



1. ALL BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET.

2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 4854580445H, WITH EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN. ACCORDING TO PRELIMINARY FEDERAL ÉMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, MAP NUMBER 4854580445K, THE PROPERTY SURVEYED LIES FULLY WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

3. REFERENCE BENCHMARK: NGS BRASS DISK LOCATED ON AT THE COUNTY ROAD 171 BRIDGE LOCATED BETWEEN COUNTY ROAD 220 AND COUNTY ROAD 428 ON THE WEST RIGHT-OF-WAY LINE, HAVING A DATUM OF NGVD-29, U.S. SURVEY FEET, ELEVATION = 26.3'

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. NOTICE: 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 WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

6. NOTICE: 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

DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

7. NOTICE: 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

8. NOTICE: 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

9. NOTICE: 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.

10. BEING ALL OF LOTS 1, 2 AND 3, BLOCK 1, G & T SUBDIVISION, A SUBDIVISION IN THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN PLAT No. 2018012169, OF THE OFFICIAL PLAT RECORDS OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS. I, TAMMIE BEARD, HEREBY CERTIFY THAT DEED RESTRICTIONS DO NOT EXIST UPON THE PROPERTY INCLUDED WITHIN THIS REPLAT THAT LIMIT SAID PROPERTY TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER

KNOW ALL MEN BY THESE PRESENTS: That I, DOUGLAS B. ROESLER, 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

PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 56739



STATE OF TEXAS COUNTY OF BRAZORIA

KNOWN ALL MEN BY THESE PRESENTS:

That I, Devin R. Royal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed under my personal supervision.

3-2-2020 DEVIN R. ROYAL 🗸 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6667



MINOR SUBDIVISION REPLAT

REPLAT OF G & T SUBDIVISION A 6.00 ACRE, 3-LOT SUBDIVISION

A PORTION OF **G & T SUBDIVISION DESCRIBED** IN PLAT No. 2018012169, B.C.P.R.

SITUATED IN THE I.T. TINSLEY SURVEY, A-375, **BRAZORIA COUNTY, TEXAS**

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Brazoria County - Joyce Hudman, County Clerk
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CHECKED BY: DR 1/17/2020 DRAWING NO .: 13312 1 OF 1

DANBURY, TX 77534