

**NOTES**

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A CITY PLANNING LETTER ISSUED BY CHARTER TITLE COMPANY, DATED OCTOBER 26, 2021.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C 0305K, DATED DEC. 30, 2020, THIS PROPERTY IS LOCATED IN UNSHADED ZONE X AREAS OF MINIMAL FLOOD HAZARD.

ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH CENTRAL ZONE.

ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.

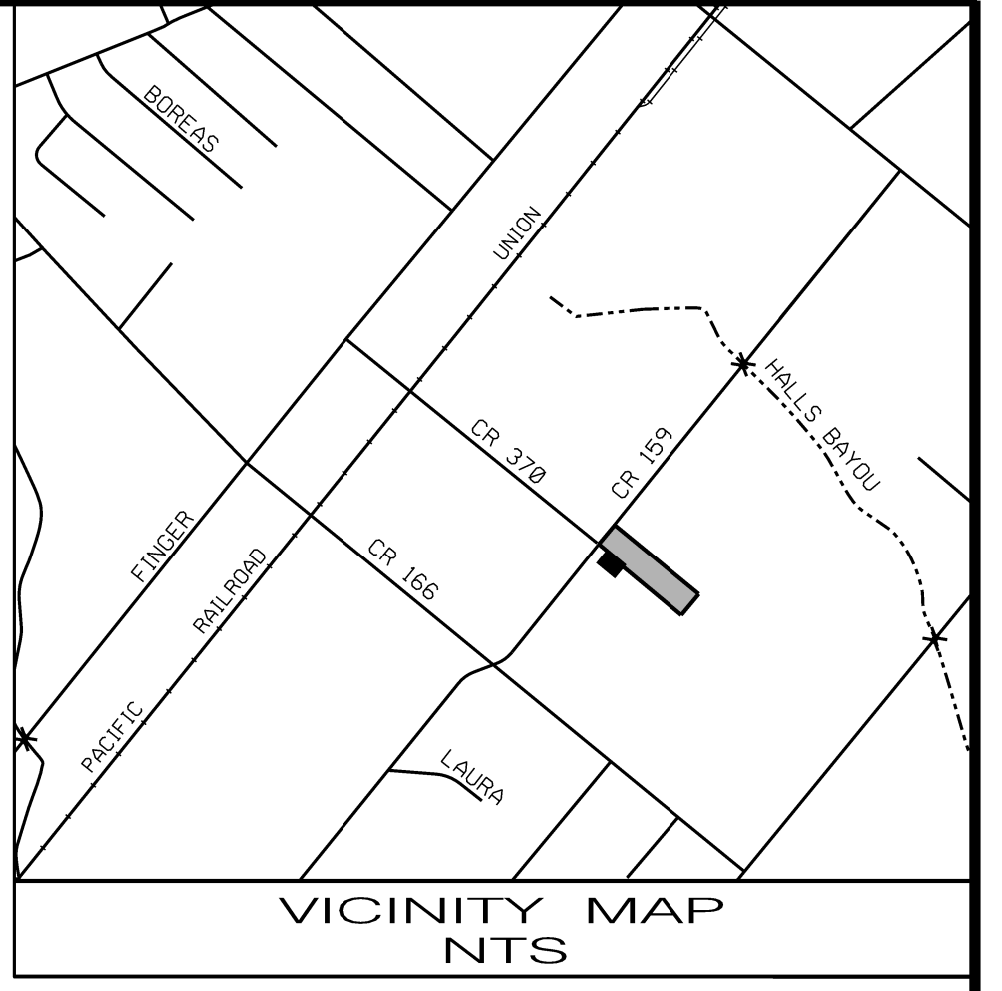
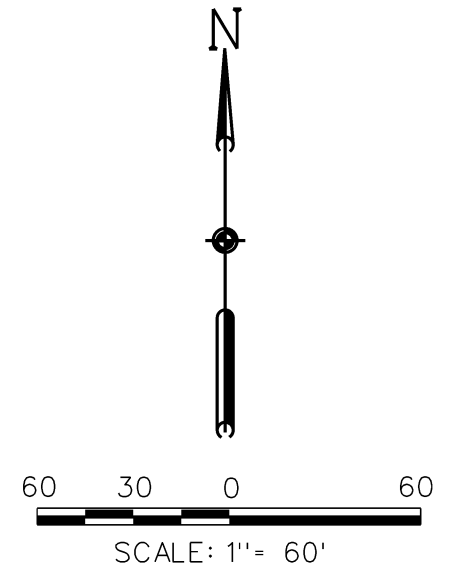
BENCHMARK: ALVIN GPS 302; ELEV.+42.31 NAVD 88.

TBM: BOX CUT ON SIDEWALK SOUTH OF ADQUE; ELEV.+43.07

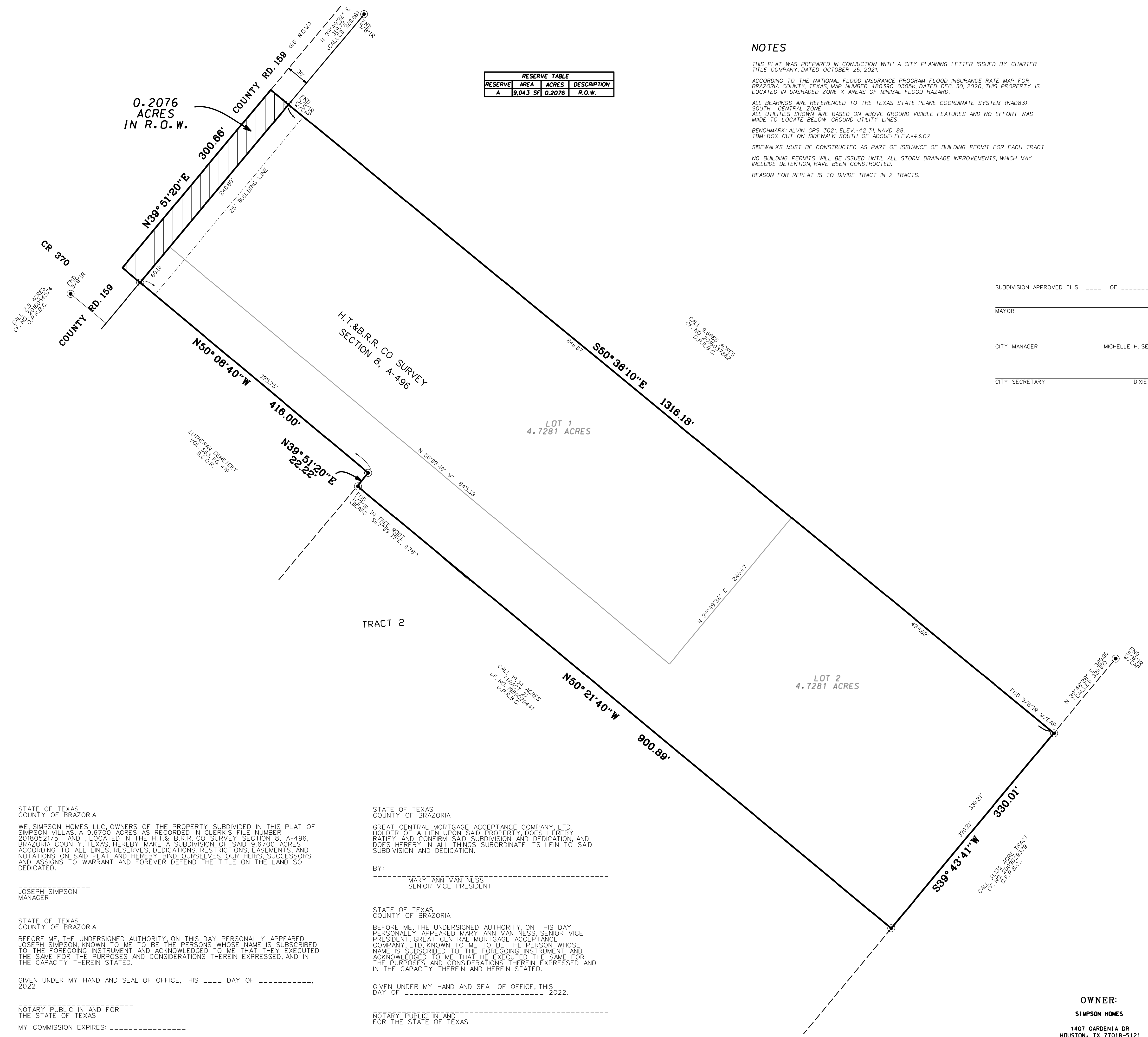
SIDEWALKS MUST BE CONSTRUCTED AS PART OF ISSUANCE OF BUILDING PERMIT FOR EACH TRACT.

NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.

REASON FOR REPLAT IS TO DIVIDE TRACT IN 2 TRACTS.



RESERVE TABLE			
RESERVE	AREA	ACRES	DESCRIPTION
A	9,043 SF	0.2076	R.O.W.



SUBDIVISION APPROVED THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_

MAYOR \_\_\_\_\_ PAUL HORN

CITY MANAGER \_\_\_\_\_ MICHELLE H. SEGOVIA, P.E., CFM

CITY SECRETARY \_\_\_\_\_ DIXIE ROBERTS TRMC

**METES AND BOUNDS**

Being 9.6700 acre tract of land located in the Charles O'Donnell, A-496; said 9.6700 acre tract being all of a call 9.6685 acre tract of land (Tract 3) conveyed to Shawn R. Wieting in Clerk's File Number 1989029441 of the Official Records of Brazoria County (O.R.B.C.), Texas; said 9.6700 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, South Central Zone, NAD 83):

1. Thence, with the common line of said call 9.6685-acre tract and said 31.132-acre tract, South 39 degrees 43 minutes 41 seconds West, a distance of 330.01 feet to a 5/8-inch iron rod set for the south corner of said Tract 3 and the east corner of a call 19.34-acre tract of land (Tract 2) recorded in Clerk's File Number 1989029441 of the O.R.B.C.;
2. Thence, with the common line of said 9.6685-acre tract and said 19.34-acre tract, North 50 degrees 21 minutes 40 seconds West, a distance of 900.89 feet to a southwesterly corner of said 9.6685-acre tract and a northerly corner of said 19.34-acre tract, same being on the southeasterly line of a Cemetery tract recorded in Volume 363, Page 419 of the Brazoria County Deed Records from which a found 1/2-inch iron rod in tree root bears S67°09'35\"/>

I, LUTHER DALY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON OR OTHER SUITABLE PERMANENT METAL PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS INCH (5/8\") AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

LUTHER DALY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6150  
832-876-0984



**FINAL PLAT OF  
SIMPSON VILLAS  
A SUBDIVISION OF 9.670 ACRES  
(421,225 SF)**

LOCATED IN THE  
H.T.&B.R.R. CO SURVEY  
SECTION 8, A-496  
AS RECORDED IN  
C.F. NO. 2018052175 OF  
OFFICIAL RECORDS OF  
BRAZORIA COUNTY

REASON FOR PLAT IS TO  
DIVIDED INTO 2 TRACTS  
2 LOT, 1 BLOCK, 1 RESERVE  
MARCH 9, 2022

**OWNER:**  
SIMPSON HOMES  
1407 GARDENIA DR  
HOUSTON, TX 77018-5121

**SURVEYOR:**  
LUTHER DALY  
1689 COUNTY ROAD 99  
ALVIN, TEXAS 77511  
PHONE: 832-876-0984

STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, SIMPSON HOMES LLC, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF SIMPSON VILLAS, A 9.6700 ACRES AS RECORDED IN CLERK'S FILE NUMBER 2018052175 AND LOCATED IN THE H.T.&B.R.R. CO SURVEY SECTION 8, A-496, BRAZORIA COUNTY, TEXAS, HEREBY MAKE A SUBDIVISION OF SAID 9.6700 ACRES ACCORDING TO ALL LINES, RESERVES, DEDICATIONS, RESTRICTIONS, EASEMENTS, AND NOTATIONS ON SAID PLAT, AND HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

JOSEPH SIMPSON  
MANAGER

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH SIMPSON, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZORIA

GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD., HOLDER OF A LIEN UPON SAID PROPERTY, DOES HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION, AND DOES HEREBY IN ALL THINGS SUBORDINATE ITS LIEN TO SAID SUBDIVISION AND DEDICATION.

BY: \_\_\_\_\_  
MARY ANN VAN NESS  
SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY ANN VAN NESS, SENIOR VICE PRESIDENT, GREAT CENTRAL MORTGAGE ACCEPTANCE COMPANY, LTD., 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS