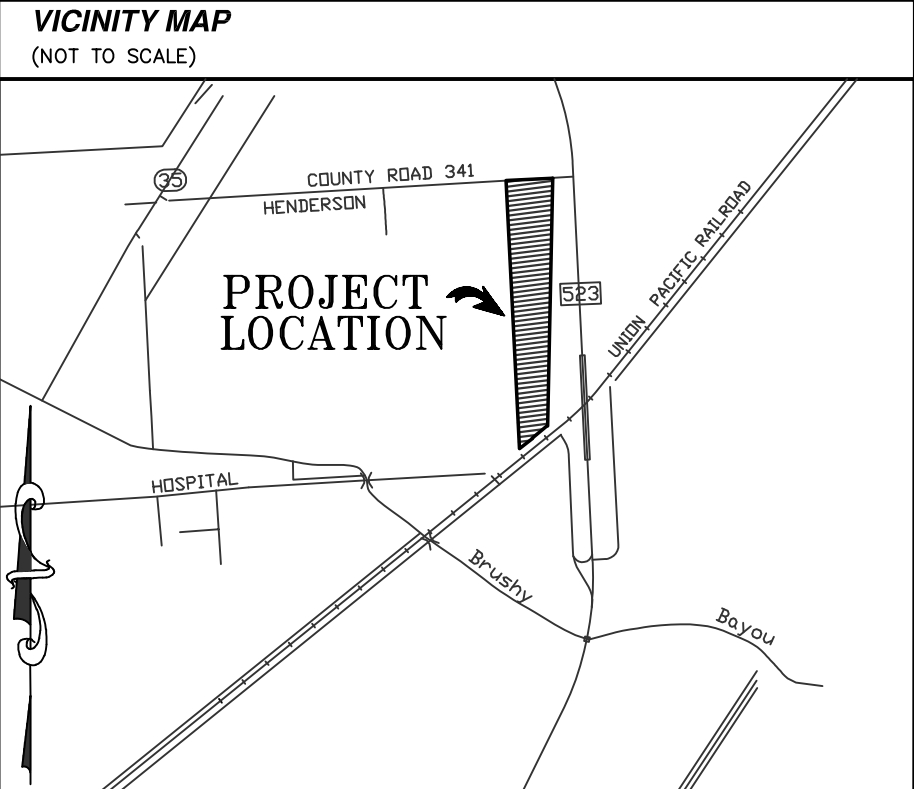
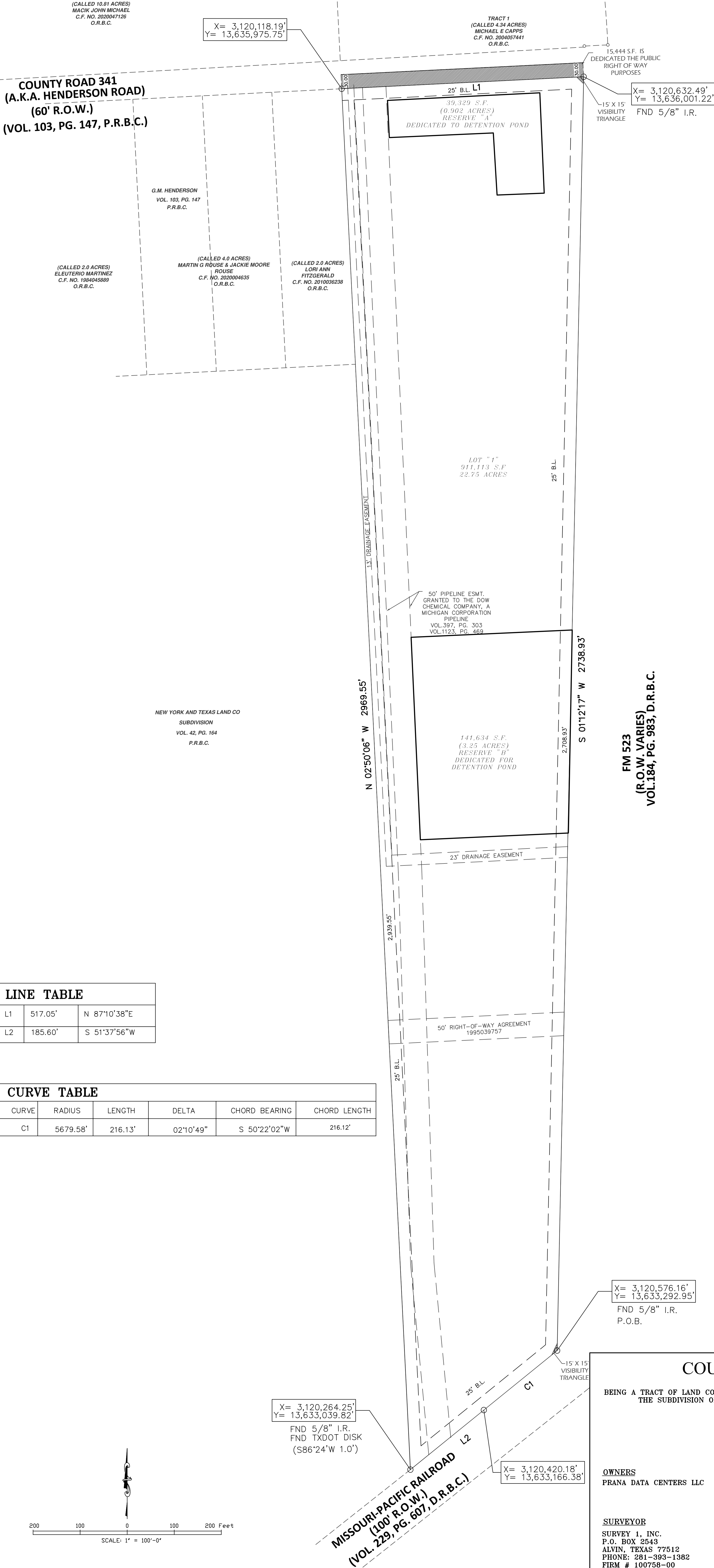




- GENERAL NOTES:**
- 1.) "B.L." INDICATES BUILDING LINE
 - 2.) "U.E." INDICATES UTILITY EASEMENT
 - 3.) "O.R.B.C." INDICATED OFFICIAL RECORDS OF BRAZORIA COUNTY
 - 4.) "D.R.B.C." INDICATES DEED RECORDS BRAZORIA COUNTY
 - 5.) "B.C.D.R." INDICATES BRAZORIA COUNTY DEED RECORDS
 - 6.) "R.O.W." INDICATES RIGHT OF WAY
 - 7.) "ESMT." INDICATES EASEMENT
 - 8.) "(XXX / XXX)" INDICATES RECORDED VOLUME / PAGE
 - 9.) "•" INDICATES IRON ROD SET
 - 10.) "o" INDICATES IRON ROD FOUND
 - 11.) "I.R." INDICATES IRON ROD

- PLAT NOTES:**
- 1) COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.999988075777
 - 2) UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 21, CODE OF ORDINANCES, CITY OF ALVIN, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - 3) ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK EASEMENTS AND ALONGSIDE REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNERS EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - 4) SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF REQUIRED.
 - 5) NO STRUCTURE, FENCE, WALL, OR SITE FILL SHALL BE PLACED WITHIN, OR BLOCK THE FLOW OF, ANY DESIGNATED DRAINAGE EASEMENT OR NATURAL CHANNEL. THE PLACEMENT OF STRUCTURAL FILL ON ANY LOT SHALL NOT REDIRECT, TRAP, OR INCREASE THE VELOCITY OF STORMWATER RUNOFF ONTO ANY ADJACENT PROPERTIES. MINIMUM FINISHED FLOOR SLAB ELEVATIONS MUST BE VERIFIED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AND CONSTRUCTED A MINIMUM OF TWELVE (12) INCHES ABOVE THE HIGHEST ADJACENT NATURAL GRADE OR ONE (1) FOOT ABOVE THE BASE FLOOD ELEVATION, WHICHEVER IS RESTRICTIVE.
 - 6) SUBJECT PROPERTY IS LOCATED IN ZONE "X" BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NO. 48039C 0435K, DATED 12-30-20 FOR BRAZORIA COUNTY, TEXAS.
 - 7) 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 WITHOLDING OF UTILITIES AND BUILDING PERMITS.
 - 8) 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.
 - 9) 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.
 - 10) 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.
 - 11) 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.

METES AND BOUNDS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF MISSOURI-PACIFIC RAILROAD (100.00 FEET WIDE) AND THE WEST RIGHT-OF-WAY LINE OF F.M. 523 (VARIABLE IN WIDTH) FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE FOLLOWING A CURVE TO THE RIGHT, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID MISSOURI-PACIFIC RAILROAD, HAVING A RADIUS OF 5679.58 FEET, AN ARC LENGTH OF 216.13 FEET, A DELTA ANGLE OF 02°10'49", A CHORD BEARING SOUTH 50°22'02" WEST, AND DISTANCE OF 216.12 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR A POINT OF TANGENCY;

THENCE SOUTH 51°37'56" WEST, A DISTANCE OF 185.60 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED (FROM WHICH A FOUND TXDOT DISC BEARS SOUTH 88°24' WEST A DISTANCE OF 1.0 FEET);

THENCE NORTH 02°50'06" WEST, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1", FOR REFERENCE, AT THE EXISTING END OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 341 (A.K.A. HENDERSON ROAD) (60.00 FEET WIDE) AND CONTINUING FOR A TOTAL DISTANCE OF 2969.55 FEET TO THE EXISTING END OF THE CENTERLINE OF COUNTY ROAD 341 FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87°10'38" EAST, A DISTANCE OF 517.05 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 523 FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°12'17" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 523, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1", FOR REFERENCE, AT A DISTANCE OF 30.07 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2738.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.2759 ACRES (1,188,137 SQUARE FEET), MORE OR LESS.

LINE TABLE			
L1	517.05'	N 87°10'38"E	
L2	185.60'	S 51°37'56"W	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5679.58'	216.13'	02°10'49"	S 50°22'02"W	216.12'

X= 3,120,576.16'
Y= 13,633,292.95'
FND 5/8" I.R.
P.O.B.

X= 3,120,264.25'
Y= 13,633,039.82'
FND 5/8" I.R.
FND TXDOT DISK
(S86°24'W 1.0')

X= 3,120,420.18'
Y= 13,633,166.38'

COUNTY RD 341 COMMERCIAL

BEING A TRACT OF LAND CONTAINING 27.27 ACRES OUT OF A 42.69 ACRE TRACT OUT OF TRACT 44 OF THE SUBDIVISION OF THE T.S. LEE SURVEY, ABSTRACT 318, BRAZORIA COUNTY, TEXAS

1 LOT, 2 RESERVE, 1 BLOCK
SEPTEMBER, 2026

OWNERS
PRANA DATA CENTERS LLC

SURVEYOR
SURVEY 1, INC.
P.O. BOX 2543
ALVIN, TEXAS 77512
PHONE: 281-393-1382
FIRM # 100758-00

UTILITY PROVIDERS
DOW CHEMICAL
COMPANY, A MICHIGAN
CORPORATION PIPELINE

RSG ENGINEERING
580 WESTLAKE PARK BLVD
SUITE 1125
HOUSTON, TEXAS 77079
PH. 713-783-7777
PROJECT # 26779.02

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, PRANA DATA CENTERS LLC, ACTING BY AND THROUGH NATHAN PERSKY, BEING OFFICERS OF PRANA DATA CENTERS LLC OWNER HEREINAFTER, REFERRED TO AS "OWNERS" OF THE 27.27 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF COUNTY RD 341 COMMERCIAL, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTIES ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'-6") FOR TEN FEET (10'-0") PERIMETER GROUND EASEMENTS, OR SEVEN FEET, SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERIMETER GROUND EASEMENTS, OR FIVE FEET, SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY ONE FEET, SIX INCHES (21'-6") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, PRANA DATA CENTERS LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY NATHAN PERSKY, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2026.

BY: _____
NATHAN PERSKY, OFFICER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN PERSKY, KNOWN TO ME TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

X: _____
NOTARY PUBLIC IN AND FOR
HARRIS COUNTY, TEXAS,
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____ 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.

SIGNATURE/PROFESSIONAL SEAL

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 FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

SIGNATURE/PROFESSIONAL SEAL

APPROVED THIS _____ DAY OF _____, 20____.

CITY MANAGER

CITY SECRETARY

STATE OF TEXAS
COUNTY OF BRAZORIA

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF 20____.

BY _____, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS

PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION, CITY OF ANGLETON, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

CITY SECRETARY

APPROVED THIS _____ DAY OF _____, 20____, 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 20____, BY _____, CITY SECRETARY, CITY OF ANGLETON, ON BEHALF OF THE CITY.

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BRAZORIA

HIS 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.

COUNTY RD 341 COMMERCIAL

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