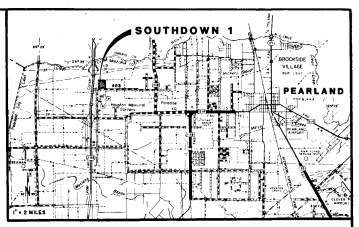
38323

PLAT RECORDS Vol. 16 Page 243-244



VICINITY MAP

CURVE DATA

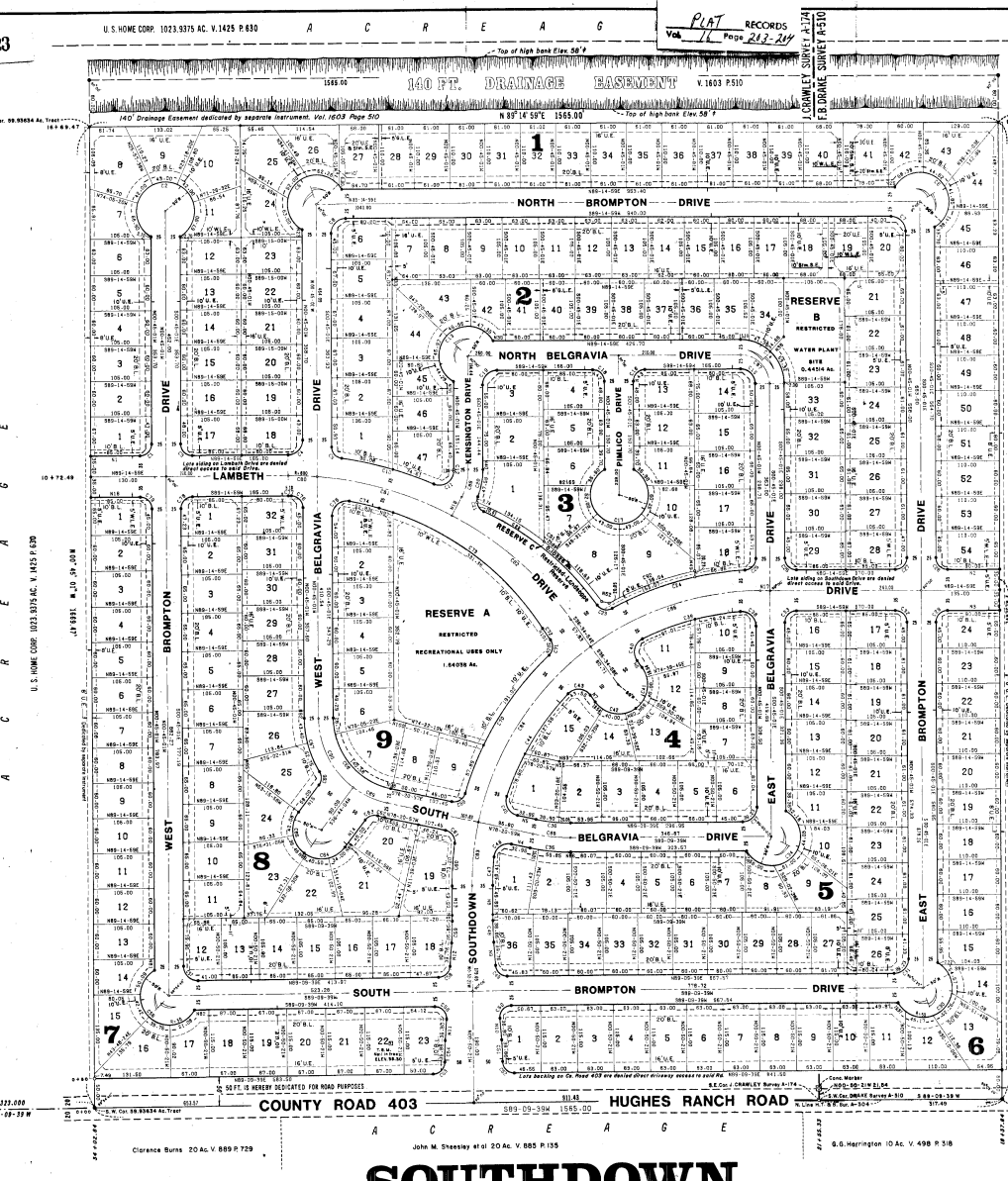
CURVE	RAD	TAN	CHORD	ARC	DELTA	CHORD BEARING
1	25.000	25.000	35.284	39.270	090-00-00	N44°-14-59E
2	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
3	25.000	20.000	39.284	31.415	090-00-00	S45°-45-01E
4	25.000	25.000	35.355	39.270	090-00-00	S44°-14-59E
5	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
6	50.000	28.868	50.000	261.799	300-00-00	N45°-45-01E
7	25.000	25.000	35.355	39.270	090-00-00	N44°-14-59E
8	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
9	25.000	25.000	35.355	39.270	090-00-00	S45°-45-01E
10	25.000	20.000	39.284	31.416	090-00-00	N44°-14-59E
11	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
12	25.000	20.000	39.284	31.416	090-00-00	N45°-45-01E
13	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
14	25.000	20.000	39.284	31.416	090-00-00	S44°-14-59E
15	25.000	20.000	39.284	31.416	090-00-00	S45°-45-01E
16	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
17	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
18	25.000	20.000	39.284	31.416	090-00-00	S44°-14-59E
19	25.000	25.000	35.355	39.270	090-00-00	S45°-45-01E
20	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
21	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
22	600.000	300.868	597.607	1155.623	110-23-23	S81°-13-59E
23	50.000	17.418	28.442	30.893	035-24-41	S73°-31-38E
24	525.000	122.214	237.618	238.924	026-04-41	N73°-31-38E
25	50.000	28.868	47.007	49.478	056-41-41	N47°-45-01E
26	50.000	20.000	28.284	31.416	090-00-00	S45°-45-01E
27	25.000	20.000	39.284	31.416	090-00-00	S44°-14-59E
28	50.000	20.000	28.284	31.416	090-00-00	S45°-45-01E
29	50.000	20.000	28.284	31.416	090-00-00	N44°-14-59E
30	50.000	167.182	38.918	183.387	210-00-00	S44°-14-59E
31	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
32	25.000	20.000	39.284	31.416	090-00-00	S45°-45-01E
33	50.000	20.000	28.284	31.416	090-00-00	S44°-14-59E
34	50.000	167.182	38.918	183.387	210-00-00	N44°-14-59E
35	300.000	75.000	149.796	150.000	028-38-59	S75°-14-59E
36	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
37	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
38	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
39	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
40	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
41	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
42	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
43	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
44	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
45	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
46	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
47	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
48	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
49	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
50	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
51	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
52	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
53	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
54	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
55	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
56	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
57	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
58	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
59	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
60	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
61	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
62	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
63	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
64	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
65	50.000	28.868	50.000	261.799	300-00-00	N89°-14-59E
66	50.000	28.868	50.000	261.799	300-00-00	S89°-14-59E
67	175.000	49.916	94.939	95.161	031-08-41	N16°-29-21E
68	125.000	35.653	67.818	69.283	031-08-41	N16°-29-21E
69	25.000	18.436	33.123	39.793	090-20-57	N28°-08-34E
70	325.000	92.693	176.796	178.911	031-32-18	N16°-14-12E
71	50.000	17.418	28.442	28.887	082-45-15	N34°-47-40E
72	50.000	28.868	47.007	49.478	056-41-41	N39°-19-27W
73	600.000	166.220	343.003	346.029	040-51-18	N34°-17-36W
74	550.000	25.436	50.863	50.871	005-18-00	N17°-29-53W
75	25.000	20.101	38.492	43.826	100-42-18	S49°-35-09W
76	25.000	25.000	39.284	31.416	090-00-00	S44°-14-59E
77	250.000	2.500	5.184	5.184	001-11-50	S89°-38-43W
78	25.000	20.000	39.284	31.416	090-00-00	S44°-14-59E
79	50.000	20.000	28.284	31.416	090-00-00	N45°-45-01E
80	600.000	166.220	343.003	346.029	040-51-18	N74°-17-36W
81	600.000	123.353	241.671	243.555	023-15-53	S49°-35-09W
82	600.000	195.282	431.476	434.000	041-26-00	S69°-14-59E
83	600.000	54.714	109.466	109.614	010-28-00	N84°-45-01E
84	600.000	166.220	343.003	346.029	040-51-18	N37°-32-42E
85	600.000	161.993	307.826	317.407	030-19-53	N71°-19-01E
86	50.000	28.868	48.413	49.566	056-47-41	S73°-31-38E
87	50.000	17.418	28.442	28.887	082-45-15	S34°-47-40E
88	300.000	32.829	65.598	65.797	012-34-24	N84°-45-39W
89	150.000	33.168	65.146	65.668	025-05-26	N89°-48-39W
90	150.000	73.896	137.722	137.484	052-30-45	N27°-03-38W
91	150.000	142.415	274.443	277.041	105-47-51	S52°-11-59E
92	650.000	79.604	157.637	158.030	013-55-12	N58°-58-24E

LINE DATA

1	59	78	N89°-14-59E	85.00
2	58	57	S89°-14-59E	90.30
3	105	33	S89°-14-59E	90.00
4	260	241	N78°-20-57W	92.95
5	228	228	S78°-20-57E	92.95
6	239	242	S86°-14-59E	34.27
7	241	242	N86°-34-59W	34.27
8	264	265	S00°-00-21E	59.89
9	1023	265	S00°-28-49E	59.79
10	116	1022	S35°-33-49E	36.80
11	1256	1022	N35°-29-59W	36.80
12	144	1004	N89°-29-03E	39.78
13	140	140	S00°-02-24W	59.69
14	153	154	S86°-44-04E	68.00
15	155	154	N86°-44-04E	68.00
16	155	155	N89°-14-59E	84.00
17	29	30	N89°-14-59E	17.00
18	30	30	S27°-45-01E	35.30
19	78	80	31.42	
20	305	81		3.70
21	82	810		2.70
22	81	80	31.42	
23	911	80		10.70
24	1004	1004	6.00	
25	338	80		10.70
26	84	86	31.42	
27	85	86	28.50	
28	231	199	38.27	
29	198	199	38.27	
30	196	193	31.42	
31	192	193	31.42	
32	99	981	2.00	
33	1004	1004		7.00
34	186	188	18.12	
35	192	191		21.70
36	190	191		24.74
37	185	184	1.39	
38	183	184	N89°-24-08E	
39	183	182	9.74	
40	181	182		14.44
41	224	222	38.27	
42	223	222	31.42	
43	218	214	31.42	
44	215	214	38.27	
45	211	209	30.41	
46	980	709	28.09	
47	802	709		13.22
48	951	704	22.00	
49	705	704		18.80
50	708	705	28.80	
51	706	705	20.01	
52	802	861	S77°-57-35E	13.22
53	803	861		13.23
54	413	230	20.03	
55	850	713		8.19
56	714	713	43.15	
57	239	240		14.27
58	243	241	18.54	
59	422	271	20.00	
60	271	270	20.00	
61	242	241	18.54	
62	241	240		14.27
63	244	245		18.54
64	263	251	42.12	
65	262	251	18.30	
66	259	428		1.80
67	260	428		2.00
68	246	254	31.42	
69	253	254	32.89	
70	247	245	29.94	
71	284	558		10.03
72	114	556	32.89	
73	118	120	31.42	
74	123	121	31.42	
75	1.3	468	12.26	
76	122	121	24.07	
77	132	134	31.42	
78	136	132		9.47
79	128	129	31.42	
80	127	129	32.89	
81	130	131		19.97
82	130	488		24.98
83	136	138	31.42	
84	142	144	29.94	
85	148	843		10.03
86	273	151	12.26	
87	151	152	24.07	
88	522	154		10.00
89	153	154	4.04	
90	154	156	0.00	
91	155	156	24.07	
92	155	156		12.50
93	155	152	31.42	
94	157	153	9.18	
95	824	823		16.80
96	150	149	29.78	
97	541	178	28.15	
98	198	538		2.45
99	199	171	29.78	
100	837	838		21.23
101	174	174	23.71	
102	174	172	29.86	

NOTES:

1. A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and remain in the dedicator, his heirs, assigns, or successors).
2. All 15-foot utility easements shown at back of lots extend 5 feet on either side of the common back lot line, except where shown.
3. U.E. indicates "Utility Easements".
4. Strm. S.E. indicates "Storm Sewer Easement".
5. W.L.E. indicates "Water Line Easement".
6. B.L. indicates "Building Line".
7. All building line transitions to be a 45 degree angle.
8. There are no pipelines or pipeline easements on this property.
9. The top of all floor slabs shall be a minimum of 36.5 feet above sea level.
10. All easement line transitions to be a 45° angle.
11. All easement cut-back corners to be located 10 ft. from the intersection point measured parallel to the lot lines.
12. No buildings shall front on Hughes Ranch Road and no driveways shall enter onto Hughes Ranch Road (603).
13. Bench Mark - Top of brass disc located on the Texas Highway Department box culvert at the intersection of County Road No. 403 and State Highway No. 288 in Brazoria County, Texas, ELEVATION 58.01 Ft. (NA.D 1929) (58.34 - 0.88 = 58.88 FT. USC & GS 1973 Datum)
14. T.B.M. - Nail in 10" Oak Tree in Lot 22, Block 7, being 100' East of intersection of treeline with County Road 403 and 80' North of North R.O.W. line of Road 403, ELEV. 58.30 Ft. (58.30 + 0.88 = 59.18')
15. Lots siding on both Lambeth & Southdown Drives are denied direct access to said Drives.
16. G.L.E. indicates "Gas Line Easement"
17. To adjust elevations to U.S. Coast and Geodetic Survey (U.S.C. & G.S.) 1973 Datum add 0.88 Ft. to Bench Mark elevations shown above. Ref. B.M. C-CMT-28.50.10' & M-456 48.632' 1973 at Pearland.



SOUTHDOWN

SECTION ONE

A SUBDIVISION OF 59.93634 ACRES OUT OF THE JAMES CRAWLEY A-174 & THE F. B. DRAKE SURVEY A-510, BRAZORIA COUNTY, TEXAS

OWNER: HOMECRAFT LAND DEVELOPMENT, INC., G. DOUGLAS A. CRAWLEY, V. P.

VERNON G. HENRY & ASSOCIATES, INC. CITY PLANNING CONSULTANTS

BERNARD JOHNSON INCORPORATED CONSULTING ENGINEERS HOUSTON, TEXAS

258 LOTS 9 BLOCKS 3 RESERVES

Scale 1" = 100'

0 100 200 300 400 FT.

FEBRUARY 25, 1981

FILED FOR RECORD
AT 2:39 O'CLOCK P M.
DEC 14 1981
H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY T. Packard DEPUTY

I, H. R. Stevens, Jr., Clerk of the County Court of Brazoria County, Texas, do hereby certify that within the instrument with its certificate of authentication was filed for registration in my office on the 14th day of Dec., A.D. 1981, at 2:39 o'clock P. M., and duly recorded on the 14th day of Dec., A.D. 1981, at 4:15 o'clock P. M., and in Volume No. 16, Page No. 243-244 of the Map Records of said County.

WITNESS my hand and seal of office at Angleton, the day and date last written above.

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

By T. Packard DEPUTY

T. PACKARD

STATE OF TEXAS
COUNTY OF BRAZORIA

I, G. Douglas A. Crawley, Vice President, of Homecraft Land Development, Inc. owner of the 59.93634 acre tract of land shown on this plat and designated herein as SOUTHDOWN, Section One, in Brazoria County, Texas, do hereby make such subdivision and development plan of said property according to all lines, dedications, restrictions and reservations on said map or plan and hereby dedicated in fee to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and considerations therein expressed, and do hereby bind myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, I do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground upon, across, and above each and all public utility easements shown hereon.

FURTHER, I 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, I do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement or ditch, gully, creek or natural drainage channel shall be maintained to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

WITNESS my hand in the City of Houston, Texas this 27th day of FEB. 1981

HOMECRAFT LAND DEVELOPMENT, INC.

G. Douglas A. Crawley
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE, the undersigned authority, on this day personally appeared, G. Douglas A. Crawley, Vice President of H.C.L.D. Realty of Texas, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 27th day of FEB. 81

Patricia Frazier
Notary Public in and for STATE OF Texas
My Commission Expires 10-16-84

I, Kibbee R. Allen, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the attached plat is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, block corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than one (1) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Kibbee R. Allen
Kibbee R. Allen, Surveyor
Texas Registration No. 891

KIBBEE R. ALLEN 891 REGISTERED PUBLIC SURVEYOR STATE OF TEXAS

This is to certify that the plat of this subdivision complies with all of the existing rules and regulations of Brazoria County, Texas and is hereby approved by the County Court.

Chas. W. O'Day, Chairman

Sidney L. Griffin, Secretary

This is to certify that the City Planning Commission of the City of Pearland, Texas has approved this plat and subdivision of SOUTHDOWN, Section One in conformance with the laws of the State of Texas and the ordinances of the City of Pearland, and hereby authorizes the filing of record of this plat this 18th day of August, 1981

Richard Tolene — Dennis Proosdmeyer

Fred Pearl — Mayor, Pearland

C. B. Hume, Sr. — Leroy Sartin

Helen Beckman — Secretary

APPROVED for the City of Pearland, Texas, this 18th day of August, 1981

City Attorney

City Engineer

APPROVED by the Commissioners' Court of Brazoria County, Texas this _____ day of _____

Ray Prause, Commissioner, Precinct 1

Joe Pearce, Commissioner, Precinct 2

Bob Cremer, Commissioner, Precinct 3

Chris Dunham, Commissioner, Precinct 4

County Judge

PLAT APPROVED

Date: _____

County Surveyor P.O. Box

Date: 12-10-81

Plat Book Recorder P.O. Box

Date: 12-14-81

BRAZORIA COUNTY ENGINEER, Bernard Wehe, Jr.

80076 Dwg. No. J-22