SUBDIVISION APPROVALS

ANGLETON DRAINAGE DISTRICT

Approved this the 18 day of May, 2004, by the Angleton Drainage District.

The Board of Supervisors of the Angleton Drainage District does not warrant, represent or guarantee:

1. That drainage facilities outside the boundaries of the subdivision are available to receive runnoff from the facilities described in this plat.

2. That drainage facilities described in this plat are adequate for rainfall in excess of Angleton Drainage District minimum requirements.

3. That building elevation requirements have been determined by the Angleton Drainage District.

4. That the District assumes any responsibility for construction, operation, or maintenance of subdivision drainage facilities.

The District's review is based solely on the documentation submitted for review, and on the reliance on the report submitted by the Texas Registered Professional Engineer. The District's review is not intended nor will serve as a substitution of the overall responsibility and/or decision making power of the party sumitting the plat or plan herein, their or its principals or agents.

Chairman — Member — Member

CITY PLANNING COMMISSION

I hereby certify that the above and foregoing Final Plat of Heritage Oaks Subdivision, Section 3 was approved this 1 day of June, 2004 by the City Planning Commission of Angleton.

Chairman

Witness my hand this ____ day of _____, 2004.

Secretary

CITY COUNCIL

I hereby certify that the above and foregoing Final Plat of Heritage Oaks Subdivision, Section 3 was approved this 15 day of June, 2004 by the City Council of Angleton.

Mayor

Said addition shall be subject to all the requirements of the Code of Ordinances of the City of Angleton, Texas.

Witness my hand this 15 day of June, 2004.

City Secretary

NO HOUSE, DWELLING UNIT OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS SUBDIVISION BY THE OWNER OR ANY OTHER PERSON UNTIL SUCH TIME AS THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE CODE OF ORDINANCES OF THE CITY OF ANGLETON REGARDING IMPROVEMENT WITHIN THE AREA SO PLATTED, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, DRAINAGE STRUCTURES, STORM SEWERS, ALLEYS, AND WATER AND SEWER UTILITIES, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ANGLETON.

THESE RESTRICTIONS, WITH RESPECT TO IMPROVEMENTS ARE MADE TO INSURE THE INSTALLATION OF SUCH IMPROVEMENTS AND TO GIVE NOTICE TO EACH OWNER AND EACH PROSPECTIVE OWNER OF LOTS IN THE SUBDIVISION THAT NO HOUSE OR OTHER BUILDING CAN BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION UNTIL SAID IMPROVEMENTS ARE ACTUALLY MADE OR PROVIDED FOR ON THE ENTIRE BLOCK ON THE STREET AND/OR STREETS ON WHICH THE PROPERTY ABUTS AS DECRIBED HEREIN.

NOTES

1. UNLESS OTHERWISE NOTED, 5/8" IRON RODS WITH CAPS MARKED "BAKER & LAWSON RPLS 2601" ARE SET AT ALL CORNERS OF LOTS AND RESERVES. LOT CORNERS TO BE SET AFTER CONSTRUCTION OF STREETS, UTILITIES AND FINAL LOT GRADING.

2. BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AND ARE TIED TO TEXAS DEPARTMENT OF TRANSPORTATION HORIZONTAL CONTROL MONUMENTS FOR STATE HIGHWAY 288B AND STATE IGHWAY 35 (1993); MONUMENT H288B-8 HAVING COORDINATES X=3,138,699.15 AND Y=504,997.85; MONUMENT H288B-11 (LO200193) HAVING COORDINATES X=3,138,203.35 AND Y=510,518.36; MONUMENT LO200153 (H35-75) HAVING COORDINATES X=3,132,460.47 AND Y=500,889.95 AND MONUMENT H35-76 HAVING COORDINATES X=3,134,013.77 AND Y=500,989.71. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTORGF 0.999870.

3. WHERE ACCESS CONTROL LINES ARE SHOWN THERE CAN BE NO PERMANENT ACCESS TO THE LOTS; THAT IS, NO DRIVEWAYS ARE ALLOWED ON THE SIDE OR REAR LOT LINES ADJOINING HERITAGE PARK DRIVE.

BENCHMARK

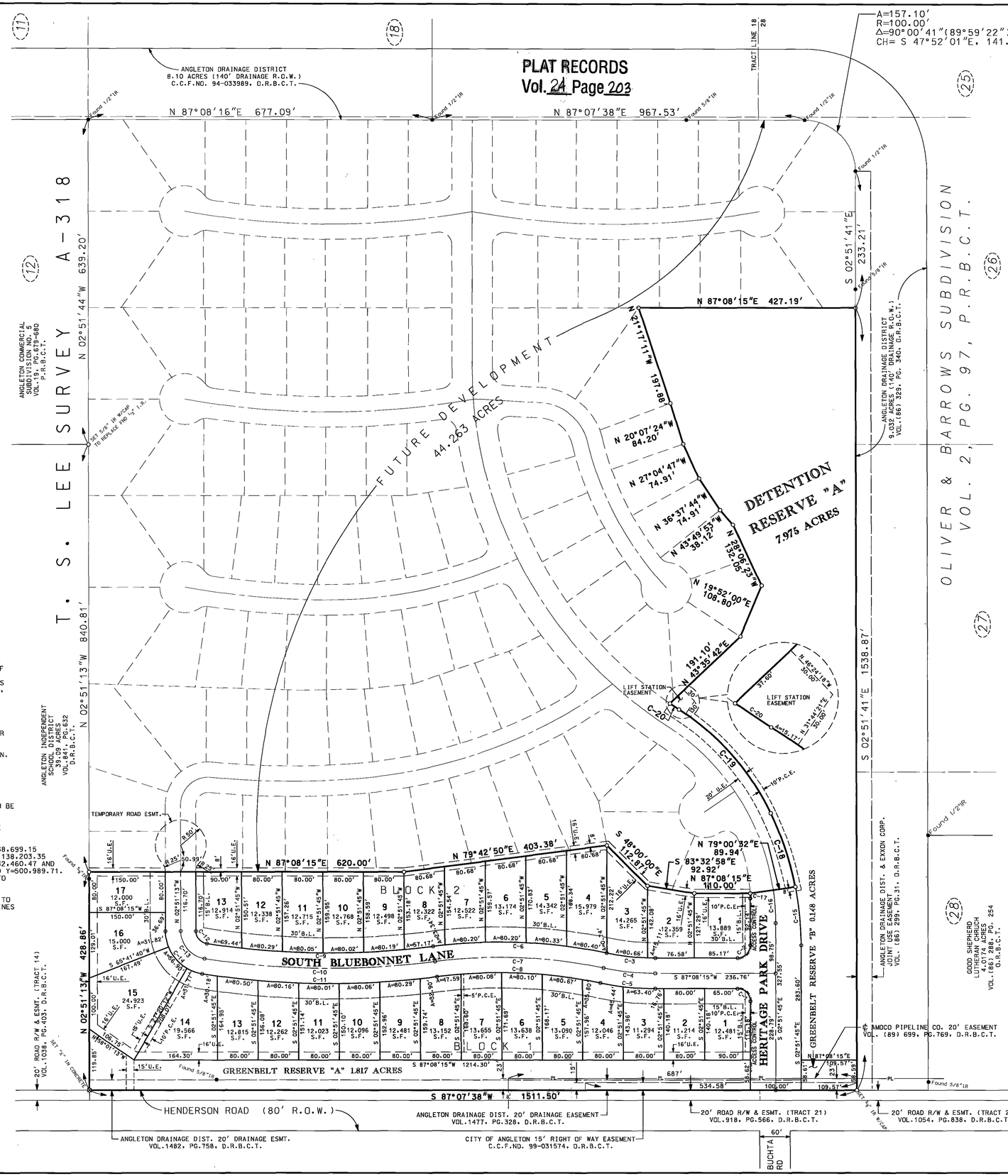
TBM
CHISELED SQUARE ON SOUTHWEST CORNER OF CONCRETE FOOTING FOR PIPE SUPPORT ON SOUTH SIDE OF HENDERSON ROAD, WEST OF CULVERT UNDER HENDERSON ROAD, AND 215 FEET EAST OF BUCHTA ROAD.
ELEV. 26.08, NGVD, 1973 ADJUSTMENT

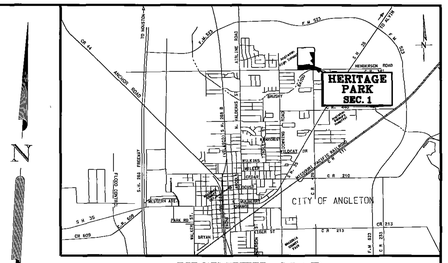
LEGEND

- o = 5/8" IRON ROD W/ CAP SET OR TO BE SET (SEE NOTE 1)
- • = EXISTING IRON ROD
- D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
- O.R.B.C. = OFFICIAL RECORDS OF BRAZORIA COUNTY
- P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
- C.C.F.NO. = COUNTY CLERK'S FILE NO.
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- P.C.E. = POWER COMPANY EASEMENT (TEXAS-NEW MEXICO)
- B.L. = BUILDING SETBACK LINE
- ~~~~ = ACCESS CONTROL LINE

100 0 100 200 300

GRAPHIC SCALE 1 INCH = 100 FEET





VICINITY MAP

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	25.00'	25.00'	39.27'	90° 00'00"	229° 10'59"	35.36'	S 47° 51'45"E
C-2	25.00'	25.00'	39.27'	90° 00'00"	229° 10'59"	35.36'	S 42° 08'15"W
C-3	470.00'	48.43'	96.51'	11° 45'56"	12° 11'26"	96.34'	N 86° 58'47"W
C-4	500.00'	51.52'	102.67'	11° 45'56"	11° 27'33"	102.49'	N 86° 58'47"W
C-5	530.00'	54.61'	108.83'	11° 45'56"	10° 48'38"	108.64'	N 86° 58'47"W
C-6	1030.00'	173.77'	344.30'	19° 09'09"	5° 33'46"	342.70'	S 89° 19'37"W
C-7	1000.00'	168.71'	334.27'	19° 09'09"	5° 43'46"	332.72'	S 89° 19'37"W
C-8	970.00'	163.65'	324.25'	19° 09'09"	5° 54'24"	322.74'	S 89° 19'37"W
C-9	1584.28'	225.08'	447.17'	16° 10'20"	3° 36'59"	445.69'	S 87° 50'14"W
C-10	1614.28'	229.35'	455.64'	16° 10'20"	3° 32'58"	454.13'	S 87° 50'14"W
C-11	1644.28'	233.61'	464.11'	16° 10'20"	3° 29'04"	462.57'	S 87° 50'14"W
C-12	25.00'	21.44'	35.44'	81° 13'25"	229° 10'59"	32.55'	N 43° 27'55"W
C-13	55.00'	47.16'	77.97'	81° 13'26"	104° 10'27"	71.60'	N 43° 27'55"W
C-14	85.00'	72.88'	120.50'	81° 13'25"	67° 24'24"	110.66'	N 43° 27'55"W
C-15	601.53'	58.13'	115.91'	11° 02'25"	9° 31'30"	115.73'	N 08° 22'57"W
C-16	460.00'	32.69'	65.26'	8° 07'43"	12° 27'20"	65.21'	N 06° 55'36"W
C-17	297.93'	5.08'	10.15'	1° 57'07"	19° 13'52"	10.15'	N 03° 50'19"W
C-18	601.53'	77.07'	153.31'	14° 36'11"	9° 31'30"	152.90'	N 21° 12'16"W
C-19	500.00'	141.27'	275.36'	31° 33'15"	11° 27'33"	271.89'	N 44° 16'59"W
C-20	800.00'	10.70'	21.39'	1° 31'55"	7° 09'43"	21.39'	N 59° 17'38"W

THE STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS, THAT:

I, PAUL O'FARRELL, TRUSTEE, HERITAGE DEVELOPMENT COMPANY, OWNER OF THE PROPERTY SHOWN ON THE FOREGOING PLAT OF 21.915 ACRES IN THE T. S. LEE SURVEY, ABSTRACT NO. 318, BRAZORIA COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID PROPERTY ACCORDING TO THE STREETS, LINES, LOTS AND BLOCKS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS & EASEMENTS, SHOWN HEREON FOR THEIR USE FOREVER. AND DO BIND OURSELVES, OUR HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

OWNER HEREBY WAIVES ANY CLAIM FOR DAMAGES AGAINST THE CITY OF ANGLETON RESULTING FROM ESTABLISHMENT OF GRADES OR ALTERATIONS OF SURFACES OF ANY PORTION OF EXISTING STREETS/ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.

WITNESS MY HAND THIS THE 13th DAY OF May, 2004.

PAUL O'FARRELL, TRUSTEE

THE STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL O'FARRELL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS DESCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THERE IN SET OUT.

GIVEN UNDER MY HAND AND SEAL THIS THE 13th DAY OF May, 2004.

ROBIN R CROUCH
Notary Public, State of Texas
My Comm. Expires 1-11-2007

Doc# 2004044256

Doc# 2004044256
Pages 1
07/26/2004 4:19PM
Official Records of
BRAZORIA COUNTY
JOYCE HUDMON
COUNTY CLERK
Fees $65.00

HERITAGE PARK SUBDIVISION

SECTION NO. 1

A SUBDIVISION OF 21.915 ACRES IN THE T.S.LEE SURVEY, ABSTRACT NO.318, BRAZORIA COUNTY, TEXAS; SAID 21.915 ACRES BEING OUT OF A 66.178 ACRE TRACT, BEING ALL OR PART OF TRACTS 19, 20, 21, 26, 27, AND 28 OF THE OLIVER AND BARROWS SUBDIVISION BRAZORIA COUNTY, TEXAS OF VARIOUS TRACTS CONVEYED TO PAUL O'FARRELL, TRUSTEE.

OWNER:
HERITAGE DEVELOPMENT COMPANY
PAUL O'FARRELL, TRUSTEE
116 W. CEDAR ST.
ANGLETON, TEXAS 77515

SCALE=1" 100' — MAY 5, 2004

KNOW ALL MEN BY THESE PRESENTS, THAT:

THAT I, DAVID A. LAWSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION AT THE COMPLETION OF CONSTRUCTION, ALL IN ACCORDANCE WITH THE CODE OF REGULATIONS OF THE CITY OF ANGLETON, TEXAS.

DAVID A. LAWSON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REG. NO. 2166
DATE: May 13, 2004

STATE OF TEXAS — REGISTERED — DAVID A. LAWSON — 2166 — PROFESSIONAL LAND SURVEYOR

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
300 E. CEDAR ST., ANGLETON, TEXAS 77515
PHONE: (979) 849-6681 FAX: (979) 849-4689

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