

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

AARON WARD, AUTHORIZED AGENT OF CENSEO HOMES, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT OF GIFFORD MEADOWS SUBDIVISION, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS SHOWN HEREON AND SO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND RIGHT-OF-WAYS FOR THEIR USE, FOREVER AND LEGITIMATE SAID SUBDIVISION AS THE PLAT OF 15 LOTS BEING A SUBDIVISION OF 21.95 ACRES IN THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

BY: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AARON WARD, AUTHORIZED AGENT, 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 CHAIRMAN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

CITY COUNCIL OF ANGLETON

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GIFFORD MEADOWS SUBDIVISION ADDED TO THE CITY OF ANGLETON WAS APPROVED THIS THE _____ DAY OF _____ 20____ BY THE CITY COUNCIL OF THE CITY OF ANGLETON, TEXAS.

MAYOR _____

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE CODES OR ORDINANCES OF THE CITY OF ANGLETON, TEXAS. WITNESS MY HAND THIS THE _____ DAY OF _____ 20____.

CITY SECRETARY _____

ANGLETON PLANNING AND ZONING COMMISSION

I CERTIFY THAT THE ABOVE AND FOREGOING GIFFORD MEADOWS SUBDIVISION, WAS APPROVED THIS THE _____ DAY OF _____ 20____ BY THE ANGLETON PLANNING AND ZONING COMMISSION OF ANGLETON, TEXAS.

CHAIRMAN _____

WITNESS MY HAND THIS THE _____ DAY OF _____ 20____.

CITY SECRETARY _____

ANGLETON DRAINAGE DISTRICT

ACCEPTED THIS THE _____ DAY OF _____ 20____ 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 PLAT 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.

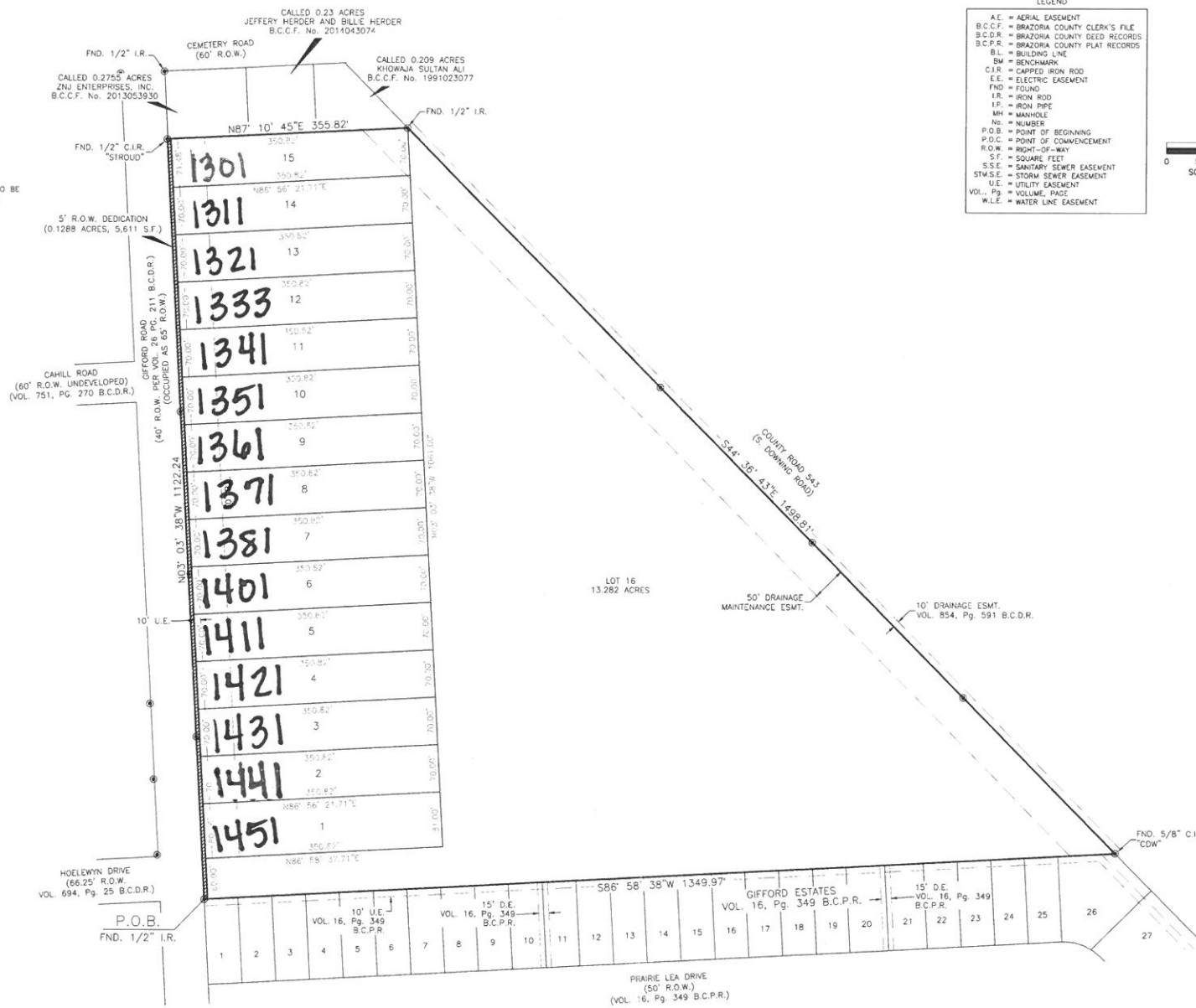
4. THAT THE DISTRICT ASSUMES ANY RESPONSIBILITY FOR CONSTRUCTION, OPERATION OR MAINTENANCE OF SUBDIVISION DRAINAGE FACILITIES. THE DISTRICT'S REVIEW IS BASED SOLELY ON THE DOCUMENTATION SUBMITTED FOR REVIEW, AND ON THE RELIANCE ON THE REPORT SUBMITTED BY THE TEXAS REGISTERED PROFESSIONAL ENGINEER.

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.

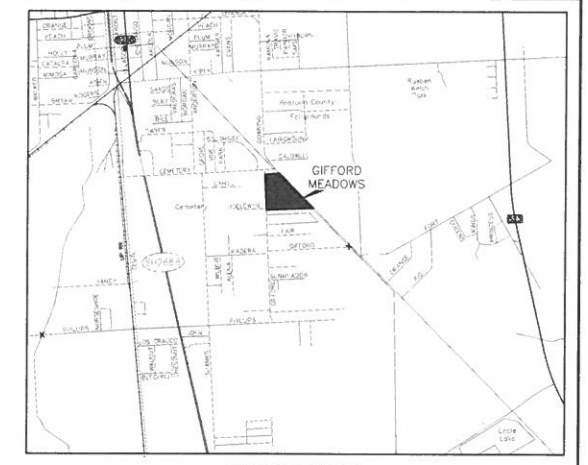
CHAIRMAN, BOARD OF SUPERVISORS _____

BOARD MEMBER _____

BOARD MEMBER _____



- LEGEND
A.E. = AERIAL EASEMENT
B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
B.L. = BUILDING LINE
B.M. = BENCHMARK
C.I.R. = CAPPED IRON ROD
E.E. = ELECTRIC EASEMENT
FND = FOUND
I.R. = IRON ROD
I.P. = IRON PIPE
M.H. = MANHOLE
No. = NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R.O.W. = RIGHT-OF-WAY
S.F. = SQUARE FEET
S.S.E. = SANITARY SEWER EASEMENT
S.W.S.E. = STORM SEWER EASEMENT
U.E. = UTILITY EASEMENT
Vol., Pg. = VOLUME, PAGE
W.L.E. = WATER LINE EASEMENT



VICINITY MAP
SCALE 1"=2500'

FIELD NOTES FOR 21.95 ACRE
Being a tract of land containing 21.95 acre (956,315 square feet), located Edwin Waller Survey, Abstract Number (No.) 134, in Brazoria County, Texas; Said 21.95 acre being all Lots 1, 2, 3, and 4 of Block 1 of Gifford Place, a subdivision plat recorded as Plat No. 2017057027 of the Brazoria County Plat Records (B.C.P.R.). Said 21.95 acre 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 1/2-inch iron rod found on the east right-of-way (R.O.W.) line of Gifford Road (forty-feet wide per Volume (Vol.) 26, Page (Pg.) 211 of the Brazoria County Deed Records (B.C.D.R.), occupied as sixty-feet wide), at the northeast corner of Lot 1, Block 1 of Gifford Estates, a subdivision plat recorded in Vol. 16, Pg. 349-350 of the B.C.P.R., at the southwest corner of said Lot 4 and the nearest described tract;
THENCE, with the east right-of-way line of said Gifford Road and the west line of said Gifford Place, North 03 degrees 03 minutes 38 seconds West, a distance of 1,122.24 feet to a 1/2-inch iron rod with cap stamped "Stroud" found at the southwest corner of a called 0.2755 acre tract recorded in the name of ZNI Enterprises, Inc. under Brazoria County Clerk's File (B.C.C.F.) No. 2013053930, for the northwest corner of said Lot 1 of Gifford Place and the herein described tract;
THENCE, with the south lines of said 0.2755 acre tract, a called 0.23 acre tract recorded in the name of Jeffrey Herder and Billie Herder under B.C.C.F. No. 2014043074, and a called 0.209 acre tract recorded in the name of Khawaja Sultan Ali under B.C.C.F. No. 1991023077, with the north line of said Lot 1 of Gifford Place, North 87 degrees 10 minutes 45 seconds East, a distance of 355.82 feet to a 1/2-inch iron rod found on the southwest line of a called ten-foot drainage easement recorded in Vol. 854, Pg. 591 of the B.C.D.R., at the southeast corner of said 0.209 acre tract, for the northeast corner of said Lot 1 of Gifford Place and the herein described tract;
THENCE, with the southwest line of said drainage easement and the northeast line of said Gifford Place, South 44 degrees 36 minutes 43 seconds East, a distance of 1,498.81 feet to a 5/8-inch iron rod with cap stamped "CDW" for the northeast corner of Lot 26, Block 1 of said Gifford Estates, for the southeast corner of said Lot 4 of Gifford Place and the herein described tract;
THENCE, with the north line of said Gifford Estates and the south line of said Gifford Place, South 86 degrees 58 minutes 38 seconds West, a distance of 1,349.97 feet to the POINT OF BEGINNING and containing 21.95 acres of land.

- SURVEYOR'S NOTES:
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE CO., INC. (ATLTI), EFFECTIVE DATE OF JULY 6, 2018, ISSUED DATE OF JULY 12, 2018, WITH REGARD TO ANY RECORDED 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.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. ALL OF THE PROPERTY SURVEYED LIES FULLY WITHIN THE CITY LIMITS OF THE CITY OF ANGLETON.
4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
5. THERE CAN BE NO STRUCTURES OR FENCING WITHIN THE 50' DRAINAGE EASEMENT.
6. INTERNAL ACCESS MUST BE DESIGNED WITH A "T" DRIVEWAY TO ALLOW VEHICLES TO TURN AROUND AND HEAD OUT ONTO GIFFORD ROAD.
7. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48038C0445H, ISSUED DATE OF JUNE 5, 1988, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
8. BENCHMARK:
NES MONUMENT R1182 (PID AW1173)
A BRASS DISK STAMPED R1182, ON THE NORTH LINE OF CR 171, ON THE CURB OF A BRIDGE, APPROXIMATELY 275' SOUTHWEST OF INTERSECTION WITH CR 428.
ELEVATION = 26.31 FEET NGVD29
9. SITE BENCHMARK:
TBM "A":
A 600 NAIL SET IN A POWERPOLE IN THE NORTHWEST CORNER OF THE INTERSECTION OF GIFFORD ROAD AND HOELLEWYN DR.
ELEVATION = 22.10 FEET NGVD29
TBM "B":
A "BOX" CUT IN CONCRETE HEADWALL IN THE SOUTHWEST CORNER OF THE INTERSECTION OF CEMETARY ROAD AND S. DOWNING STREET.
ELEVATION = 23.19 FEET NGVD29

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL DOCUMENT.
FOR REVIEW: 04/20/2018
SIGNED: DEVIN R. ROYAL DATE: 11/19/18
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

OWNER: CENSEO HOMES, 1800 AUGUSTA DR, STE. 340, HOUSTON TX 77057
BAKER & LAWSON, INC. ENGINEERS-PLANNERS-SURVEYORS
300 EAST CEDAR ST. ANGLETON, TEXAS 77515
OFFICE: (979) 849-6681
TBPLS No. 10052500

Table with columns: SCALE, REVISION DATE, REVISION DESCRIPTION, DRAWN BY, DATE, ADDRESS COA COMMENTS, CHECKED BY, PROJECT NO., DRAWING NO.

PRELIMINARY/FINAL REPLAT
GIFFORD MEADOWS
21.95 ACRES
16 LOT, 1 BLOCK SUBDIVISION
BEING ALL OF GIFFORD PLACE, PLAT No. 2017057027 B.C.P.R. LOCATED IN THE EDWIN WALLER SURVEY, ABSTRACT No. 134 IN BRAZORIA COUNTY, TEXAS