

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

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

JOHN WRIGHT, MAYOR

STATE OF TEXAS §
COUNTY OF BRAZORIA §

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

NOTARY PUBLIC
STATE OF TEXAS

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 REUSE 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 _____

OWNER'S ACKNOWLEDGEMENT:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT DANIELLE CLARK, ASSIGNEE OF SMART STORAGE ANGLETON, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINAFORE DESCRIBED PROPERTY AS SMART STORAGE ANGLETON, 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.

DANIELLE CLARK, ASSIGNEE
SMART STORAGE ANGLETON, LLC

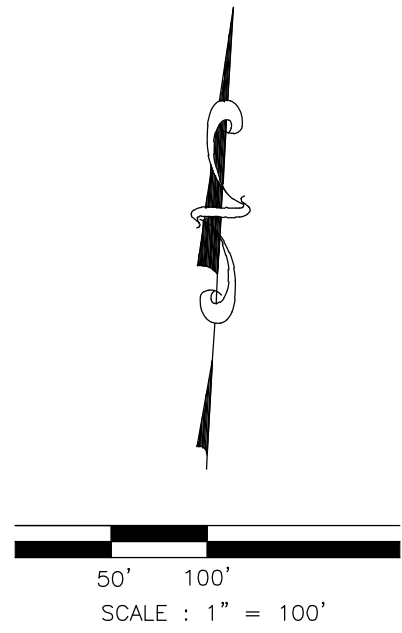
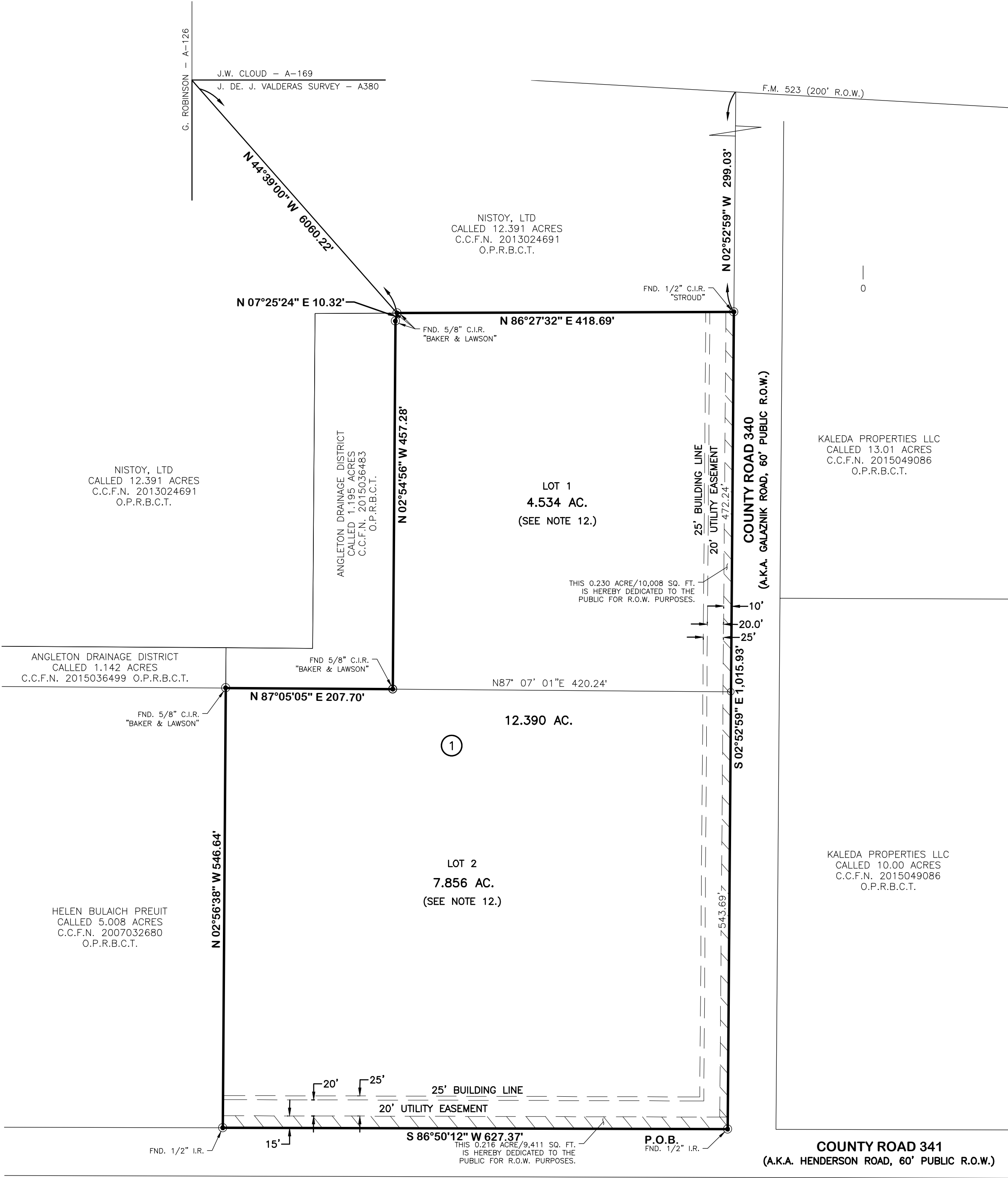
STATE OF TEXAS §
COUNTY OF BRAZORIA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANIELLE CLARK, 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 _____



LEGEND

A.D.D. = ANGLETON DRAINAGE DISTRICT
C.C.F.N. = COUNTY CLERK'S FILE NUMBER
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY TEXAS.
B.L. = BUILDING LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.M. = BENCHMARK
D.D.E. = DRAINAGE AND DETENTION EASEMENT
G.B.L. = GARAGE BUILDING LINE
FND = FOUND
I.R. = IRON ROD
I.P. = IRON PIPE
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
STM.S.E. = STORM SEWER EASEMENT
VOL., Pg. = VOLUME, PAGE

SYMBOLS

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
● = FOUND MONUMENT (AS NOTED)
+ = (TBM) TEMPORARY BENCHMARK

FIELD NOTES FOR 12.390 ACRE

DESCRIPTION OF A CALLED 12.390 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING ALL OF THE 12.390 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2022031274 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 12.390 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 1/2-INCH IRON ROD, FOUND FOR THE SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING LOCATED AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 340 (ALSO KNOWN AS GALAZNIK ROAD, 60' WIDE) WITH THE NORTH R.O.W. LINE OF COUNTY ROAD 341 (ALSO KNOWN AS HENDERSON ROAD, 60' WIDE);

THENCE SOUTH 86°50'12" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID HENDERSON ROAD, A DISTANCE OF 627.37 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF A CALLED 5.008 ACRE TRACT AS RECORDED IN C.C.F.N. 2007032680 OF THE O.P.R.B.C.T.;

THENCE NORTH 02°56'38" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 5.008 ACRE TRACT, A DISTANCE OF 546.64 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.142 ACRE TRACT AS RECORDED IN C.C.F.N. 2015036499 OF THE O.P.R.B.C.T., THE SOUTHWEST CORNER OF A CALLED 1.195 ACRE TRACT AS RECORDED IN C.C.F.N. 2015036483 OF THE O.P.R.B.C.T. AND THE NORTHEAST CORNER OF SAID 5.008 ACRE TRACT;

THENCE NORTH 87°05'05" EAST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE OF SAID 1.195 ACRE TRACT, A DISTANCE OF 207.70 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR AN INTERIOR CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTHEAST CORNER OF SAID 1.195 ACRE TRACT;

THENCE NORTH 02°54'56" WEST, CONTINUING ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINE OF SAID 1.195 ACRE TRACT, A DISTANCE OF 457.28 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE SOUTHWEST CUTBACK CORNER TO THE NORTHEAST OF THE ABOVE REFERENCED TRACT OF LAND AND SAID 1.195 ACRE TRACT;

THENCE NORTH 07°25'24" EAST, ALONG SAID CUTBACK LINE TO THE NORTHEAST OF THE ABOVE REFERENCED TRACT OF LAND AND SAID 1.195 ACRE TRACT, A DISTANCE OF 10.32 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN A SOUTHEASTERLY LINE OF A CALLED 12.391 ACRE TRACT OF LAND AS RECORDED IN C.C.F.N. 2013024691 OF THE O.P.R.B.C.T. FOR THE NORTHEAST CORNER OF SAID 1.195 ACRE TRACT;

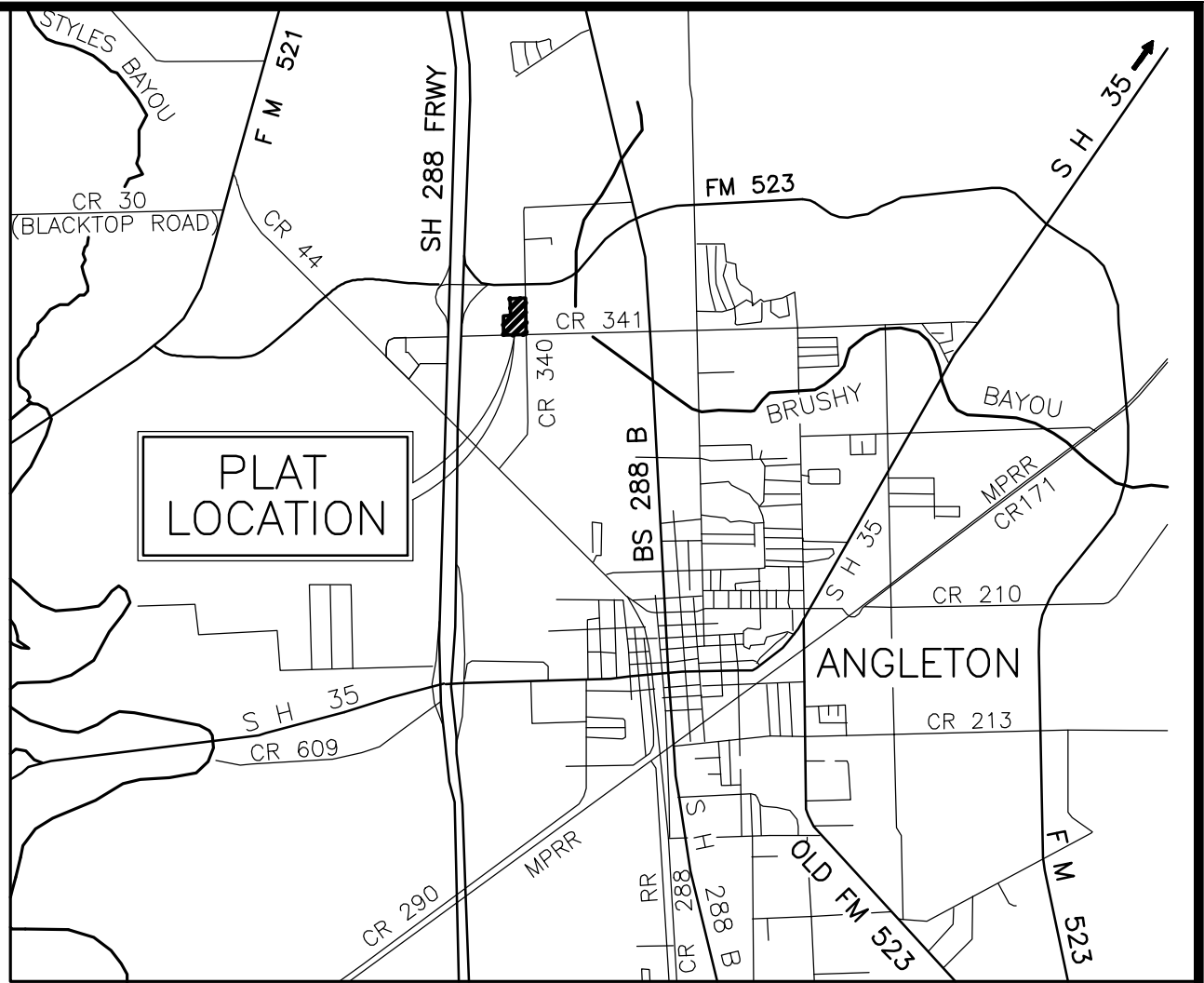
THENCE NORTH 86°27'32" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING A SOUTHERLY LINE OF SAID 12.391 ACRE TRACT, A DISTANCE OF 418.69 FEET TO A 1/2-INCH CAPPED IRON ROD, STAMPED "STROUD", FOUND FOR THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING IN THE WEST R.O.W. LINE OF SAID GALAZNIK ROAD FOR THE MOST SOUTHERLY NORTHEAST CORNER OF SAID 12.391 ACRE TRACT;

THENCE SOUTH 02°52'59" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST R.O.W. LINE OF SAID GALAZNIK ROAD, A DISTANCE OF 1,015.93 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 12.390 ACRE OF LAND, MORE OR LESS.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PLAT 12.390 ACRES INTO 2 LOTS AND 1 BLOCK.
2. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.
3. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 48039C0435K, WITH EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE"X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. WARNING: THIS FLOOD STATEMENT DOES NOT GUARANTEE 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. SIDEWALKS SHALL BE REQUIRED PER ANGLETON LDC SEC. 23.14 - SIDEWALKS AND ACCESSIBILITY.
11. THE TRACT IS SUBJECT TO A BLANKET PIPELINE EASEMENT RECORDED UNDER VOL. 348, PG. 128 B.C.D.R. THE EASEMENT IS NOT PLOTTABLE.
12. IF DEVELOPMENT OF LOT 1 OCCURS FIRST, IT WILL REQUIRE EXTENDING WATERLINE FROM C.R. 341 (HENDERSON ROAD) WITHIN THE DEDICATED 20' UTILITY EASEMENT ADJACENT TO C.R. 340 (GALAZNIK ROAD) TO SERVE LOT 1 AND LOT 2. IT WILL ALSO REQUIRE EXTENDING SANITARY SEWER FROM F.M. 523 WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE LOT 2. SIMILARLY, IF LOT 2 IS DEVELOPED FIRST, IT WILL REQUIRE EXTENDING WATERLINE FROM C.R. 341 (HENDERSON ROAD) WITHIN THE DEDICATED 20' UTILITY EASEMENT ADJACENT TO C.R. 340 (GALAZNIK ROAD) TO SERVE LOT 1. IT WILL ALSO REQUIRE EXTENDING SANITARY SEWER FROM F.M. 523 WITHIN THE RIGHT OF WAY OF C.R. 340 (GALAZNIK ROAD) TO SERVE LOT 1 AS IT IS EXTENDED TO SERVE LOT 2.

OWNER:
DANIELLE CLARK
SMART STORAGE
470B THIS WAY STREET
LAKE JACKSON, TX 77566



VICINITY MAP

NTS

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.

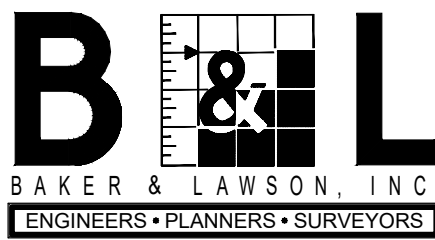
SIGNED: DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



FINAL PLAT
SMART STORAGE ANGLETON

A 12.390 ACRE
2 LOT 1 BLOCK SUBDIVISION
BEING ALL OF A CALLED 12.390 ACRE TRACT
AS RECORDED IN C.C.F.N. 2022031274
O.P.R.B.C.T.

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



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

PROJECT NO:	SCALE: 1" = 100'	DRAWN BY: AD
DRAWING NO: 15282 PLAT	DATE: 08/11/2026	CHECKED BY: DH