORIES AND NOT TO EXCEED 36 FEET FOR THE MAIN BUILDING/HOUSE. MAXIMUM HEIGHT OF ONE-STORY FOR ACCESSORY BUILDINGS, INCLUDING DETACHED GARAGES, MANAGEMENT OFFICE, CLUBHOUSE, GAZEBO, AMIL KIOSKS, STORAGE UNITS, ETC.
- STRUCTURES BUILT ON PROPERTY IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED AT LEAST ONE FOOT ABOVE THE BASE FLOOD ELEVATION. ACCORDING TO THE FEMA FLOOD MAP AS DESCRIBED IN NOTE NO. 2 AS OUTLINED UNDER THE FLOODPLAIN NOTES. FOR AREAS LOCATED IN ZONE "A" OWNER NEEDS TO CONTACT THE FLOOD PLANE ADMINISTRATOR TO DETERMINE THE BASE FLOOD.
- THERE WAS NO TITLE COMMITMENT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE ITEMS AND/OR EASEMENTS OF RECORD WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- BUILDING LINES ARE ESTABLISHED BY THE CITY OF ANGLETON, PER MH ZONING RESTRICTIONS. REFER TO SECTION 28-54 IN THE CODE OF ORDINANCES FOR MANUFACTURED HOME DISTRICT FOR DESCRIPTION AND REGULATIONS.
- THE PURPOSE OF THIS SURVEY IS TO ESTABLISH A SUBDIVISION.

BENCHMARK: ANGLETON = PUBLISHED ELEVATION = 25.81'

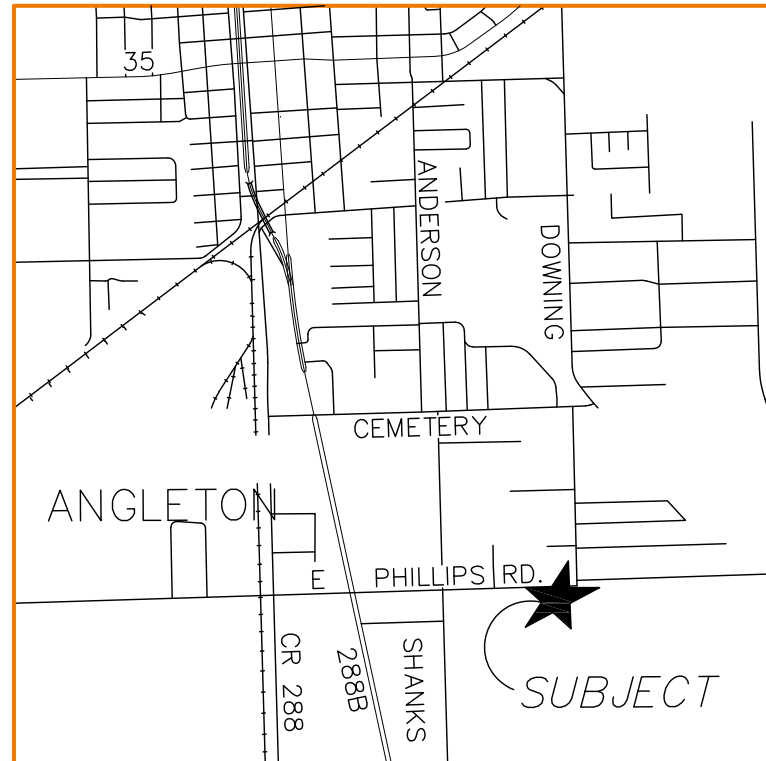
LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY LOCATE IN ZONE "A" AS SHOWN ON FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS. MAP NO. 48039C00445K, EFFECTIVE DATE DECEMBER 30, 2020 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TEMPORARY BENCHMARK ON SITE: TOP BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF E. PHILLIPS ROAD AND THE NORTH PROPERTY LINE OF SUBJECT PROPERTY. TBM = 24.82'

FLOODPLAIN: THIS PROPERTY AT TIME OF SURVEY WAS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY LOCATE IN ZONE "A" AS SHOWN ON FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS. MAP NO. 48039C00445K, EFFECTIVE DATE DECEMBER 30, 2020 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ALL MANUFACTURED HOMES SHALL BE ELEVATED TO OR ABOVE THE BASE FLOOD ELEVATION AND BE SECURELY ANCHORED TO COMPLY WITH THE REQUIREMENTS OF THE DESIGNATED FEMA FLOOD ZONES AND THE ANGLETON FLOOD HAZARD PREVENTION ORDINANCE.

EDWIN WALLER LEAGUE
ABSTRACT 134



VICINITY MAP (N.T.S.)

METES AND BOUNDS:

ALL THAT CERTAIN 16.73 ACRE TRACT OF LAND IN THE T.S. LEE SURVEY, ABSTRACT NO. 318, BRAZORIA COUNTY, TEXAS, SAID 16.73 ACRE TRACT BEING THE SAME TRACT CONVEYED TO ANGLETON PARK PLACE, LLC AS RECORDED IN CLERK'S FILE NO. 2016-023917 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS USING SURVEY OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SOUTH CENTRAL ZONE (NAD 83) IN WHICH THE DIRECTIONS ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE HORIZONTAL, SURFACE LEVEL LENGTHS AS FOLLOWS: (SCALE FACTOR = 0.99986928512).

BEGINNING AT A FOUND 5/8" IRON ROD MARKING THE SOUTHWEST CORNER OF LOT 10, DIVISION 5, OF THE SUBDIVISION OF THE EAST ONE-HALF OF THE EDWIN WALLER LEAGUE, ABSTRACT 134, BRAZORIA COUNTY, TEXAS, AND SAID IRON ROD BEING LOCATED IN THE EAST LINE OF A CALLED 9.00 ACRE TRACT CONVEYED TO MICHAEL WAYNE VANHORN AS DESCRIBED IN CLERK'S FILE NO. 2018-015818 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE NORTH 3°08'54" WEST, COINCIDENT WITH SAID CALLED 9.00 ACRE TRACT, A DISTANCE OF 189.79 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID 9.00 ACRE TRACT, AND SAME BEING THE SOUTHEAST CORNER OF LOT 2 OF THE LANSKY SUBDIVISION AS RECORDED IN VOLUME 21, PAGES 283-284 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE NORTH 3°06'55" WEST, COINCIDENT WITH SAID LOT 2 OF THE LANSKY SUBDIVISION, A DISTANCE OF 281.42 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF SAID LOT 2, AND SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.11 ACRE TRACT CONVEYED TO JIMMY AND SHERI WOOD AS DESCRIBED IN CLERK'S FILE NO. 2016-016983 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE NORTH 2°53'30" WEST, COINCIDENT WITH SAID CALLED 1.11 ACRE TRACT, FOR A DISTANCE OF 256.48 FEET TO A FOUND 1/2" IRON ROD FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT, AND SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO JEFFREY A. HORKY AS DESCRIBED IN CLERK'S FILE NO. 2015-039759 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE NORTH 87°03'19" EAST, COINCIDENT WITH SAID CALLED 1.00 ACRE TRACT, AT 207.23 FEET PASS THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO TAMMIE J. BAKER AS DESCRIBED IN CLERK'S FILE NO. 2001-028443 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND CONTINUE FOR A TOTAL DISTANCE OF 623.48 FEET TO A FOUND 1/2" IRON ROD FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.993 ACRE TRACT CONVEYED TO ARE INVESTMENTS, LLC AS DESCRIBED IN CLERK'S FILE NO. 2008-058361 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS;

THENCE NORTH 2°54'47" WEST, COINCIDENT WITH SAID CALLED 0.993 ACRE TRACT, FOR A DISTANCE OF 207.55 FEET TO A FOUND 1/2" IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF EAST PHILLIPS ROAD;

THENCE NORTH 87°05'14" EAST, COINCIDENT WITH SAID EAST PHILLIPS ROAD, FOR A DISTANCE OF 295.53 FEET TO A SET 5/8" IRON ROD FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 2°50'43" EAST, COINCIDENT WITH A CALLED 14.92 ACRE TRACT CONVEYED TO DONNA LAJANE EDMONDS AS DESCRIBED IN CLERK'S FILE NO. 1986-021489 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, FOR A DISTANCE OF 933.92 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 86°58'59" WEST COINCIDENT WITH A CALLED 70.837 ACRE TRACT CONVEYED TO VERLY L. VERMILION AND ELIZABETH VERMILION AS DESCRIBED IN CLERK'S FILE NO. 2005-047250 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, FOR A DISTANCE OF 916.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.73 ACRES OF LAND, MORE OR LESS.

OWNER:
ANGLETON PARK PLACE, LLC
4 BAYOU ROAD
LAKE JACKSON, TX 77566

SURVEYOR:
DOYLE & WACHSTETTER, INC.
131 COMMERCE STREET
CLUTE, TX 77531
(979) 265-3622

SUBDIVISION OF

ANGLETON PARK
PLACE SUBDIVISION

A SUBDIVISION CONSISTING OF
4 BLOCKS AND CONTAINING 71 LOTS

OUT OF
LOT 10, DIVISION 5

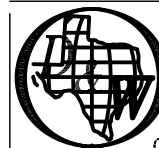
OF THE
SUBDIVISION OF THE EAST ONE-HALF

OF THE
EDWIN WALLER LEAGUE

ABSTRACT 134

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

FEBRUARY 2021



Doyle & Wachstetter, Inc.
Surveying and Mapping GPS/GIS

OFFICE: 979-265-3622

FIELD: 1-800-450

FAX: 979-265-3940

USER: \$PERSON
DATE: \$DATE
FILENAME: \$FILENAME