

SUBDIVISION APPROVALS

CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOT 1, BLOCK 1 AND LOTS 1, 2 & 3, BLOCK 2, ROSEWOOD SUBDIVISION, SECTION 1, WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008. BY THE CITY PLANNING COMMISSION OF ANGLETON.

CHAIRMAN \_\_\_\_\_

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

CITY SECRETARY \_\_\_\_\_

CITY COUNCIL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF LOT 1, BLOCK 1 AND LOTS 1, 2 & 3, BLOCK 2, ROSEWOOD SUBDIVISION, SECTION 1, WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008. BY THE CITY COUNCIL OF ANGLETON.

MAYOR \_\_\_\_\_

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON, TEXAS.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

CITY SECRETARY \_\_\_\_\_

ANGLETON DRAINAGE DISTRICT

ACCEPTED, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008. 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 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 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 \_\_\_\_\_ MEMBER \_\_\_\_\_

MEMBER \_\_\_\_\_

NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON REGARDING IMPROVEMENT WITHIN THE AREA SO PLATTED, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, DRAINAGE STRUCTURES, STORM SEWERS, ALLEYS, AND WATER AND SEWER UTILITIES, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ANGLETON.

THESE RESTRICTIONS, WITH RESPECT TO IMPROVEMENTS ARE MADE TO INSURE THE INSTALLATION OF SUCH IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER AND EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION THAT NO HOUSE OR OTHER BUILDING CAN BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION UNTIL SAID IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON THE STREET AND/OR STREETS ON WHICH THE PROPERTY ADJUTS AS DESCRIBED HEREIN.

THE STATE OF TEXAS COUNTY OF BRAZORIA

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT TITLED REPLAT OF LOT 1, BLOCK 1 AND LOTS 1, 2 & 3, BLOCK 2, ROSEWOOD SUBDIVISION, SECTION 1, IN THE T. S. LEE SURVEY, ABSTRACT NO. 318, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, WAS PREPARED BY ME FROM SURVEYS MADE UNDER MY SUPERVISION IN JUNE 2006; IT IS FURTHER CERTIFIED THAT THE ABOVE FACTS ARE TRUE AND CORRECT AND THAT THE LOCATION AND CONFIGURATION OF SAID SUBDIVISION IS AS SHOWN ON THE PLAT.

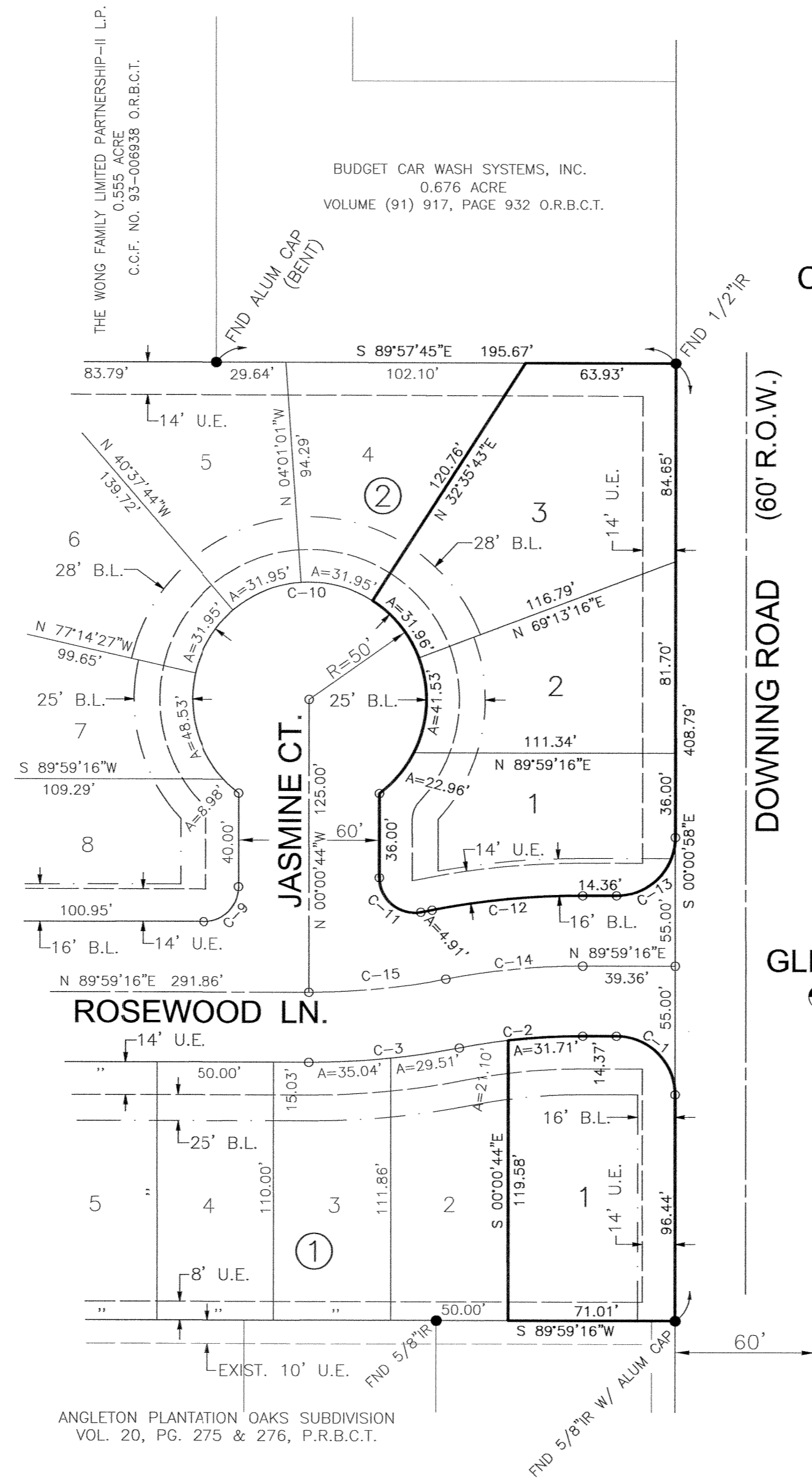
DATE: \_\_\_\_\_, 2008.

SIGNED: \_\_\_\_\_

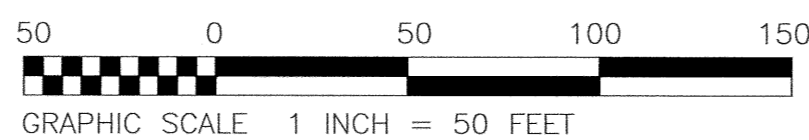
CECIL J. BOOTH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 2061

# REPLAT OF LOT 1, BLOCK 1 AND LOTS 1, 2 & 3, BLOCK 2, ROSEWOOD SUBDIVISION, SECTION 1

## IN THE T. S. LEE SURVEY, ABSTRACT NO. 318, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED UNDER COUNTY CLERK'S FILE NO. 2007034050 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.



CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CHORD BEARING
C-1	25.00	25.00	39.27	89°59'46"	35.35	N45°00'51"W
C-2	270.00	26.49	52.81	11°12'23"	52.72	S84°23'05"W
C-3	330.00	32.38	64.54	11°12'23"	64.44	N84°23'05"E
C-9	15.00	15.00	23.56	90°00'00"	21.21	N44°59'16"E
C-10	50.00	37.50	249.81	286°15'37"	60.00	S89°59'16"W
C-11	15.00	17.93	26.22	100°09'51"	23.01	S50°05'39"E
C-12	330.00	32.38	64.54	11°12'23"	64.44	S84°23'05"W
C-13	25.00	25.00	39.27	90°00'14"	35.36	N44°59'09"E
C-14	300.00	29.43	58.68	11°12'23"	58.58	S84°23'05"W
C-15	300.00	29.43	58.68	11°12'23"	58.58	N84°23'05"E



THE STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS, THAT:

I, CHRISTOPHER A. PELTIER, PRESIDENT, NORTH STAR BUILDERS, INC., OWNER OF THE PROPERTY SHOWN ON THE FOREGOING REPLAT OF LOT 1, BLOCK 1 AND LOTS 1, 2 & 3, BLOCK 2, ROSEWOOD SUBDIVISION, SECTION 1 IN THE T. S. LEE SURVEY, ABSTRACT NO. 318, BRAZORIA COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO THE STREETS, LINES, LOTS, BLOCKS, AND RESERVES SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS & EASEMENTS SHOWN HEREON FOR THEIR USE FOREVER, AND DO BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

OWNER HEREBY WAIVES ANY CLAIM FOR DAMAGES AGAINST THE CITY OF ANGLETON RESULTING FROM ESTABLISHMENT OF GRADES OF ALTERATIONS OF SURFACES OF ANY PORTION OF EXISTING STREETS/ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

CHRISTOPHER A. PELTIER

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER A. PELTIER, 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 CONSIDERATIONS THEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

NOTARY PUBLIC IN AND FOR  
BRAZORIA COUNTY, TEXAS

LIENHOLDER'S ACKNOWLEDGEMENT AND SUBORDINATE STATEMENT

I, BETTIE PERRY, VICE-PRESIDENT, COMMERCIAL STATE BANK, N.A., OWNER AND HOLDER OF A LIEN AGAINST LOT 1, BLOCK 1 DESCRIBED IN THE REPLAT OF LOT 1, BLOCK 1 AND LOTS 1, 2 & 3, BLOCK 2, ROSEWOOD SUBDIVISION, SECTION NO. 1 AS SHOWN HEREON, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_  
BETTIE PERRY  
VICE-PRESIDENT

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BETTIE PERRY, VICE-PRESIDENT, COMMERCIAL STATE BANK, N.A., 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

NOTARY PUBLIC IN AND FOR  
BRAZORIA COUNTY, TEXAS

LIENHOLDER'S ACKNOWLEDGEMENT AND SUBORDINATE STATEMENT

I, BILL WALKER, SENIOR VICE-PRESIDENT, TEXAS GULF BANK, N.A., OWNER AND HOLDER OF A LIEN AGAINST LOTS 1, 2 & 3, BLOCK 2 DESCRIBED IN THE REPLAT OF LOT 1, BLOCK 1 AND LOTS 1, 2 & 3, BLOCK 2, ROSEWOOD SUBDIVISION, SECTION NO. 1 AS SHOWN HEREON DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: \_\_\_\_\_  
BILL WALKER  
SENIOR VICE-PRESIDENT

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL WALKER, SENIOR VICE-PRESIDENT, TEXAS GULF BANK, N.A., 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

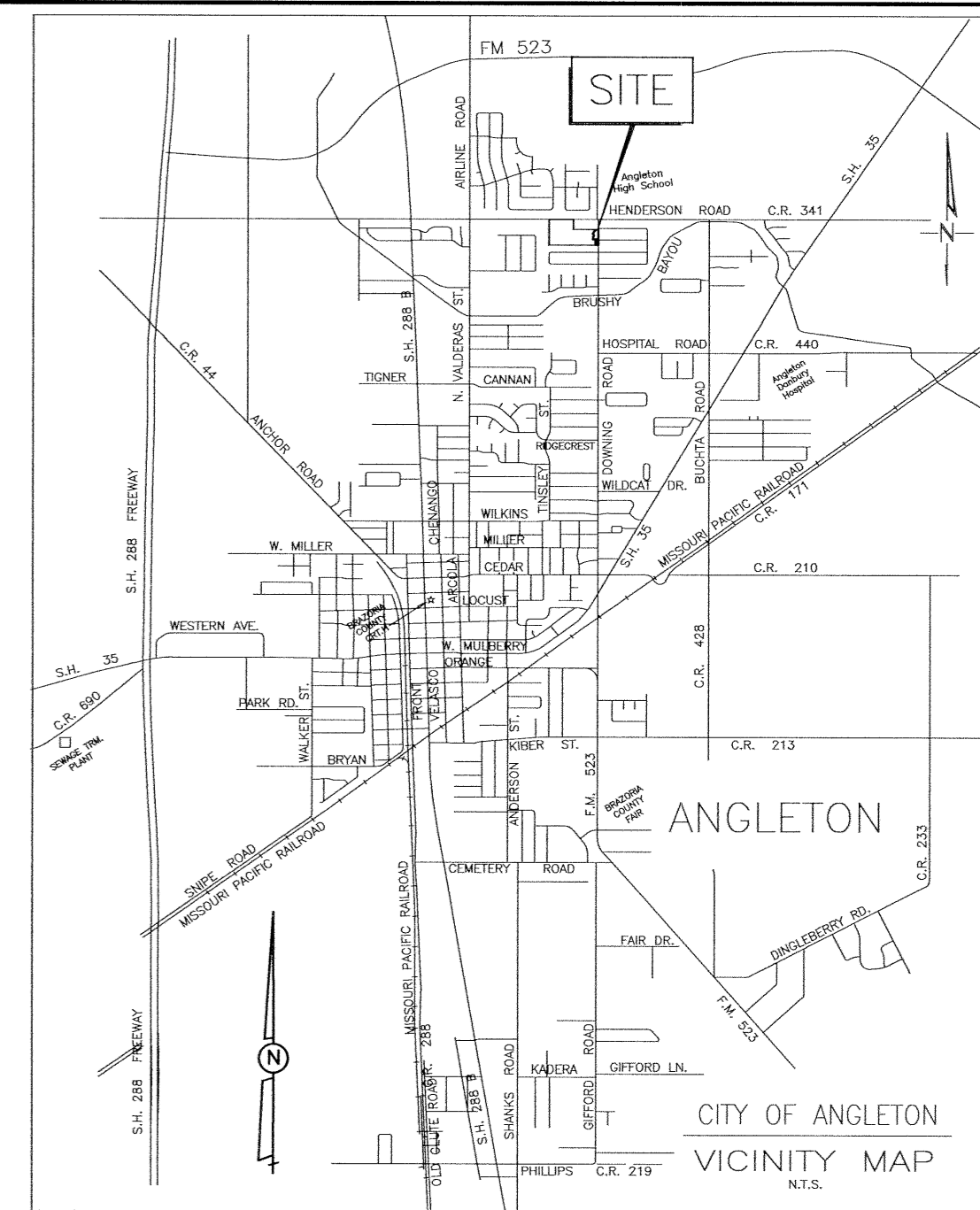
NOTARY PUBLIC IN AND FOR  
BRAZORIA COUNTY, TEXAS

LEGEND

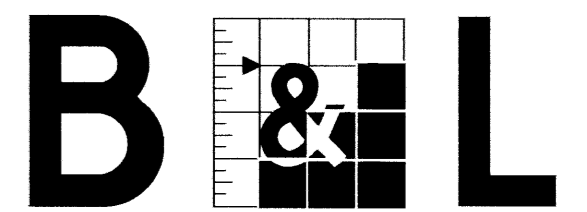
- O.R.B.C.T. = OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS OF BRAZORIA COUNTY, TEXAS
- C.C.F.NO. = COUNTY CLERK'S FILE NUMBER
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- = FOUND IMPLEMENT AS NOTED
- = SET 5/8" IRON ROD W/CAP MARKED "BAKER & LAWSON"

BENCHMARK:

CHISELED SQUARE ON NE CORNER OF CURB INLET AT SE CORNER OF GLENVIEW LANE AT DOWNING ROAD. ELEV. = 28.43' NGVD '29, 1979 ADJUSTMENT



OWNER:  
NORTH STAR BUILDERS, INC.  
P.O. BOX 288  
ANGLETON, TEXAS 77516



BAKER & LAWSON, INC.

ENGINEERS - PLANNERS - SURVEYORS

300 E. CEDAR ST. ANGLETON, TEXAS 77515

PHONE: (979)-849-6681 FAX: (979)-849-4689

DWG FILE: 9612plot\_050508.dwg

DATE: MAY 5, 2008