

10482

BENCHMARK: BRASS CAP SET IN CONCRETE LOCATED 70 FEET NORTHEAST ALONG THE WEST RIGHT-OF-WAY LINE OF FM 521 FROM THE INTERSECTION OF THE CENTERLINE OF CHUCKWAGON TRAIL. ELEV. 23.91, DATUM 1973, USGS REFERENCE BENCHMARK M-1220

BAR X RANCH SECTION FOUR

A SUBDIVISION OF 311.4834 ACRES OUT OF THE SAMUEL CARTER SURVEY, ABSTRACT 53 AND THE ASA MITCHELL SURVEY, ABSTRACT 97, BRAZORIA COUNTY, TEXAS

244 LOTS 3 BLOCKS 0 RESERVES

OWNER: GIBRALTAR SAVINGS ASSOCIATION

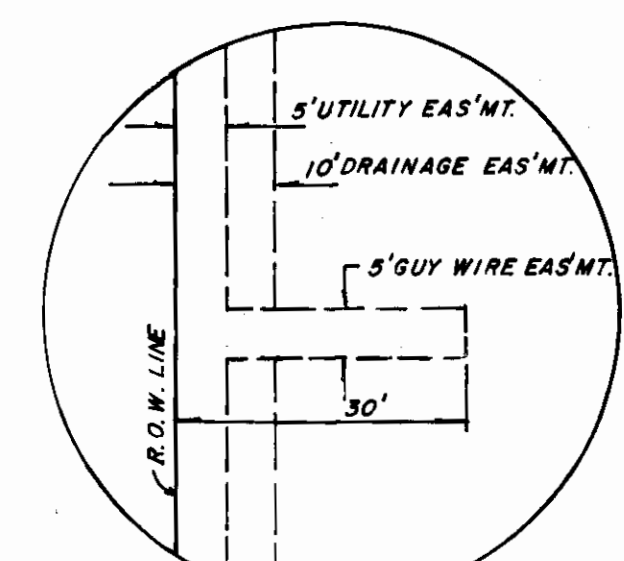
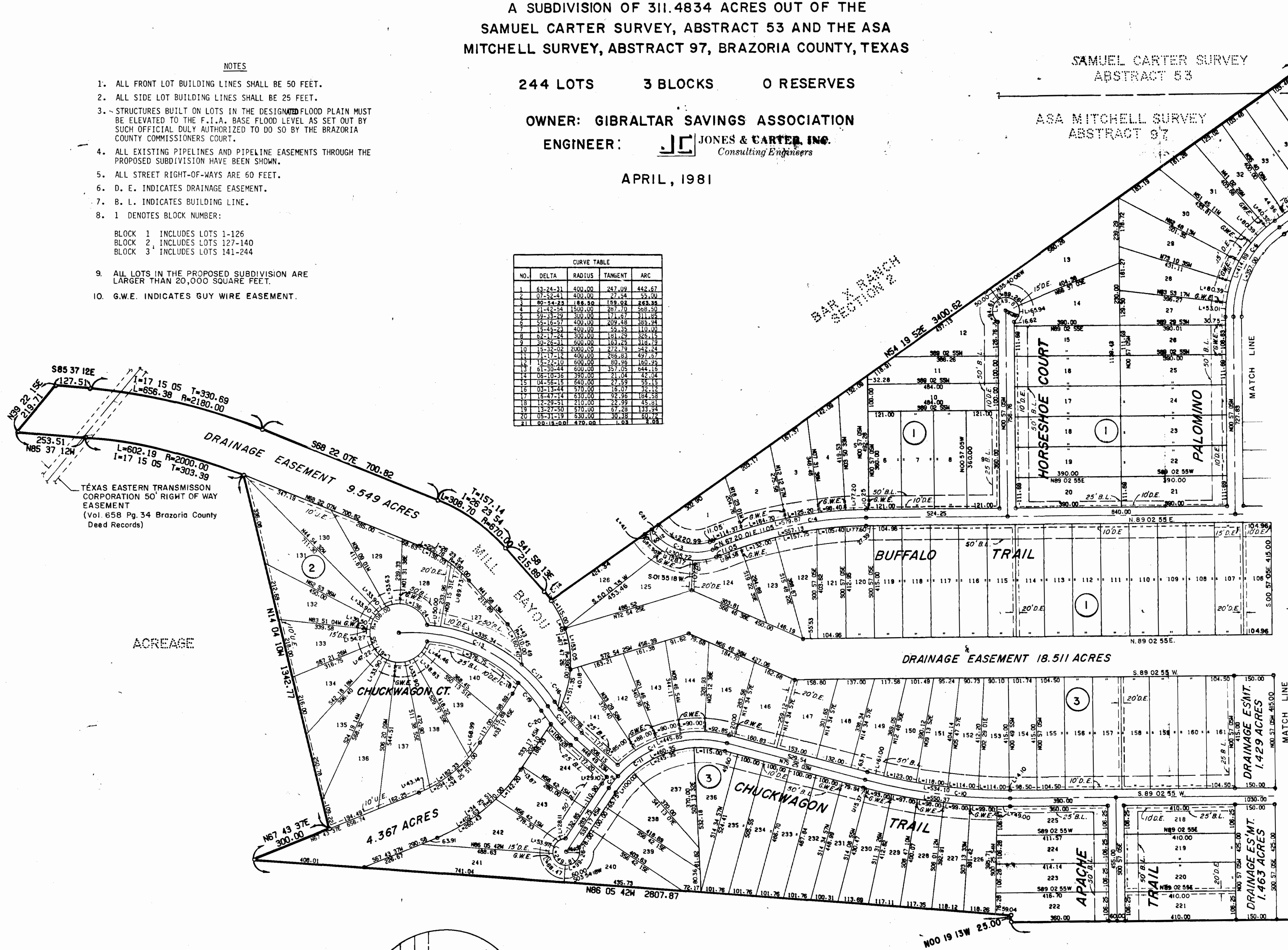
ENGINEER: J.C. JONES & CARTER, INC. Consulting Engineers

APRIL, 1981

NOTES

- ALL FRONT LOT BUILDING LINES SHALL BE 50 FEET.
 - ALL SIDE LOT BUILDING LINES SHALL BE 25 FEET.
 - 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.
 - ALL EXISTING PIPELINES AND PIPELINE EASEMENTS THROUGH THE PROPOSED SUBDIVISION HAVE BEEN SHOWN.
 - ALL STREET RIGHT-OF-WAYS ARE 60 FEET.
 - D. E. INDICATES DRAINAGE EASEMENT.
 - B. L. INDICATES BUILDING LINE.
 - 1 DENOTES BLOCK NUMBER:
- BLOCK 1 INCLUDES LOTS 1-126
BLOCK 2 INCLUDES LOTS 127-140
BLOCK 3 INCLUDES LOTS 141-244
- ALL LOTS IN THE PROPOSED SUBDIVISION ARE LARGER THAN 20,000 SQUARE FEET.
 - G.W.E. INDICATES GUY WIRE EASEMENT.

NO.	DELTA	RADIUS	TANGENT	ARC
1	63-24-21	400.00	247.09	442.67
2	07-52-24	400.00	27.24	35.70
3	09-14-11	188.89	129.04	158.34
4	31-42-54	1500.00	287.70	508.50
5	32-13-59	300.00	171.87	311.02
6	10-49-11	600.00	343.74	622.04
7	16-43-23	400.00	55.35	110.00
8	02-21-24	300.00	181.29	326.15
9	10-49-11	600.00	343.74	622.04
10	13-32-02	2000.00	672.79	1242.24
11	11-17-12	400.00	243.88	427.97
12	11-17-12	400.00	243.88	427.97
13	01-38-34	600.00	357.05	644.16
14	05-02-15	300.00	21.59	27.15
15	02-21-24	300.00	21.59	27.15
16	03-13-44	570.00	15.07	32.13
17	15-47-14	600.00	343.74	622.04
18	12-29-51	210.00	22.99	45.98
19	13-27-30	370.00	57.28	133.74
20	05-11-13	300.00	30.38	60.77
21	02-18-00	479.00	1.93	3.94

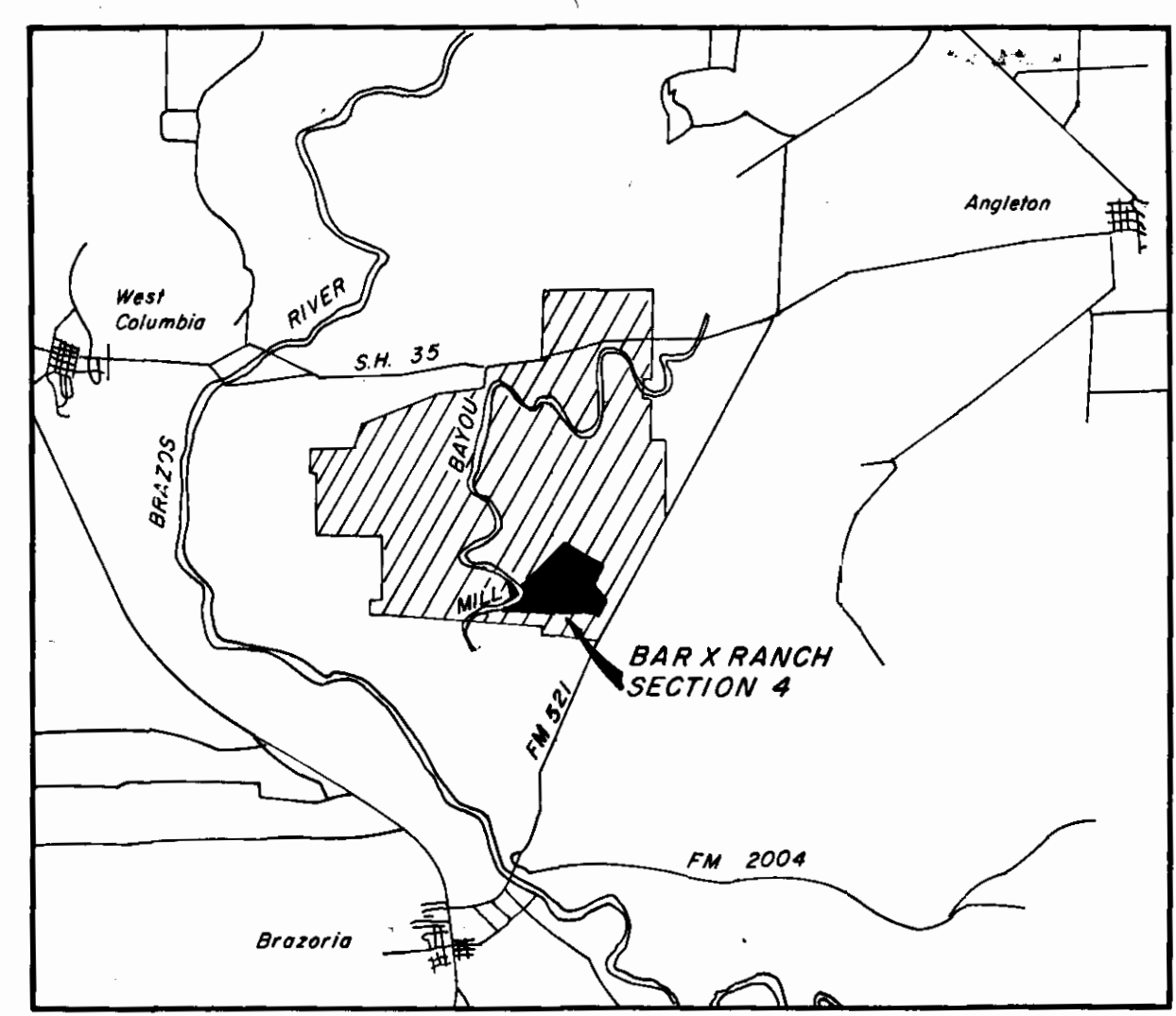
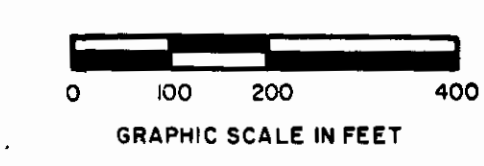
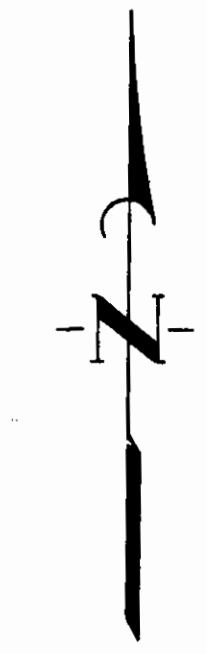


DETAIL OF GUY WIRE EASEMENTS LOCATION AS SHOWN ON PLAT

ACREAGE

PLAT RECORDS Vol. 6 Page 167-168

EXHIBIT "A"



VICINITY MAP SCALE: 1 1/2 Miles

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 311.4834 acre tract described in the above and foregoing map of Bar X Ranch, Section 4, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicated 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 ground easement five (5) feet wide to run continuously along and parallel to all road right-of-way lines including cul-de-sacs, together with an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to said five (5) ground easement.

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 4, 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 established grades as approved for the streets and drainage easements dedicated or occasioned by the alteration of the surface or any portion of the streets or 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 8th day of APRIL, 1981.

Approved by: *[Signature]* County Surveyor

Approved by: *[Signature]* County Plat Room Recorder

GIBRALTAR SAVINGS ASSOCIATION

By: *[Signature]* Charles R. Ackerman

Attest: *[Signature]* James F. Ronnick

BAR X RANCH SECTION FOUR

A SUBDIVISION OF 311.4834 ACRES OUT OF THE
SAMUEL CARTER SURVEY, ABSTRACT 53 AND THE ASA
MITCHELL SURVEY, ABSTRACT 97, BRAZORIA COUNTY, TEXAS

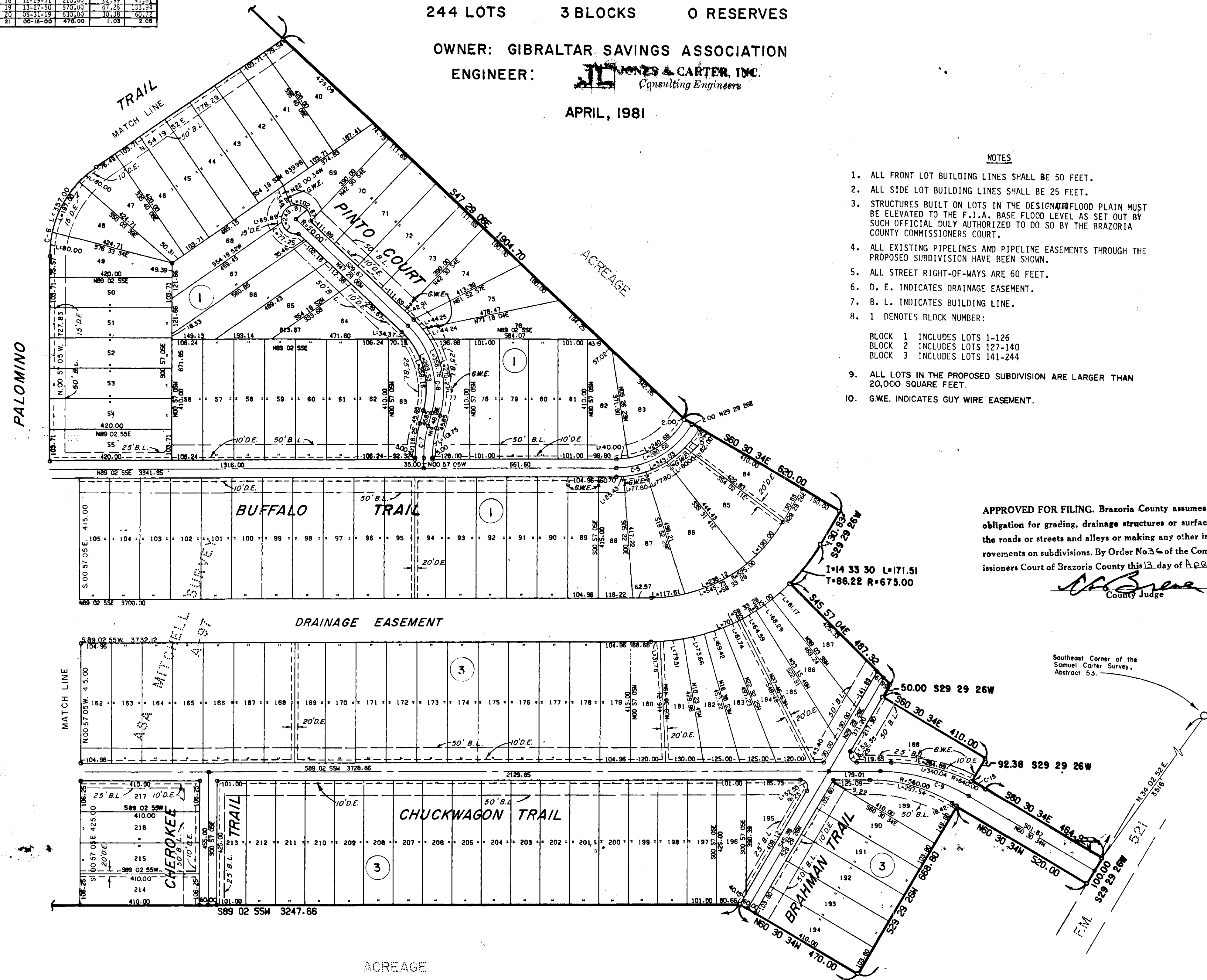
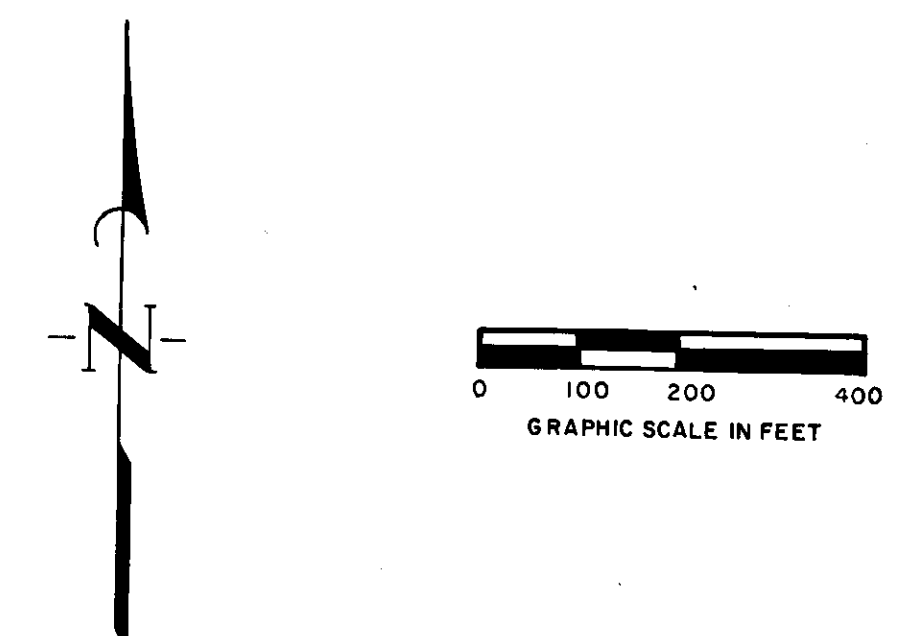
244 LOTS 3 BLOCKS 0 RESERVES

OWNER: GIBRALTAR SAVINGS ASSOCIATION

ENGINEER: **J. R. JONES & CARTER, INC.**
Consulting Engineers

APRIL, 1981

CURVE TABLE				
NO.	DELTA	RADIUS	TANGENT	ARC
1	63-24-31	400.00	247.00	442.67
2	07-52-24	100.00	27.24	33.00
3	80-54-25	188.50	159.02	243.33
4	21-42-34	1500.00	267.70	558.50
5	39-33-29	300.00	111.67	31.00
6	55-16-57	400.00	209.48	385.34
7	15-45-23	400.00	55.35	110.00
8	82-11-24	300.00	181.20	325.13
9	30-26-31	600.00	163.63	318.72
10	15-32-02	2000.00	272.79	542.24
11	71-11-12	300.00	285.81	491.64
12	15-22-10	600.00	80.36	160.39
13	51-30-44	600.00	357.05	644.16
14	08-19-36	300.00	21.04	25.04
15	04-56-15	640.00	27.53	55.13
16	05-13-44	670.00	16.00	32.00
17	15-47-14	610.00	32.36	64.38
18	12-29-51	210.00	22.39	45.81
19	13-27-50	570.00	67.33	134.74
20	05-31-19	630.00	30.38	60.74
21	00-18-00	470.00	1.08	2.08



- NOTES
1. ALL FRONT LOT BUILDING LINES SHALL BE 50 FEET.
 2. ALL SIDE LOT BUILDING LINES SHALL BE 25 FEET.
 3. 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.
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9. ALL LOTS IN THE PROPOSED SUBDIVISION ARE LARGER THAN 20,000 SQUARE FEET.
 10. G.W.E. INDICATES GUY WIRE EASEMENT.

APPROVED FOR FILING. Brazoria County assumes no obligation for grading, drainage structures or surfacing the roads or streets and alleys or making any other improvements on subdivisions. By Order No. 30 of the Commissioners Court of Brazoria County this 13 day of April, 1981.

John C. Ewing
County Judge

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Charles R. Ackerman**, Senior Vice President, and **James F. Ronick**, Asst. 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 8th day of April, 1981.

Carmen Wallis
Notary Public in and for Harris County, Texas
My Commission Expires 6/27/84

I, James R. Jones, 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.

APPROVED by the Commissioners' Court of Brazoria County, Texas, this 13th day of April, 1981.

John C. Ewing
County Road Administrator

James R. Jones
James R. Jones, P.E., S.P.S.

James Robert Jones
James Robert Jones, Registered Professional Engineer, No. 35049, State of Texas, Public Surveyor No. 3745.

APPROVED by the Commissioners' Court of Brazoria County, Texas, this 13th day of April, 1981.

John Travis
John Travis, Commissioner, Precinct 1

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

E. E. Brewer
E. E. Brewer, County Judge

Billy Joe Plester
Billy Joe Plester, Commissioner, Precinct 3

J. M. (Marvin) Graham
J. M. (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 APRIL 13, 1981, at 11:35 o'clock A.M., and duly recorded on APRIL 13, 1981, at 11:35 o'clock A.M., and in Volume 16, Page 164-170 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.

H. R. Stevens Jr.
H. R. Stevens Jr., Clerk, County Court
Brazoria County, Texas

FILED FOR RECORD
AT 11:35 O'CLOCK A.M.
APR 13 1981
H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY *T. Jackson* DEPUTY