

R13978

JOYCE ANN MOORE FREDE
SPECIAL WARRANTY DEED
VOL. 3574, PG. 198
(SEE ALSO: VOL. 376, PG. 615)

MID-SOUTH ELECTRIC COOPERATIVE
20 FEET ELECTRICAL EASEMENT
VOL. 1810, PG. 167

STATE OF TEXAS
COUNTY OF BRAZOS

STATE OF TEXAS
COUNTY OF BRAZOS
CERTIFICATE OF THE COUNTY CLERK

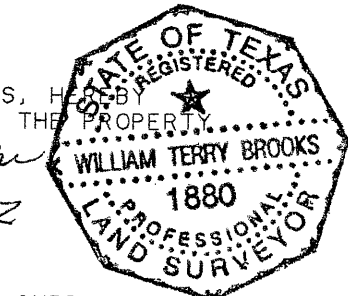
I, KAREN McQUEEN, COUNTY CLERK, IN AND FOR THE SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF DECEMBER, 2002, IN THE DEED/ OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 5008 PAGE 50

Karen McQueen
By: Jo Giljar
COUNTY CLERK
BRAZOS COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

I, TERRY BROOKS, REGISTERED PROFESSIONAL LAND SURVEYOR No. 1880, OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE MADE ON THE GROUND UNDER MY SUPERVISION.

Terry Brooks
SURVEYOR
12-09-2002



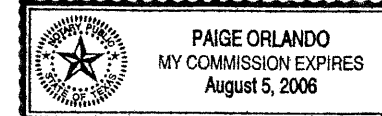
PRIVATELY MAINTAINED, PUBLICLY DEDICATED UNPAVED STREETS:

OWNERS, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT THEY SHALL BE FOREVER BARRED FROM PETITIONING BRAZOS COUNTY TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL (OWNERS) AND/OR THE HOMEOWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE STANDARDS REQUIRED BY BRAZOS COUNTY. THE OWNERS AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE HIDALGO FALLS HOMEOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.

FIELDNOTE DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN BRAZOS COUNTY, TEXAS, BEING OUT OF AND A PART OF THE H. & B. WHITESIDES SURVEY, A-56, IN THE SOUTHERN PORTION OF THE COUNTY, AND BEING THAT SAME TRACT CALLED 50.73 ACRES (UNDIVIDED ONE-HALF INTEREST) DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 9, 1991, TO GERALDINE L. ORLANDO, RECORDED IN VOLUME 1379, PAGE 202 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, THE ENTIRE TRACT ENCOMPASSING A TOTAL OF SIX TRACTS AS INDICATED ON THE PLAT, BEING DESCRIBED MORE FULLY AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID CALLED 50.73 ACRES TRACT, BEING ALSO THE NORTHWEST CORNER OF A CALLED 5.4 ACRES DESCRIBED IN VOLUME 163, PG. 420, AND BEING AN ADJOINING CORNER OF A CALLED 200 ACRES TRACT DESCRIBED IN A DEED TO JOYCE ANN MOORE FREDE RECORDED IN VOLUME 3574, PAGE 198 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, A 3/4" IRON PIPE FOUND FOR CORNER AT A FENCE CORNER, HAVING STATE PLANE COORDINATES (TEXAS CENTRAL ZONE) OF N = 10132164.81 FEET AND E = 3607795.63 FEET (BASED ON BRAZOS COUNTY BENCHMARK SYSTEM MONUMENT, MONUMENTS B2188 AND B2192, PUBLISHED DATA, GRID BEARINGS, THETA ANGLE OF 2° 08' 33", AS ESTABLISHED BY GPS METHODS);
THENCE S 21° 43' 22" W WITH THE OLD FENCE A DISTANCE OF 180.20 FEET TO A 1/2" IRON ROD SET BESIDE A RAILROAD RAIL IRON AT THE FENCE CORNER;
THENCE S 60° 30' 26" E A DISTANCE OF 1739.60 FEET TO A 5/8" IRON ROD FOUND FOR THE EASTERN CORNER OF THE SUBJECT TRACT, BEING THE ADJOINING CORNER OF A CALLED 196 ACRES OF ARMSTRONG (VOL. 39, PG. 92) AND BEING NOW IN PATRICIA K. GUSEMAN AND MALCOLM GERNGROSS (VOL. 4612, PG. 279) OWNERSHIP;
THENCE S 69° 07' 43" W WITH THE NOBLES AND ARMSTRONG COMMON LINE A DISTANCE OF 1592.96 FEET TO A 3/4" IRON ROD SET FOR CORNER AT THE FENCE CORNER ON THE TOP BANK OF THE BRAZOS RIVER;
THENCE UP THE BRAZOS RIVER WITH THE PRESENT TOP BANK TEN (10) CALLS AS FOLLOWS: 1). N 28° 11' 36" W 413.91 FEET; 2). N 17° 53' 12" W 147.11 FEET; 3). N 32° 12' 25" W 237.92 FEET; 4). N 57° 33' 44" W 64.64 FEET; 5). N 17° 39' 57" W 161.80 FEET; 6). N 54° 40' 29" W 196.69 FEET; 7). N 57° 33' 29" W 101.67 FEET; 8). N 51° 59' 03" W 141.05 FEET; 9). N 51° 11' 24" W 225.11 FEET; 10). N 25° 33' 48" W 505.49 FEET TO THE NORTHWEST CORNER OF THE SUBJECT TRACT, A 3/4" IRON PIPE FOUND AT FENCE CORNER;
THENCE N 67° 15' 00" E A DISTANCE OF 473.67 FEET TO A 2" IRON PIPE FOUND FOR CORNER AT A FENCE CORNER;
THENCE S 67° 41' 34" E ALONG THE EXISTING FENCE A DISTANCE OF 893.09 FEET TO THE PLACE OF BEGINNING AND CONTAINING 48.694 ACRES.

GIVEN UNDER MY HAND AND SEAL ON THIS 10th DAY OF DECEMBER, 2002

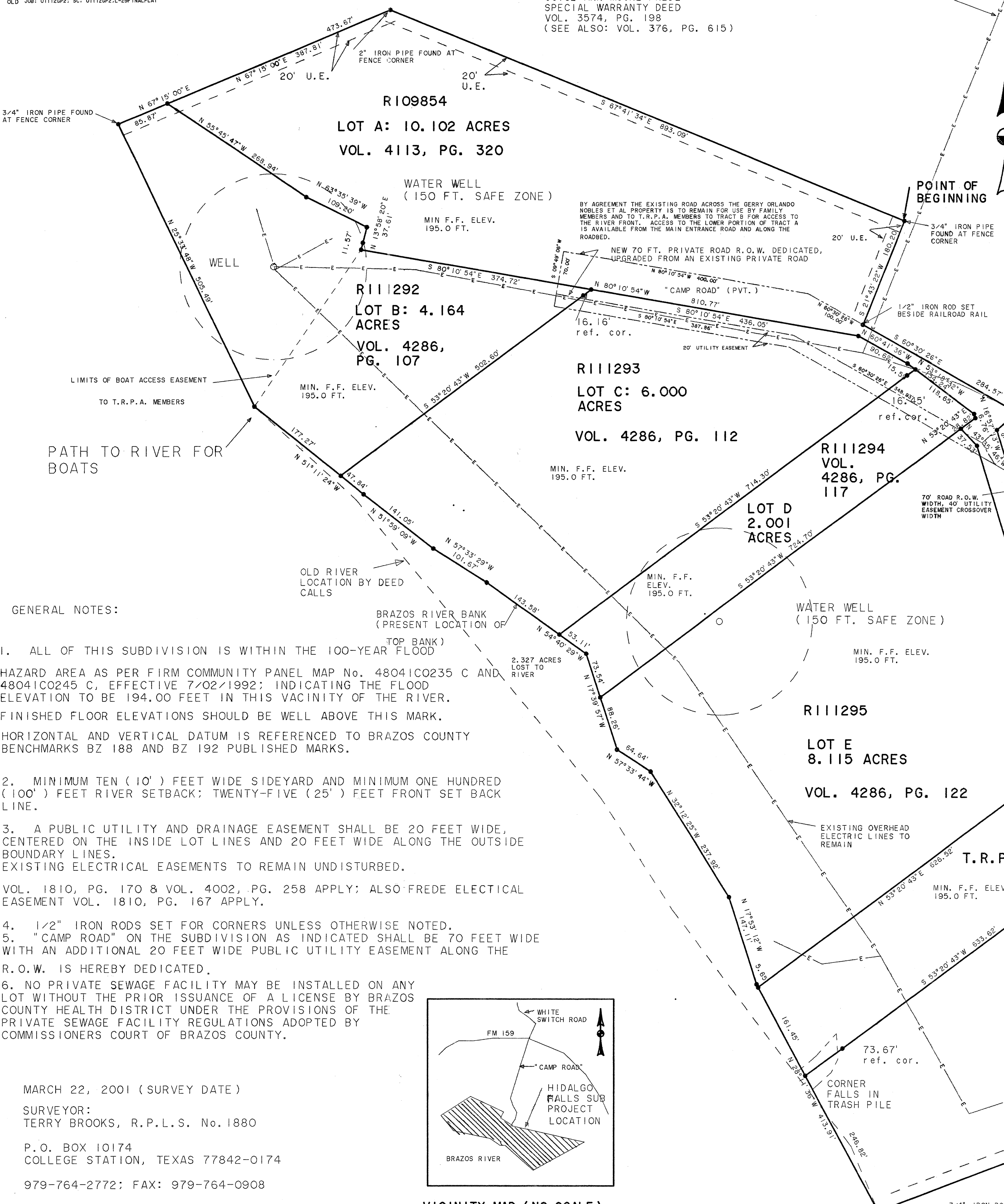


Paige Orlando
NOTARY PUBLIC, STATE OF TEXAS

THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS COURT OF BRAZOS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE 17th DAY OF DECEMBER, 2002.

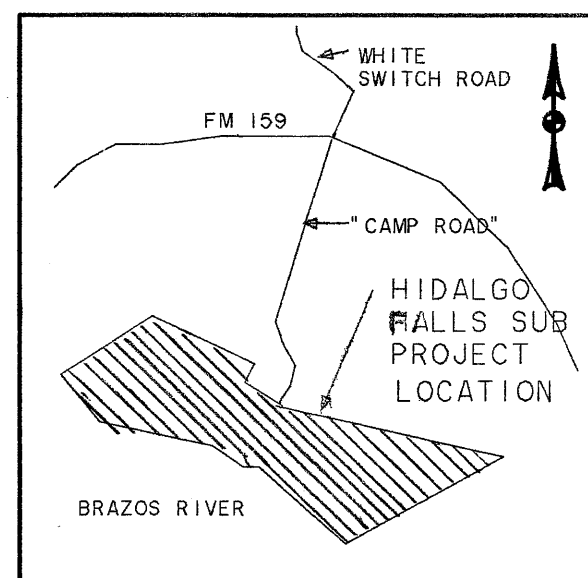
SIGNED THIS THE 17th DAY OF DECEMBER, 2002

Steve Daniel
COUNTY JUDGE
BRAZOS COUNTY, TEXAS



GENERAL NOTES:

- 1. ALL OF THIS SUBDIVISION IS WITHIN THE 100-YEAR FLOOD HAZARD AREA AS PER FIRM COMMUNITY PANEL MAP No. 48041C0235 C AND 48041C0245 C, EFFECTIVE 7/02/1992; INDICATING THE FLOOD ELEVATION TO BE 194.00 FEET IN THIS VICINITY OF THE RIVER. FINISHED FLOOR ELEVATIONS SHOULD BE WELL ABOVE THIS MARK. HORIZONTAL AND VERTICAL DATUM IS REFERENCED TO BRAZOS COUNTY BENCHMARKS BZ 188 AND BZ 192 PUBLISHED MARKS.
- 2. MINIMUM TEN (10') FEET WIDE SIDEYARD AND MINIMUM ONE HUNDRED (100') FEET RIVER SETBACK; TWENTY-FIVE (25') FEET FRONT SET BACK LINE.
- 3. A PUBLIC UTILITY AND DRAINAGE EASEMENT SHALL BE 20 FEET WIDE, CENTERED ON THE INSIDE LOT LINES AND 20 FEET WIDE ALONG THE OUTSIDE BOUNDARY LINES. EXISTING ELECTRICAL EASEMENTS TO REMAIN UNDISTURBED.
- 4. VOL. 1810, PG. 170 & VOL. 4002, PG. 258 APPLY; ALSO FREDE ELECTRICAL EASEMENT VOL. 1810, PG. 167 APPLY.
- 5. 1/2" IRON RODS SET FOR CORNERS UNLESS OTHERWISE NOTED.
- 6. "CAMP ROAD" ON THE SUBDIVISION AS INDICATED SHALL BE 70 FEET WIDE WITH AN ADDITIONAL 20 FEET WIDE PUBLIC UTILITY EASEMENT ALONG THE R.O.W. IS HEREBY DEDICATED.
- 7. NO PRIVATE SEWAGE FACILITY MAY BE INSTALLED ON ANY LOT WITHOUT THE PRIOR ISSUANCE OF A LICENSE BY BRAZOS COUNTY HEALTH DISTRICT UNDER THE PROVISIONS OF THE PRIVATE SEWAGE FACILITY REGULATIONS ADOPTED BY COMMISSIONERS COURT OF BRAZOS COUNTY.



MARCH 22, 2001 (SURVEY DATE)
SURVEYOR:
TERRY BROOKS, R.P.L.S. No. 1880
P.O. BOX 10174
COLLEGE STATION, TEXAS 77842-0174
979-764-2772; FAX: 979-764-0908
OFFICE: 1701 SOUTHWEST PARKWAY, SUITE 108
UNITED PLAZA BUILDING

VICINITY MAP (NO SCALE)

R13990
RESIDUE LOT
18.312 ACRES
VOL. 1379, PG. 202

OWNER/DEVELOPER:
GERRY ORLANDO NOBLES, ET AL
P.O. BOX 1053
NAVASOTA, TEXAS 77868
PH. 936-870-3454
TEXAS RIVER PROTECTION ASSOCIATION
STEVE DANIEL (REPRESENTATIVE)
979-846-4649

FINAL PLAT
DECEMBER 9, 2002
HIDALGO FALLS SUBDIVISION
48.694 ACRES
H. & B. WHITESIDE SURVEY, A-56
DEED REFERENCE: VOLUME 1379, PAGE 202
BRAZOS COUNTY, TEXAS

Doc 00797965 BK U01 5008
Filed for Record in: Brazos County
On: Dec 17, 2002 at 11:47A
Plats As a
Document Number: 00797965
Amount: 55.00
Receipt Number: 2002173
Jo Giljar By

STATE OF TEXAS
COUNTY OF BRAZOS
I, KAREN McQUEEN, COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF DECEMBER, 2002, IN THE DEED/ OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, IN VOLUME 5008 PAGE 50
KAREN McQUEEN
COUNTY CLERK
BRAZOS COUNTY, TEXAS

HONORABLE KAREN McQUEEN, COUNTY CLERK
BRAZOS COUNTY

erj plat