

CITY PLANNING COMMISSION
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF ANGLETON COMMERCIAL SUBDIVISION NO. 6 WAS APPROVED THIS ___ DAY OF _____, 2008,
BY THE CITY PLANNING COMMISSION OF ANGLETON, TEXAS.

CHAIRMAN _____ 2008.
WITNESS MY HAND THIS THE ___ DAY OF _____, 2008.

CITY SECRETARY _____

CITY COUNCIL
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING REPLAT OF ANGLETON COMMERCIAL SUBDIVISION NO. 6 WAS APPROVED THIS ___ DAY OF _____, 2008,
BY THE CITY COUNCIL OF ANGLETON, TEXAS.

MAYOR _____
Said addition shall be subject to all of the requirements of the code of ordinances of the city of Angleton, Texas.
WITNESS MY HAND THIS THE ___ DAY OF _____, 2008.

CITY SECRETARY _____

BY THE APPROVAL AND RECORDING OF THIS REPLAT OF PORTIONS OF ANGLETON COMMERCIAL SUBDIVISION NO. 6, THE PRIOR DEDICATIONS OF STREETS AND EASEMENTS, WHERE IN CONFLICT WITH THOSE SHOWN ON THIS PLAT ARE NULL AND VOID.

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 TO GUARANTEE THE ACCURACY OF THE INFORMATION SUBMITTED OR THE DECISION MAKING POWER OF THE PARTY SUBMITTING THE PLAT OR PLAN HEREIN, THEIR OR ITS PRINCIPALS OR AGENTS.

CHAIRMAN _____

MEMBER _____

MEMBER _____

0 = SET OR FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED
D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
C.C.F. NO. = COUNTY CLERK'S FILE NO.

BEARINGS ARE BASED ON THE PLAT OF ANGLETON COMMERCIAL SUBDIVISION NO. 6.

BENCHMARKS

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
BM 2: TOP OF CUT SQUARE IN CENTERLINE OF CR 340 AND 100' NORTH OF FM 523.
ELEV. = 33.72'

BM 3: TOP OF 100T CAP IN CENTERLINE OF HEADWALL APPROX. 400' WEST OF CR 340 ON SOUTH SIDE OF FM 523. ELEV. = 32.80'

NOTE:

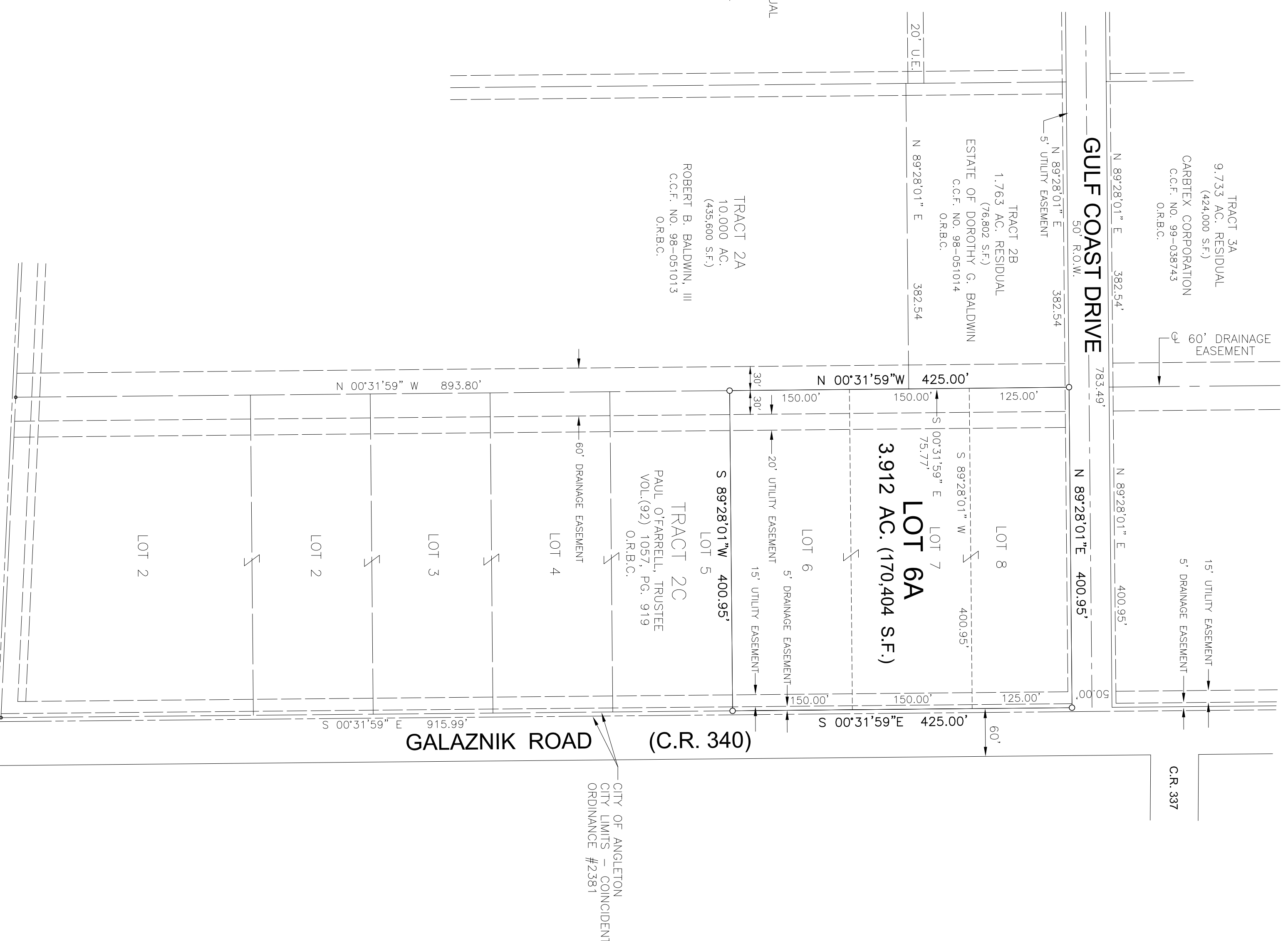
DEVELOPER WILL BE RESPONSIBLE FOR RELOCATION OF ALL PUBLIC UTILITIES ASSOCIATED WITH THE CONSTRUCTION OF GULF COAST DRIVE, AT OWNER'S EXPENSE.

TRACT 1
14.522 AC. RESIDUAL
(632,597 S.F.)
NINSON, LTD.
C.C.F. NO. 98-04414
O.R.B.C.

TRACT 2A
10,000 AC.
(435,600 S.F.)
ROBERT B. BALDWIN, III
C.C.F. NO. 98-051013
O.R.B.C.

TRACT 2B
1,763 AC. RESIDUAL
(76,802 S.F.)
ESTATE OF DOROTHY G. BALDWIN
C.C.F. NO. 98-051014
O.R.B.C.

TRACT 2C
PAUL O'FARRELL TRUSTEE
VOL.(92) O.R.B.C.



TRACT 3A
9,733 AC. RESIDUAL
(424,000 S.F.)
CARBETEX CORPORATION
C.C.F. NO. 99-028743
O.R.B.C.

60' DRAINAGE EASEMENT

15' UTILITY EASEMENT
5' DRAINAGE EASEMENT

C.R. 337

CITY OF ANGLETON
CITY LIMITS - CONSIDERED
ORDINANCE #2381

STATE OF TEXAS }
COUNTY OF BRAZORIA }

I, RAYMOND R. WILLIAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ATTACHED REPLAT OF LOTS 6, 7 AND 8 OF TRACT C, ANGLETON COMMERCIAL SUBDIVISION, NO. 6, WAS PLATED FROM A SURVEY MADE ON THE GROUND IN FEBRUARY, 2008 UNDER MY SUPERVISION; THAT ALL BOUNDARY CORNERS ARE MARKED ON THE GROUND AS SHOWN HEREON, AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY.
I FURTHER CERTIFY THAT THE ABOVE FACTS ARE CORRECT, AND THAT THE LOCATION AND CONFIGURATION OF SAID SUBDIVISION ARE AS SHOWN HEREON.

RAYMOND R. WILLIAMS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 1898



THE STATE OF TEXAS }
COUNTY OF BRAZORIA }

KNOW ALL MEN BY THESE PRESENTS, THAT:
WE, LEADROCK PROPERTIES, LLC, ACTING THROUGH C. GARRISON CORDELL, MEMBER, IS THE OWNER OF LOTS 6, 7 AND 8, OF TRACT 2C, AS SHOWN ON THE REPLAT OF ANGLETON COMMERCIAL SUBDIVISION NO. 6 FILED FOR RECORD IN VOLUME 20, PAGE 253 AND VOLUME 23, PAGE 289 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO THE STREETS AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC, ALLEYS, RIGHTS AND EASEMENTS SHOWN HEREON FOR THEIR USE FOR EVER, AND DO BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

WITNESS MY HAND THIS THE ___ DAY OF _____, 2008.

C. GARRISON CORDELL, MEMBER

THE STATE OF TEXAS }
COUNTY OF BRAZORIA }

KNOW ALL MEN BY THESE PRESENTS, THAT:

BEFORE ME, THE UNDERIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C. GARRISON CORDELL, 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 THE STATE OF TEXAS _____

REPLAT LOTS 6, 7 & 8 OF TRACT 2C ANGLETON COMMERCIAL SUBDIVISION NO.6

J. de J. VALDERAS SURVEY, ABSTRACT 380

CITY OF ANGLETON
BRAZORIA COUNTY, TEXAS

OWNER:

LEADROCK PROPERTIES, LLC
5702 TANGLE CIRCLE LANE
HOUSTON, TEXAS 77067

PREPARED BY:

Baker & Lawson, Inc.
ENGINEERS - PLANNERS - SURVEYORS
300 E. CEDAR ST. ANGLETON, TEXAS 77515
(979) 846-9881 (713) 223-7451

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