

SANCHEZ & VARDEMAN SUBDIVISION

A REPLAT OF A PORTION OF TRACT "I" OF THE FRONTIER ESTATES SUBDIVISION
IN THE JOHN W. CLOUD SURVEY, ABSTRACT NO. 169, BRAZORIA COUNTY, TEXAS
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20, PAGE 103
OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

SUBDIVISION APPROVALS

CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SANCHEZ & VARDEMAN SUBDIVISION

WAS APPROVED THIS _____ DAY OF _____, 2009.
BY THE CITY PLANNING COMMISSION OF ANGLETON, TEXAS.

CHAIRMAN

WITNESS MY HAND THIS _____ DAY OF _____, 2009.

CITY SECRETARY

CITY COUNCIL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SANCHEZ & VARDEMAN SUBDIVISION

WAS APPROVED THIS _____ DAY OF _____, 2009.
BY THE CITY COUNCIL OF ANGLETON, TEXAS.

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 _____, 2009.

CITY SECRETARY

ANGLETON DRAINAGE DISTRICT

ACCEPTED, THIS THE _____ DAY OF _____, 2009.
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 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.

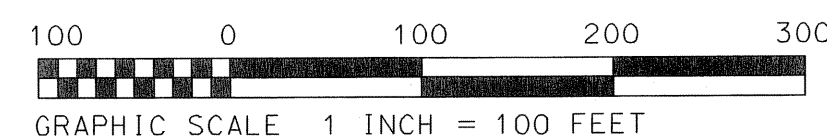
CHAIRMAN _____ MEMBER _____

MEMBER _____

LEGEND

- C.C.F. NO. = COUNTY CLERK'S FILE NO.
- D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
- O.R.B.C. = OFFICIAL RECORDS OF BRAZORIA COUNTY
- P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
- B.L. = BUILDING LINE
- PRM ⊙ = PERMANENT REFERENCE MONUMENT (5/8" IRON ROD WITH ALUMINUM CAP SET IN CONCRETE, STAMPED "PRM" AND "2513")
- = FOUND CONCRETE R.O.W. MONUMENT
- = SET 5/8" IRON ROD W/ PLASTIC CAP MARKED "BAKER & LAWSON"
- = FND 5/8" IRON ROD W/ PLASTIC CAP MARKED "BAKER & LAWSON"

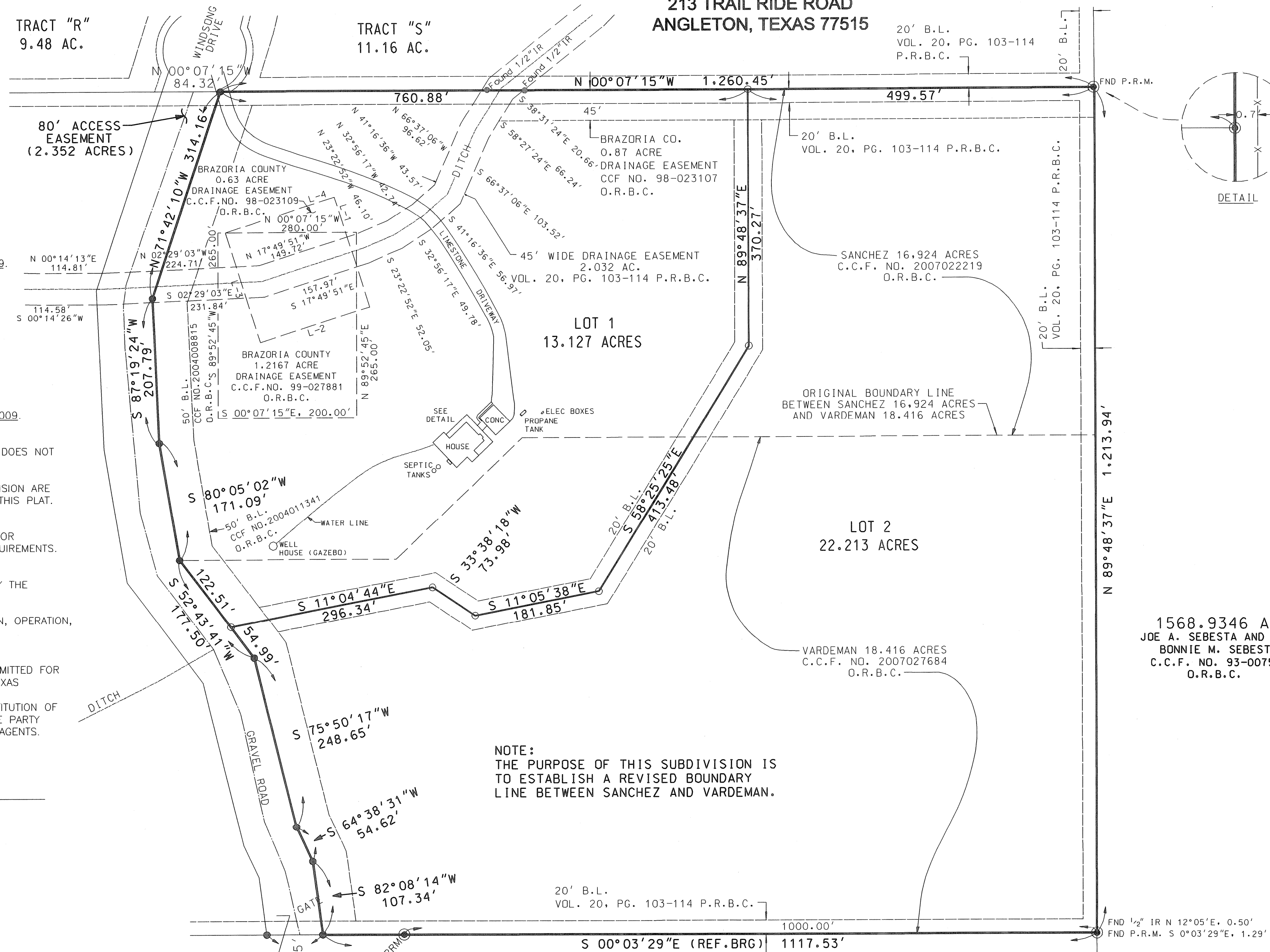
LINE	BEARING	DISTANCE
L-1	N 72°10'09" E	165.66'
L-2	S 17°49'41" E	165.66'
L-3	S 72°10'09" W	165.66'
L-4	N 17°49'41" W	165.66'



RESIDUE OF 657.17 ACRES
C.F. BROWN, JR., TR.
CCF NO. 94-038644
O.R.B.C.

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689

OWNERS:
MANUEL J. SANCHEZ, III & TAMARA J. SANCHEZ
227 WINDSONG DRIVE
ANGLETON, TEXAS 77515
AND
MARK T. VARDEMAN & BRENDA K. VARDEMAN
213 TRAIL RIDE ROAD
ANGLETON, TEXAS 77515

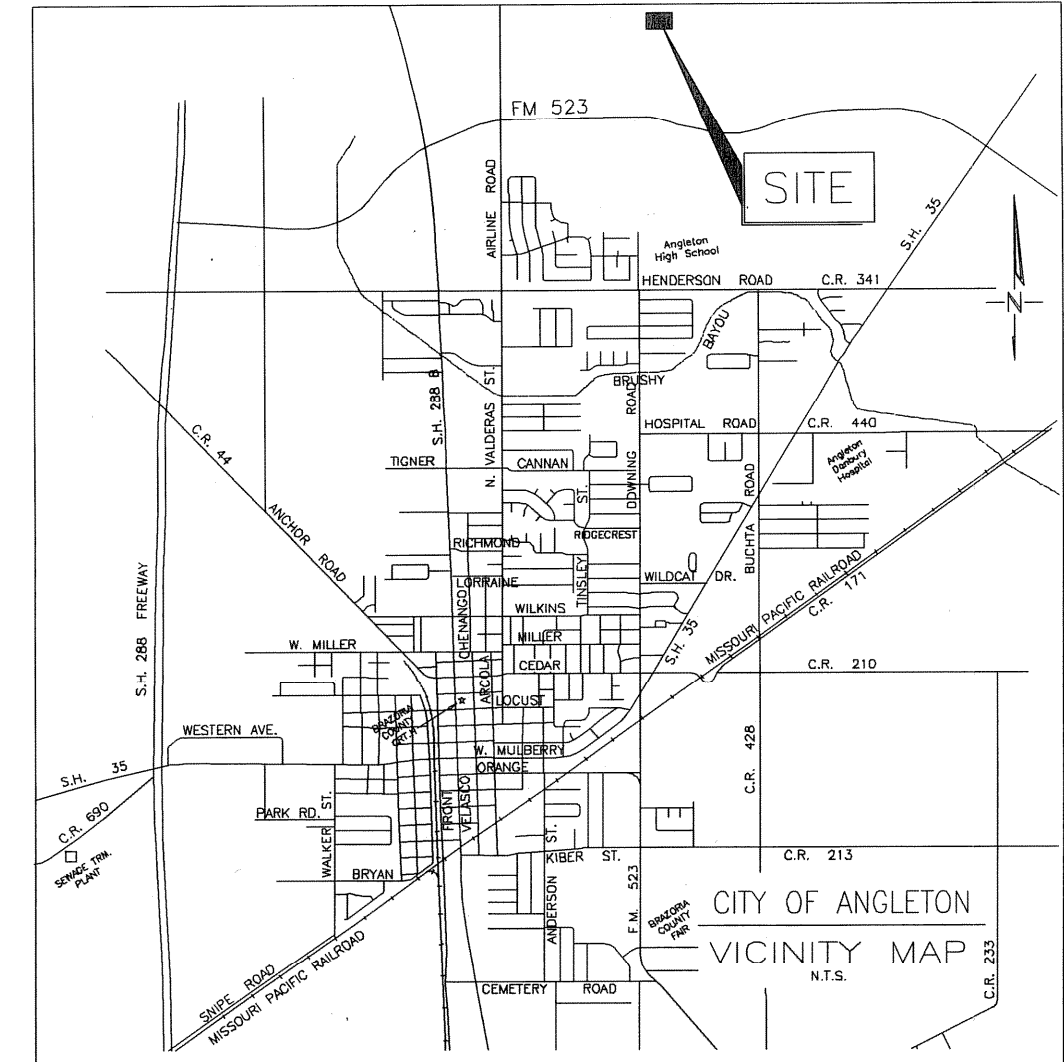


THE STATE OF TEXAS
COUNTY OF BRAZORIA

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT TITLED SANCHEZ & VARDEMAN SUBDIVISION IN THE JOHN W. CLOUD SURVEY, ABSTRACT NO. 169, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, WAS PREPARED BY ME FROM SURVEYS MADE UNDER MY SUPERVISION IN NOVEMBER 2008; 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: _____, 2009.

SIGNED: PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED
CECIL J. BOOTH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2061



THE STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS, THAT:

WE, MANUEL J. SANCHEZ, III, TAMARA J. SANCHEZ, MARK T. VARDEMAN, AND BRENDA K. VARDEMAN, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING SANCHEZ & VARDEMAN SUBDIVISION, IN THE JOHN W. CLOUD SURVEY, ABSTRACT NO. 169, BRAZORIA COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO THE LOTS, LINES, AND EASEMENTS HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL 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.

WITNESS OUR HAND THIS THE _____ DAY OF _____, 2009.

MANUEL J. SANCHEZ, III _____ TAMARA J. SANCHEZ _____

MARK T. VARDEMAN _____ BRENDA K. VARDEMAN _____

THE STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL J. SANCHEZ, III, 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 PURPOSE AND CONSIDERATIONS THEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2009.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TAMARA J. SANCHEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2009.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK T. VARDEMAN, 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 PURPOSE AND CONSIDERATIONS THEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2009.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRENDA K. VARDEMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 2009.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS