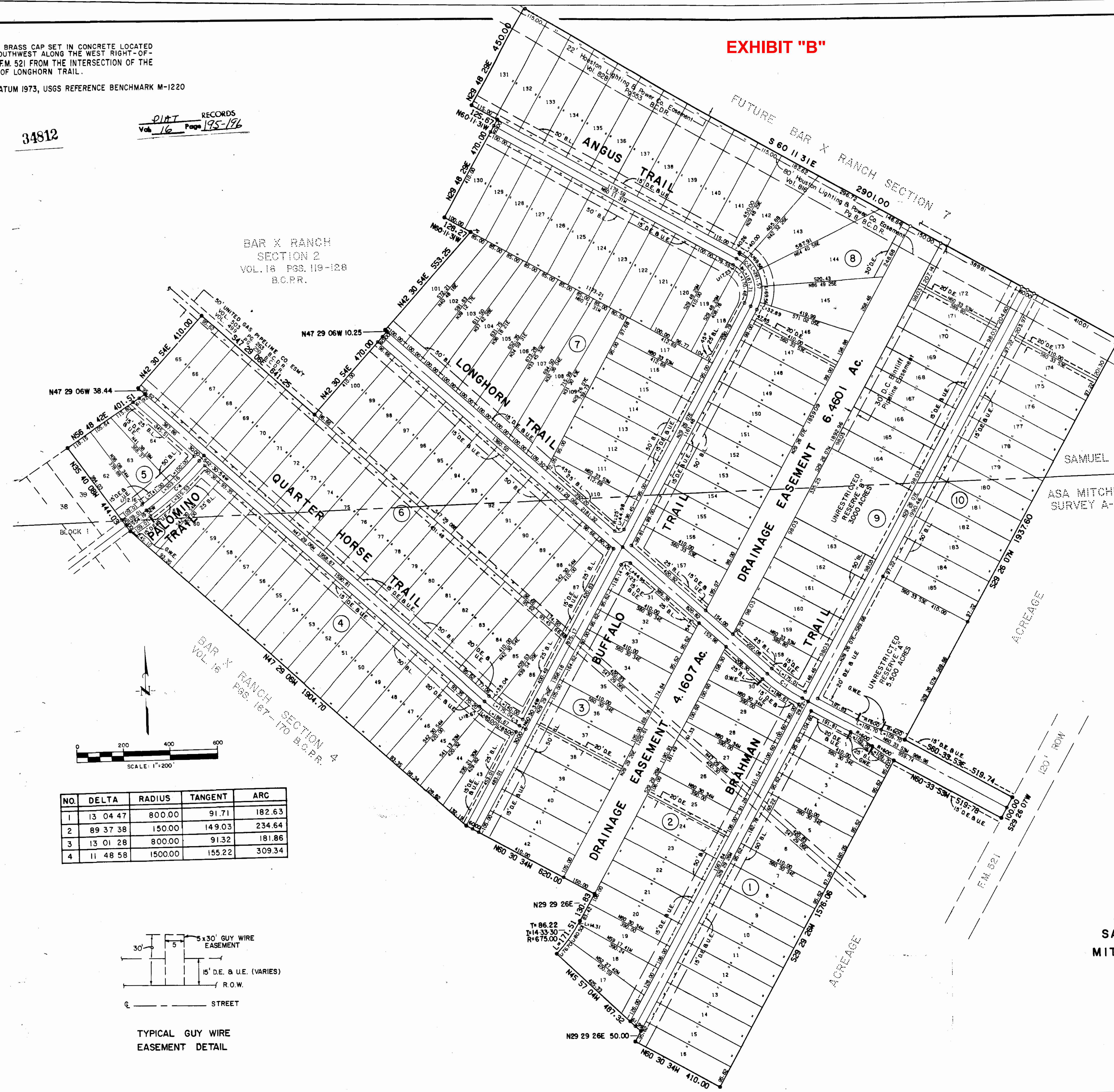
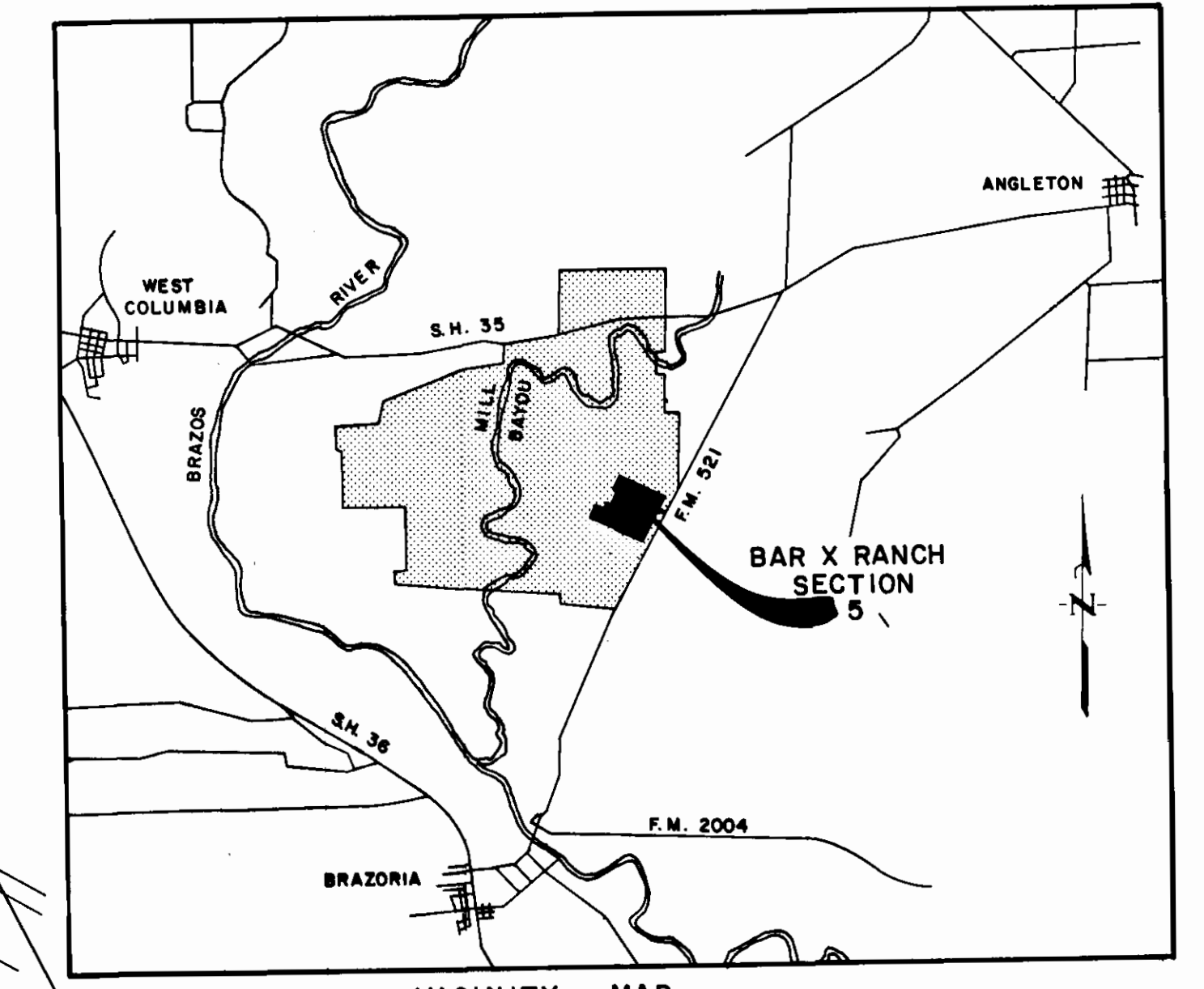


BENCHMARK: BRASS CAP SET IN CONCRETE LOCATED 1690 FEET SOUTHWEST ALONG THE WEST RIGHT-OF-WAY LINE OF F.M. 521 FROM THE INTERSECTION OF THE CENTERLINE OF LONGHORN TRAIL.  
 ELEV. 23.91, DATUM 1973, USGS REFERENCE BENCHMARK M-1220

34812

PLAT RECORDS  
 Vol. 16 Page 195-196

BAR X RANCH  
 SECTION 2  
 VOL. 16 Pgs. 119-128  
 B.C.P.R.

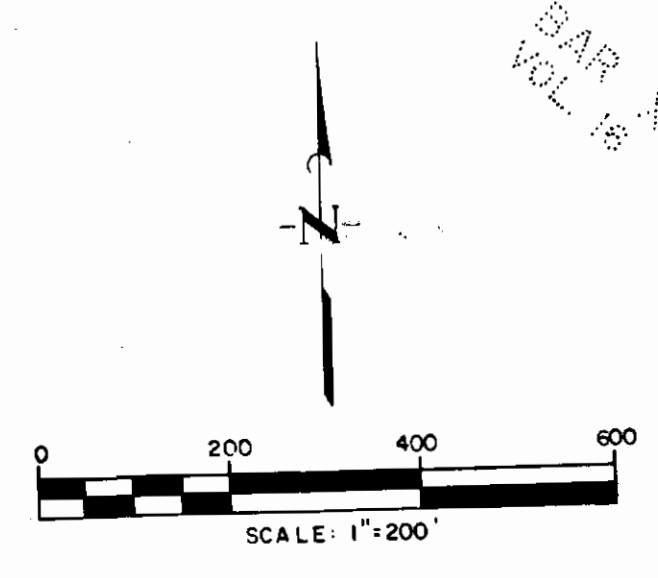


SAMUEL CARTER SURVEY A-53

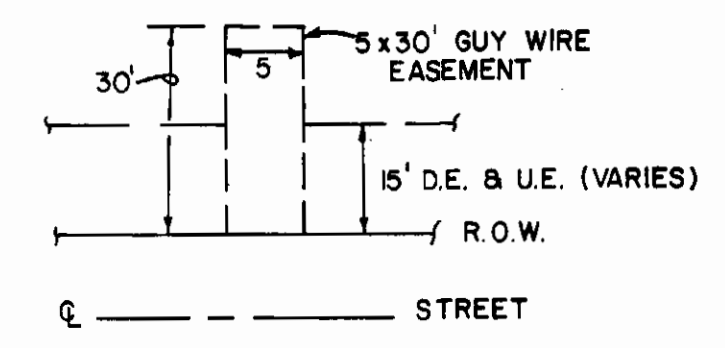
ASA MITCHELL SURVEY A-97

GENERAL NOTES

1. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.I.A. BASE FLOOD LEVEL AS SET OUT BY SUCH OFFICIAL, DULY AUTHORIZED TO DO SO BY THE BRAZORIA COUNTY COMMISSIONERS COURT.
2. ALL EXISTING PIPELINES AND PIPELINE EASEMENTS THROUGH THE PROPOSED SUBDIVISION HAVE BEEN SHOWN.
3. ALL LOTS IN THE PROPOSED SUBDIVISION ARE LARGER THAN 20,000 SQUARE FEET.
4. ALL STREET RIGHT-OF-WAYS ARE 60 FEET IN WIDTH.
5. B. L. INDICATES BUILDING LINE.
6. (1) INDICATES BLOCK NUMBER.
7. U.E. INDICATES UTILITY EASEMENT
8. D.E. INDICATES DRAINAGE EASEMENT
9. A 10' U.E. CENTERED ON EACH SIDE LOT LINE IS DEDICATED BY THIS PLAT DEDICATION ON PAGE 2.
10. G.W.E. INDICATES GUY WIRE EASEMENTS (5'x30')



NO.	DELTA	RADIUS	TANGENT	ARC
1	13 04 47	800.00	91.71	182.63
2	89 37 38	150.00	149.03	234.64
3	13 01 28	800.00	91.32	181.86
4	11 48 58	1500.00	155.22	309.34



TYPICAL GUY WIRE EASEMENT DETAIL

# BAR X RANCH SECTION FIVE

A SUBDIVISION OF 223.7670 ACRES OF LAND IN THE SAMUEL CARTER SURVEY, ABSTRACT 53 AND THE ASA MITCHELL SURVEY, ABSTRACT 97, BRAZORIA COUNTY, TEXAS

185 LOTS 10 BLOCKS 2 RESERVES

OWNER: GIBRALTAR SAVINGS ASSOCIATION  
 ENGINEER: J.C. JONES & CARTER, INC.  
*Consulting Engineers*

OCTOBER, 1981

# BAR X RANCH SECTION FIVE

A SUBDIVISION OF 223.7670 ACRES OF LAND IN THE  
SAMUEL CARTER SURVEY, ABSTRACT 53 AND THE ASA  
MITCHELL SURVEY, ABSTRACT 97, BRAZORIA COUNTY, TEXAS

185 LOTS 10 BLOCKS 2 RESERVES

OWNER: GIBRALTAR SAVINGS ASSOCIATION

ENGINEER:  JONES & CARTER, INC.  
Consulting Engineers

OCTOBER 1981

STATE OF TEXAS  
COUNTY OF BRAZORIA

We, Charles R. Ackerman, Senior Vice President, and James F. Ronnick, Assistant Secretary, being officers of Gibraltar Savings Association, owners of the 223.7670 acre tract described in the above and foregoing map of Bar X Ranch, Section 5, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said plat and herby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate to the public for public utility purposes a ten (10) foot wide utility easement centered on each side lot line.

FURTHER, we do hereby dedicate to the public for public utility purposes an unobstructed aerial easement to run continuously along and parallel to all combination drainage and utility easements and all utility easements, said aerial easement shall be five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to said combination drainage and utility easements and utility easements shown hereon.

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.


FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening area of less than one and three quarters (1 3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways crossing such drainage facilities.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of Bar X Ranch, Section 5 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

FURTHER, the owners do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated or occasioned by the alteration of the surface of any portion of the streets and drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, the Gibraltar Savings Association has caused these presents to be signed by Charles R. Ackerman, Senior Vice President, authorized, attested by its Assistant Secretary, James F. Ronnick, and its common seal hereunto affixed this 20th day of October, 1981.

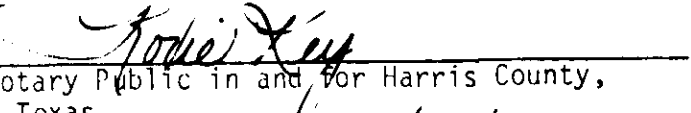
GIBRALTAR SAVINGS ASSOCIATION  
By:   
Charles R. Ackerman

Attest:   
James F. Ronnick

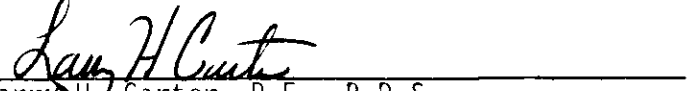
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Charles P. Ackerman, Senior Vice President, and James F. Ronnick, Assistant Secretary, known to me to be the persons whose names are 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 and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of October, 1981

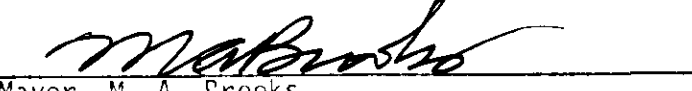
ROVIE K.  
Notary Public in and for Harris County, Texas  
My Commission Expires 9/21/85  
  
Notary Public in and for Harris County, Texas  
My Commission Expires 9/21/85

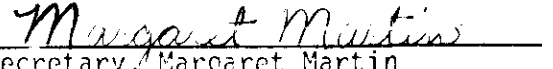
I, Larry H. Carter, am authorized under the laws of the State of Texas to practice the profession of engineering and surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter inch and a length of not less than three (3) feet; and that the plat boundary has been tied to the nearest survey corner.

  
Larry H. Carter, P.E., R.P.S.


This is to certify that the City Council of the City of West Columbia, Texas has approved this plat and subdivision of Bar X Ranch, Section 5, as shown hereon.

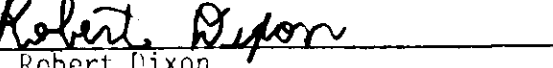
"IN TESTIMONY WHEREOF, witness the official signatures of the Mayor, Aldermen, and City Secretary of the City of West Columbia, Texas, this the 12 day of October, 1981."

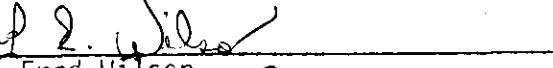
  
Mayor, H. A. Brooks

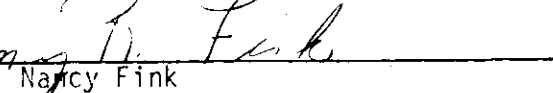
  
Secretary, Margaret Martin

  
Alderman, Bill Womack


  
Alderman, Pete Alexander

  
Alderman, Robert Nixon

  
Alderman, Fred Wilson

  
Alderman, Nancy Fink

I, Gordon Hays, Jr., County Engineer of Brazoria County, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Brazoria County Commissioners' Court.

  
Gordon Hays, Jr., P.E.  
County Engineer


APPROVED by the Commissioners' Court of Brazoria County, Texas, this \_\_\_ day of \_\_\_, 19\_\_.

J. A. Travis  
Commissioner, Precinct 1

G. L. (Bubba) Rouse  
Commissioner, Precinct 2

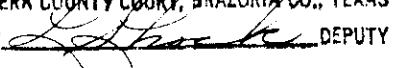
  
E. E. Brewer  
County Judge

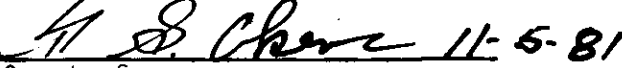
Billy Joe Plaster  
Commissioner, Precinct 3

  
J. R. (Marvin) Graham  
Commissioner, Precinct 4

I, H. R. Stevens, Jr., Clerk of the County of Brazoria, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_, 19\_\_, at \_\_\_\_ o'clock \_\_\_\_, and duly recorded on \_\_\_\_, 19\_\_, at \_\_\_\_ o'clock \_\_\_\_, and in Volume \_\_\_\_, Page \_\_\_\_ of the map records of Brazoria for said county. Witness my hand and seal of office, at Angleton, the day and date last above written.

\_\_\_\_\_  
Clerk, County Court  
Brazoria County, Texas

FILED FOR RECORD  
AT 3:00 O'CLOCK P. M.  
NOV 12 1981  
H. R. STEVENS, JR.  
CLERK COUNTY COURT, BRAZORIA CO., TEXAS  
BY  DEPUTY

Approved by:   
County Surveyor

Approved by:   
County Plat Room Recorder