14671

ACREAGE
HOMECRAFT LAND DEVELOPMENT, INC.

PLAT RECORDS
Vol. 171 Page 53-54

FINAL PLAT
SOUTHDOWN SECTION THREE

A SUBDIVISION OF 55.06167 ACRES OUT OF THE H.T.&B.R.R. CO. SURVEY,
SECTION ONE, A-310, BRAZORIA COUNTY, TEXAS
JANUARY, 1984

11 BLOCKS 240 LOTS 1 RESERVE

OWNER: HOMECRAFT LAND DEVELOPMENT, INC.
KEN CAFFEY, S. Vice-Pres.

VERNON G. HENRY & ASSOCIATES, INC. CITY PLANNING CONSULTANTS
BERNARD JOHNSON INC. CONSULTING ENGINEERS HOUSTON, TEXAS
THE FISHER CO., INC. SURVEYORS HOUSTON, TEXAS

REVISED APRIL 9, 1984
REVISED JANUARY 19, 1984

CURVE DATA

CURVE	RAD	TAN	CHORD	ARC	DELTA	CHORD BEARING
1	280.000	180.179	303.037	320.702	065-37-20	N56-29-19E
2	265.000	67.095	111.518	112.356	024-17-33	S87-43-34W
3	300.000	123.188	234.409	240.332	046-00-53	S67-44-35E
4	100.000	48.853	97.470	97.549	057-58-24	N59-58-57E
5	100.000	9.428	8.858	8.858	005-04-40	N00-18-02W
6	300.000	111.180	208.102	212.344	040-32-09	N19-45-12E
7	100.000	13.581	27.094	27.103	006-12-35	N42-40-34E
8	100.000	19.454	38.653	38.776	010-00-10	N50-40-57E
9	100.000	63.143	123.578	124.459	023-48-18	N67-59-11E
10	50.000	20.708	38.265	39.266	044-59-45	S23-05-39E
11	50.000	20.708	38.265	39.266	044-59-45	S68-05-05E
12	50.000	20.708	38.265	39.266	044-59-45	S23-05-05E
13	50.000	20.708	38.265	39.266	044-59-45	S68-05-05E
14	50.000	20.708	38.265	39.266	044-59-45	S23-05-05E
15	50.000	20.708	38.265	39.266	044-59-45	S68-05-05E
16	50.000	20.708	38.265	39.266	044-59-45	S23-05-05E
17	50.000	20.708	38.265	39.266	044-59-45	S68-05-05E
18	2416.460	509.576	808.282	809.900	019-12-48	S89-11-05E
19	2466.460	62.534	125.029	125.042	002-54-17	S77-34-21E
20	335.000	139.413	256.942	262.833	044-56-08	S68-12-49E
21	20.000	19.920	38.312	31.032	088-54-04	N88-42-51E
22	20.000	18.636	35.497	27.433	078-36-08	N25-42-51E
23	50.000+		100.000	157.080	180-00-00	N56-05-05E
24	20.000	15.749	29.143	27.446	078-37-55	S73-12-49E
25	335.000	38.392	72.397	72.493	012-23-56	N73-40-21E
26	265.000	82.058	157.944	160.066	034-36-15	S82-34-09W
27	265.000	102.287	192.952	199.236	042-12-43	S24-09-10W
28	20.000	21.310	31.415	31.416	090-00-00	N45-38-31E
29	20.000	20.000	28.284	31.416	090-00-00	S44-25-08W
30	20.000	20.000	28.284	31.416	090-00-00	S45-34-52E
31	20.000	20.000	28.284	31.416	090-00-00	S44-25-08W
32	20.000	20.000	28.284	31.416	090-00-00	S45-34-52E
33	20.000	21.374	29.207	32.743	093-48-10	S42-31-03W
34	20.000	18.113	27.330	30.988	088-46-18	S47-28-51E
35	20.000	18.636	27.315	30.068	086-08-18	S48-23-58W
36	162.000	30.479	61.298	61.315	004-51-33	S89-37-51W
37						
38	2466.460	111.184	222.308	222.377	005-09-40	S88-00-09E
40	20.000	4.929	8.978	9.565	027-24-21	S31-48-15W
41	650.000	21.700	43.376	43.385	003-49-27	N26-33-09E
42	20.000	21.170	29.455	33.084	094-43-17	N43-13-14W
43	60.000	186.658	96.596	183.252	209-59-29	N45-35-09W
44	20.000	20.000	28.324	31.472	090-06-38	N45-42-47W
45	20.000	19.944	28.245	31.360	089-50-22	S44-19-48W
46	20.000	24.986	30.353	39.266	090-00-00	S45-35-09E
47	20.000	18.715	27.330	30.088	086-11-50	N45-13-13E
48	20.000	21.374	29.207	32.743	093-48-10	N45-42-47W
49	60.000	186.658	96.596	183.252	209-59-29	N45-35-09W
50	20.000	20.000	28.324	31.472	090-06-38	N45-42-47W
51	20.000	19.944	28.245	31.360	089-50-22	S44-19-48W
52	20.000	24.986	30.353	39.266	090-00-00	S45-35-09E
53	20.000	20.000	28.284	31.416	090-00-00	N44-25-08E
54	20.000	20.000	28.284	31.416	090-00-00	S45-34-52E
55	60.000	186.658	96.596	183.252	209-59-29	N45-35-09W
56	20.000	20.000	28.324	31.472	090-06-38	N45-42-47W
57	20.000	19.944	28.245	31.360	089-50-22	S44-19-48W
58	20.000	24.986	30.353	39.266	090-00-00	S45-35-09E
59	20.000	20.000	28.284	31.416	090-00-00	N44-25-08E
60	20.000	20.000	28.284	31.416	090-00-00	S45-34-52W
61	60.000	186.658	96.596	183.252	209-59-29	N45-35-09W
62	20.000	20.056	28.324	31.472	090-06-38	N45-42-47W
63	20.000	19.944	28.245	31.360	089-50-22	S44-19-48W
64	75.000	24.986	30.353	39.266	089-51-49	S45-35-09E
65	20.000	19.144	27.603	30.541	087-29-36	N45-40-20E
66	350.000	79.378	155.218	156.639	025-38-47	S12-44-55E
67	20.000	18.378	25.343	27.446	078-37-40	N12-35-53W
68	50.000+		100.000	157.080	180-00-00	N33-05-17E
69	20.000	18.270	28.978	29.609	084-49-25	N87-40-34E
70	20.000	20.564	28.870	31.372	089-51-33	N30-31-10W
71	265.000	108.234	200.350	206.456	044-38-18	N68-32-21W
72						
74	250.000	43.537	86.922	86.983	019-56-35	N12-22-58E
75	265.000	55.246	106.187	106.533	023-33-08	N33-29-17E
77	265.000	23.920	47.646	47.711	010-18-56	N62-25-20E

GENERAL NOTES

1. 20' FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY OR ACREAGE, AND SUCH RESERVE SHALL BE CONVEYED BY THE OWNER OF THE SUBDIVISION PROPERTY TO GRANTEE(S) IN A RECORDED PLAT OF THE SUBDIVISION. SUCH RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR COUNTY RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREOF SHALL REMAIN VESTED IN THE PUBLIC UNTIL LEGALLY ABANDONED IN THE DEDICATION, ITS HEIRS, ASSIGNS, OR SUCCESSORS.
2. 15.0-FOOT UTILITY EASEMENTS SHALL BE EACH OF LOT LYING 8 FEET ON EITHER SIDE OF THE COMMON LOT LINE, EXCEPT WHERE SHOWN.
3. U.E. INDICATES "UTILITY EASEMENT".
4. E.E. INDICATES "ELECTRICAL EASEMENT".
5. W.L.E. INDICATES "WATER LINE EASEMENT".
6. S.L.E. INDICATES "SEWER LINE EASEMENT".
7. B.L. INDICATES "BUILDING LINE".
8. ALL BUILDING LINE TRANSITIONS TO BE A 45 DEGREE ANGLE.
9. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS ON THIS PROPERTY.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 59.0 FEET ABOVE SEA LEVEL.
11. EASEMENT LINE TRANSITIONS TO BE A 45 DEGREE ANGLE.
12. EASEMENT CUT-BACK CORNERS TO BE LOCATED 10 FEET FROM THE INTERSECTION POINT MEASURED PARALLEL TO LOT LINES.
13. NO BUILDING SHALL FRONT ON HUGHES RANCH ROAD AND NO DRIVEWAYS SHALL ENTER INTO HUGHES RANCH ROAD - COUNTY ROAD 403.
14. LOTS SIDING NORTHAMPTON DRIVE ARE DENIED DIRECT ACCESS TO SAID DRIVE.
15. BENCH MARK - TOP OF BRASS STUD LOCATED ON THE TEXAS HIGHWAY DEPARTMENT CONCRETE MONUMENT AT THE INTERSECTION OF F.M. ROAD 521 AND STATE HIGHWAY 35 IN THE BRAZORIA COUNTY, TEXAS. ELEVATION 58.61 FT. (58.81 - 0.20) - NGVD OF 1929 (1973 DATUM ADJ.)
16. TO ADJUST ELEVATIONS TO U.S. COAST AND GEODETIC SURVEY (U.S.C. & G.S.) DATUM ADD 0.20 FT. TO ELEVATIONS SHOWN HEREON. (NGVD OF 1929)
17. EASEMENTS, EXCEPTIONS, LIENS OR RIGHTS OF WAY OF RECORD, ENCROACHMENTS, AND OTHER CONDITIONS, IF ANY, AFFECTING THE PROPERTY SHOWN HEREON ARE NOT NECESSARILY SHOWN HEREON. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY AND MAKES NO GUARANTEES OR STATEMENTS CONCERNING SUCH MATTERS.

SOUTHDOWN SECTION TWO
VOL. 16, PG. 289-290 B.C.M.R.

SOUTHDOWN, SECTION TWO-A
VOL. 16, PG. 289-290 B.C.M.R.

S.E. COR. DRAKE SURVEY A-310

MOST WESTERLY S.W. CORNER H.T.&B.R.R. CO. SURVEY A-310

HIGH BANK

140' DRAINAGE EASEMENT Vol. 1603, Pg. 510 B.C.D.R.

HIGH BANK

SOUTHDOWN DRIVE

ST. JOHN DRIVE

WENTWORTH DRIVE

CANTERBURY DRIVE

ABBOTT DRIVE

NORTHAMPTON DRIVE

WALDEN DRIVE

CHATWOOD DRIVE

WELLINGTON DRIVE

SHELDON DRIVE

COUNTY ROAD 403 — HUGHES RANCH ROAD

RESERVE A
RESTRICTED RECREATIONAL USES ONLY
2.6364 ACRES

BEARINGS REFER TO A TRUE MEDIAN DECLINATION 8° 30' EAST OF NORTH.

SCALE: 1" = 100'

50' ROW HEREBY DEDICATED FOR ROAD PURPOSES

LOTS FACING ON COUNTY ROAD 403 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO SAID ROAD

PROPOSED COUNTY RELOCATION OF COUNTY ROAD 403

EXISTING COUNTY ROAD R.O.W.

T.B.M. - Top of 3/4" I.R. at southeast corner SOUTHDOWN, SECTION THREE. Elev. = 55.52

FILED FOR RECORD
APR 27 9 54 AM '84
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

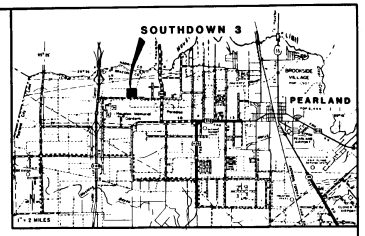
ACREAGE
HOMECRAFT LAND DEVELOPMENT, INC.

ACREAGE
CHAS. MALLYNN JR.

ACREAGE
JEROME Z. KEMICK

ACREAGE
ROBERT POWELL ET AL

VICINITY MAP



STATE OF TEXAS }
COUNTY OF BRAZORIA }

KEN CAFFEY, Senior Vice President, of HOMECRAFT LAND DEVELOPMENT, INC., hereinafter referred to as "Owner" of the 55.06167 acre tract described in the above and foregoing map of SOUTHDOWN SECTION THREE, (herein after referred to as "subdivision") and designations shown thereon as to streets, alleys, lots, building setback lines, and public sites and restrictions as to use of property according to all laws, ordinances, resolutions and rulings of the City of Pearland, Texas, and whereas, we do hereby adopt said map or plat of said subdivision and designations shown thereon for the purpose and effect that the property shown thereon is restricted for the purposes and improvements therein set forth, and that all streets, alleys, parks, and public places shown thereon for the purpose and intention as warrant and forever defend the title to the land so dedicated.

FURTHER, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever, or unobstructed aerial easements as shown on the above and foregoing plat; and all public utility easements shown or not shown on the above and foregoing plat.

FURTHER, Owner does hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted to same under the terms and conditions contained in the deed restrictions.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this subdivision and adjoining ditches, gullies, creeks or drainage ways which traverse or adjoin the subdivision will be maintained in a manner that any drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain into or across said subdivision except at such points, and in such manner, as may be approved by the City Engineer of the City of Pearland, Texas, or any authorized agent of the City of Pearland, Texas, in the plans for the drainage system serving the entire subdivision.

FURTHER, Owner does hereby agree that no buildings shall be constructed or placed on any of the lots in the subdivision until the requirements of the City of Pearland, Texas, relative to the installation of public utilities and streets or a bond sufficient to assure such installation has been posted with the City of Pearland, Texas, and that no building shall be occupied until connected to the public sewer system.

FURTHER, Owner does hereby agree that no occupancy of any building in the subdivision will be permitted until the streets have been paved with the type of pavement required by the City of Pearland, Texas, at the time of the construction of such streets.

FURTHER, Owner does hereby agree that no residence, building, structure or improvement shall be occupied in the subdivision until the same is connected to the water supply and sanitary sewer facilities of the City of Pearland, Texas.

FURTHER, Owner does hereby agree that no residence, building, structure or improvement shall be occupied in the subdivision until the same is connected to the water supply and sanitary sewer facilities of the City of Pearland, Texas.

FURTHER, Owner does hereby certify that I am the owner of all property immediately adjacent to the boundaries of the above and foregoing plat of SOUTHDOWN SECTION THREE, where public utility easements are to be dedicated by this plat, and that I do hereby grant and convey to the public utility easements shown hereon adjacent to property owned by me, and that I will forever warrant and defend the title to the land so dedicated.

FURTHER, Owner does hereby certify that I am the owner of all property immediately adjacent to the boundaries of the above and foregoing plat of SOUTHDOWN SECTION THREE, where public utility easements are to be dedicated by this plat, and that I do hereby grant and convey to the public utility easements shown hereon adjacent to property owned by me, and that I will forever warrant and defend the title to the land so dedicated.

WITNESS my hand in the City of Houston, Texas, this 30th day of March, 19 84

HOMECRAFT LAND DEVELOPMENT, INC.
Ken Caffey
Senior Vice President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared KEN CAFFEY, Senior Vice President of HOMECRAFT LAND DEVELOPMENT, INC., 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 set out and as the act and deed of corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of March, A.D. 19 84

Notary Public in and for Harris County, Texas
My Commission Expires

STATE OF TEXAS
E. L. SMIERS JR.
1949
REGISTERED PUBLIC SURVEYOR

I, E. L. SMIERS, JR., authorized under the laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat correctly represents the results of 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 pins having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet; and that the said boundary corners have been tied to the nearest survey corner.

E. L. SMIERS, JR.
Texas Registered No. 1949

This is to certify that the City Planning Commission of the City of Pearland, Texas, has approved this plat and subdivision of SOUTHDOWN SECTION THREE in conformance with the laws of the State of Texas and the ordinances of the City of Pearland as shown hereon and authorized the recording of this plat this 19th day of April, 19 84

RICHARD VETTER
PETER KOTT
LEROY SAVOIE

This is to certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Commissioners Court this 19th day of March, 19 84

COUNTY ENGINEER

I, DOLLY RAILEY, Clerk of the County Court of Brazoria County, Texas do hereby certify that the within instrument with its certificate of authentication was filed for record in my office on the 27th day of April, A.D. 19 84 at 9:54 o'clock A.M. and duly recorded on the 27th day of April, A.D. 19 84 at 9:54 o'clock A.M. of said County, in Volume 171 on Page 53-54 of the Map Records of Brazoria County for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Angleton, the day and date last above written.

DOLLY RAILEY
Clerk of the Commissioners' Court of Brazoria County, Texas

APPROVED for the City of Pearland, Texas, this 19th day of April, 19 84

City Attorney

City Engineer