

**FIELD NOTES FOR 7.732 ACRE**

DESCRIPTION OF A 7.732 ACRE TRACT OF LAND, LOCATED WITHIN THE J. DE J. VALDERAS SURVEY, ABSTRACT NO. 380 BEING ALL OF LOT 1 OF THE VERA SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 103 OF THE PLAT RECORDS, BRAZORIA COUNTY, TEXAS (P.R.B.C.T.), IN THE NAME OF PATRICK THOMAS AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 201806493 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 7.732 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 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING ON THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF VALDERAS STREET (60'-FEET WIDE), SAME BEING THE SOUTHWEST CORNER OF LOT 3 OF THE ANGLETON METROPLEX SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 285 OF THE P.R.B.C.T.;

THENCE SOUTH 02°50'03" EAST, ALONG THE EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SAID WEST R.O.W. LINE OF VALDERAS STREET, A DISTANCE OF 429.86 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR CORNER, BEING THE NORTHERLY SOUTHEAST CORNER OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 1.5840 ACRE TRACT AS RECORDED IN C.C.F.N. 2017036113 OF THE O.P.R.B.C.T.;

THENCE SOUTH 87°11'17" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 299.88 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 02°50'03" EAST, EAST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE WEST LINE OF SAID CALLED 1.5840 ACRE TRACT, A DISTANCE OF 230.00 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, BEING THE SOUTHERLY SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT OF LAND;

THENCE SOUTH 87°09'57" WEST, ALONG THE SOUTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE NORTH LINE OF A CALLED 4.7627 ACRE TRACT, AS RECORDED IN C.C.F.N. 2022030245 OF THE O.P.R.B.C.T., AND THE NORTH LINE OF A CALLED 11.2483 ACRE TRACT, AS RECORDED IN C.C.F.N. 2007011693 OF THE O.P.R.B.C.T., A DISTANCE OF 316.60 FEET TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 02°47'55" WEST, A DISTANCE OF 1.9 FEET;

THENCE NORTH 02°47'55" WEST, ALONG THE WEST LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE EAST LINES OF THE FOLLOWING TRACTS, A CALLED 1.24 ACRE TRACT, AS RECORDED IN C.C.F.N. 1993036939 OF THE O.P.R.B.C.T., AARONS RENTAL SUBDIVISION, AS RECORDED IN VOLUME 24, PAGE 242 OF THE P.R.B.C.T., A CALLED 2.043 ACRE TRACT, AS RECORDED IN C.C.F.N. 20110389729 OF THE O.P.R.B.C.T., A CALLED 2.447 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073929 OF THE O.P.R.B.C.T., A CALLED 2.33943 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073929 OF THE O.P.R.B.C.T., A CALLED 2.33943 ACRE TRACT, AS RECORDED IN C.C.F.N. 2004073927 OF THE O.P.R.B.C.T., A DISTANCE OF 659.19 FEET TO A 1/2-INCH IRON ROD FOR CORNER, BEING THE NORTHWEST CORNER OF THE ABOVE REFERENCED TRACT;

THENCE NORTH 87°06'50" EAST, ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND, SAME BEING THE SOUTH LINE SAID ANGLETON METROPLEX, A DISTANCE OF 615.07 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 7.732 ACRES OF LAND, MORE OR LESS.

**OWNER'S ACKNOWLEDGEMENT:**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT PATRICK THOMAS ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY, AS PT ESTATES, 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.

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.

*Patrick Thomas*  
PATRICK THOMAS

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PATRICK THOMAS, 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 21st DAY OF July, 2023

*Robin Ruth Crouch*  
ROBIN RUTH CROUCH  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
2-16-27  
MY COMMISSION EXPIRES

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

KNOW ALL MEN BY THESE PRESENTS: THAT I, MIGUELANGELO 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 LDC, EXCEPT FOR ANY VARIANCES THAT WERE EXPRESSLY GRANTED BY THE CITY COUNCIL.

SIGNED: *Miguel Saucedo* 7/25/23 DATE  
MIGUELANGELO A SAUCEDA  
PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 121992

*Miguel Saucedo*  
MIGUELANGELO A SAUCEDA  
PROFESSIONAL ENGINEER  
121992  
LICENSED PROFESSIONAL ENGINEER

PLANNING AND ZONING COMMISSION AND CITY COUNCIL:

APPROVED THIS 20th DAY OF September, 2023 BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

*Henry Brunson*  
CHAIRMAN, PLANNING AND ZONING COMMISSION

*Michelle Perez*  
MICHELLE PEREZ, CITY SECRETARY

APPROVED THIS 20th DAY OF September, 2023 BY THE CITY COUNCIL, CITY OF ANGLETON, TEXAS.

*John Wright*  
JOHN WRIGHT, MAYOR

*Michelle Perez*  
MICHELLE PEREZ, CITY SECRETARY

STATE OF TEXAS §  
COUNTY OF BRAZORIA §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF September, 2023 BY MICHELLE PEREZ, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

*Kyle Wayne Rowland*  
KYLE WAYNE ROWLAND  
Notary ID #132144992  
My Commission Expires 09/21/2023 09:16 AM  
Total: 125.00

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE 5th DAY OF September, 2023 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.

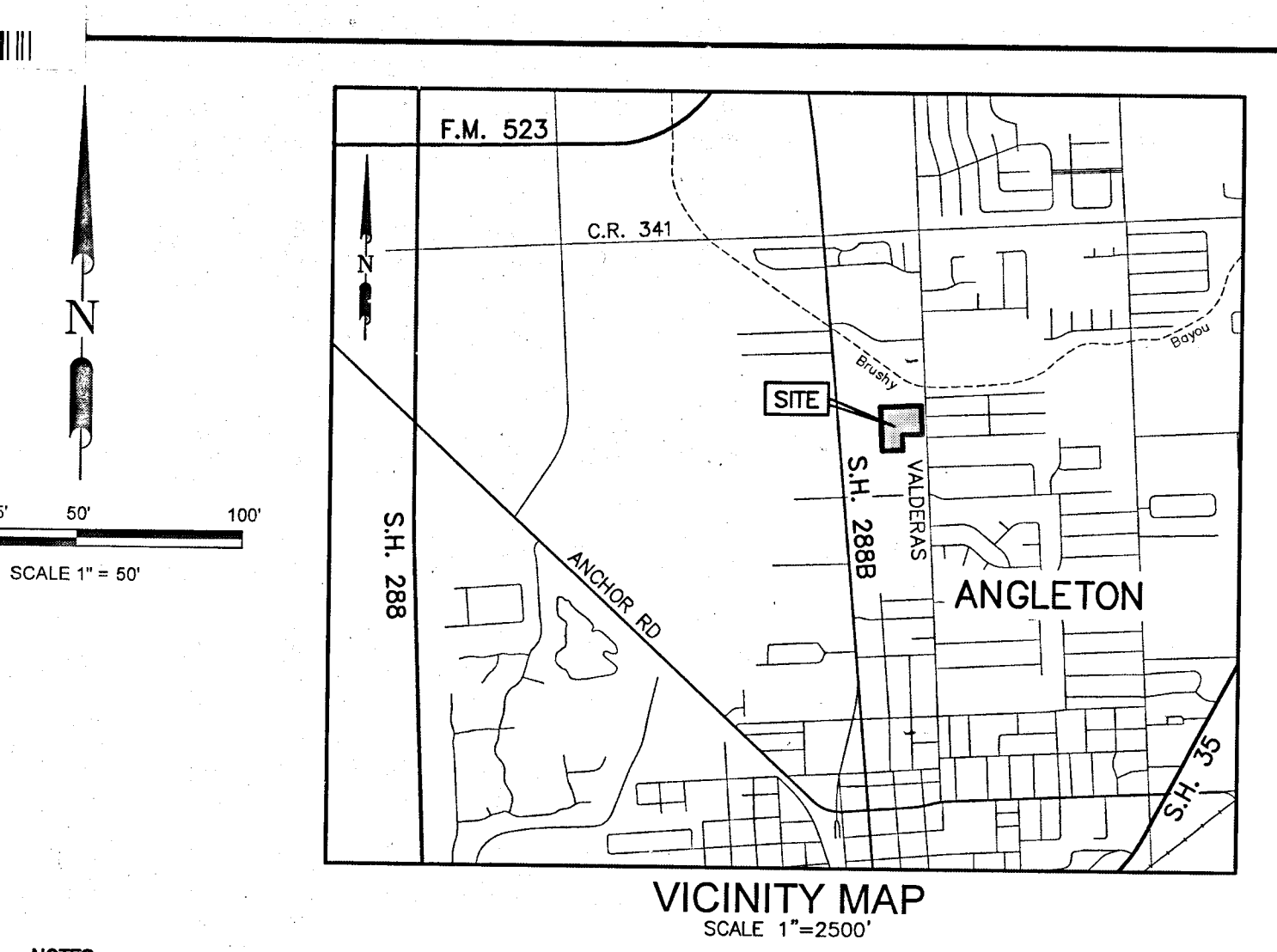
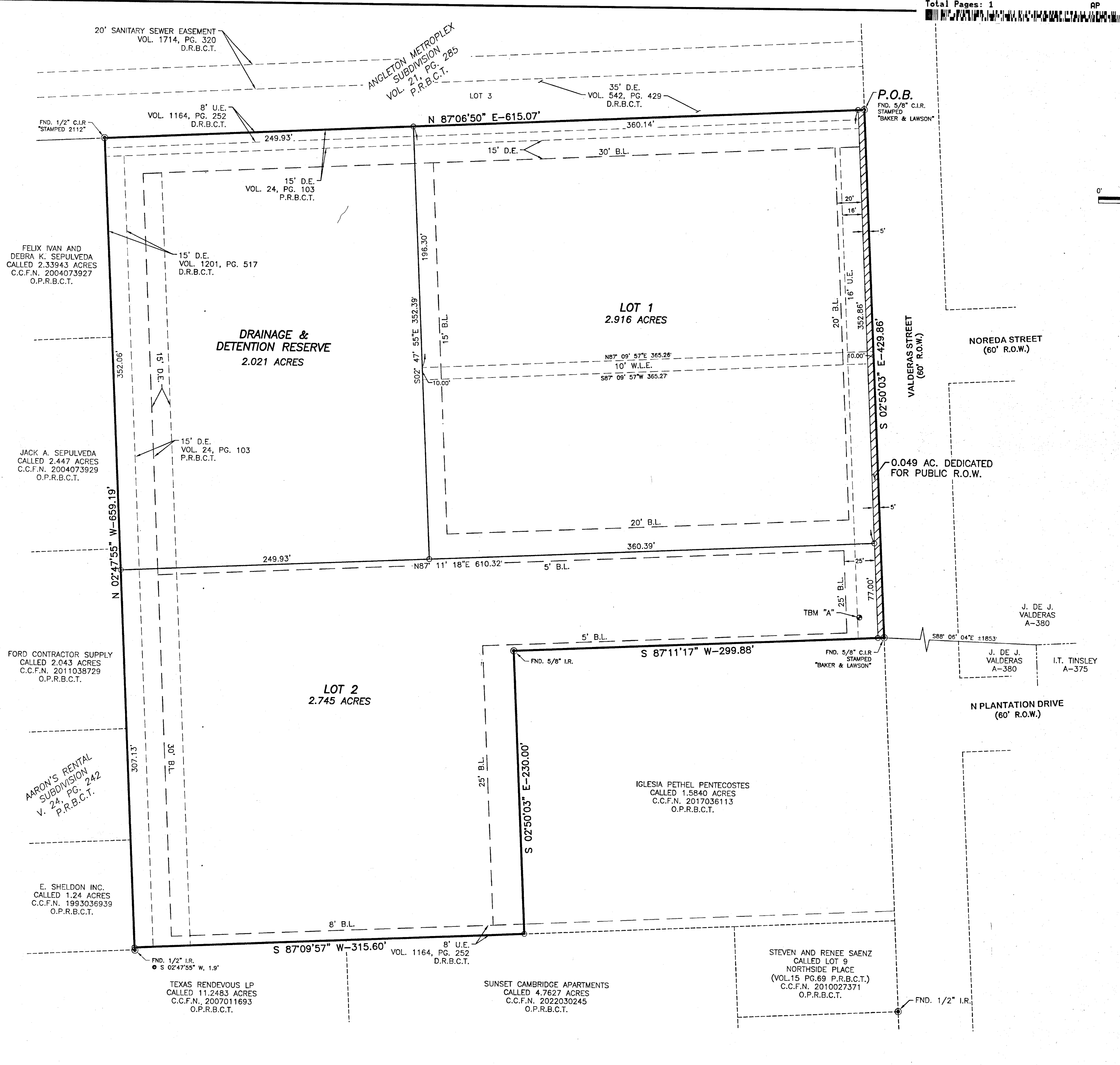
THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

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.

*David Brown*  
CHAIRMAN, BOARD OF SUPERVISORS

*Henry Brunson*  
BOARD MEMBER

*Joyce Hudson*  
Joyce Hudson  
Brazoria County - Joyce Hudson, County Clerk  
09/21/2023 09:16 AM  
Total: 125.00



**NOTES:**

- THE PURPOSE OF THIS PLAT IS TO REPLAT LOT 1 OF THE VERA SUBDIVISION AS RECORDED IN VOLUME 24, PAGE 103 OF THE BRAZORIA COUNTY PLAT RECORDS, INTO A SUBDIVISION WITH 1 BLOCK, 2 LOTS AND A DETENTION RESERVE.
- 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 UNRECORDED 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 HEREON HAS EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY; MAP NUMBER 48039C0445K, 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.
- 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 OR 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.
- NOTICE: SIDEWALKS SHALL BE REQUIRED TO BE CONSTRUCTED AS A REQUIREMENT OF PLAT APPROVAL FOR NEW DEVELOPMENTS ALONG ALL PUBLIC STREETS.
- THE DRAINAGE AND DETENTION EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN OPEN AT ALL TIMES AND WILL BE MAINTAINED IN A SAFE AND SANITARY CONDITION BY THE OWNER OF THE LOT 1. LOT 1 WILL MAINTAIN OWNERSHIP OF THE DETENTION RESERVE.
- NO DETENTION IS REQUIRED FOR LOT 2 WHICH IS UNDER RESIDENTIAL USE AND ZONED AS SF-7.2. ANY DISTRICT AND THE CITY OF ANGLETON.
- ELEVATIONS BASED ON NAVD88 REFERENCE BENCHMARK: NGS MONUMENT: TXAG REF MON 1 (PID: DR8248), PUBLISHED ELEVATION: 32.0 FEET. TEM \*A\*: SET 1/2" IRON ROD LOCATED NORTH 16' AND WEST 20' FROM THE NORTHERLY SOUTHEAST CORNER OF LOT 2, ALSO WEST 29' FROM THE BACK OF CURB, VALDERAS STREET. ELEVATION: 27.56 FEET

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.

*Darrel Heidrich* 7/12/2023 DATE  
DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5378

**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  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
B.L. = BUILDING LINE  
W.L.E. = WATER LINE EASEMENT

**SYMBOLS**

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

**OWNER:**  
PATRICK THOMAS  
(979) 799-7016  
DRPPT70@GMAIL.COM

**FINAL REPLAT  
PT ESTATES**

**A REPLAT OF VERA SUBDIVISION  
AS RECORDED IN  
VOL. 24, PG. 103  
P.R.B.C.T**

**INTO A 7.732 ACRE, 1-BLOCK, 2-LOT, 1 RESERVE**

**BEING THE SAME PROPERTY DESCRIBED  
AS LOT 1 RECORDED IN  
C.C.F.N. 2018064937  
O.P.R.B.C.T.**

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

**Baker & Lawson, Inc.**  
ENGINEERS • PLANNERS • SURVEYORS

4005 Technology Drive, Suite 1530  
Angleton, TX 77515  
OFFICE: (979) 849-6681  
TBPLS No. 10052500  
REG. NO. F-825

PROJECT: 15239  
DRAWING NO.: 15239 FINAL REPLAT  
SCALE: 1" = 50'  
DATE: 4/25/2023  
DRAWN BY: AD  
CHECK BY: DH