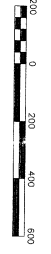


03 04057

LINE	BEARING	DISTANCE
L1	N 52°45'00" W	48.25
L2	N 35°17'01" W	58.32
L3	N 23°24'37" W	180.43
L4	N 37°32'20" W	68.50
L5	N 45°02'09" W	95.63
L6	N 52°03'00" W	98.14
L7	N 33°58'08" W	49.16
L8	N 08°30'13" W	59.15
L9	N 14°53'35" E	128.42
L10	N 25°22'25" E	128.60
L11	N 42°02'25" E	144.83
L12	N 37°24'47" E	241.20
L13	N 45°14'42" E	317.71
L14	N 52°12'28" E	49.24
L15	N 23°54'41" E	128.60
L16	N 05°06'53" E	89.65
L17	N 16°30'28" W	78.53
L18	N 38°03'26" W	78.53
L19	N 57°10'52" W	78.36

LINE	DISTANCE	BEARING
I20	108.24'	N 49°00'00" E
I21	8.94'	N 39°26'01" E
I22	11.13'	N 43°00'00" E
I23	10.99'	S 43°00'00" W
I24	10.05'	S 47°33'59" W
I25	74.94'	S 49°00'00" W
I26	20.00'	S 41°00'00" E

LINE	DISTANCE	BEARING
CV1	117.75'	S 42°00'00" W
CV2	252.32'	S 28°00'00" W

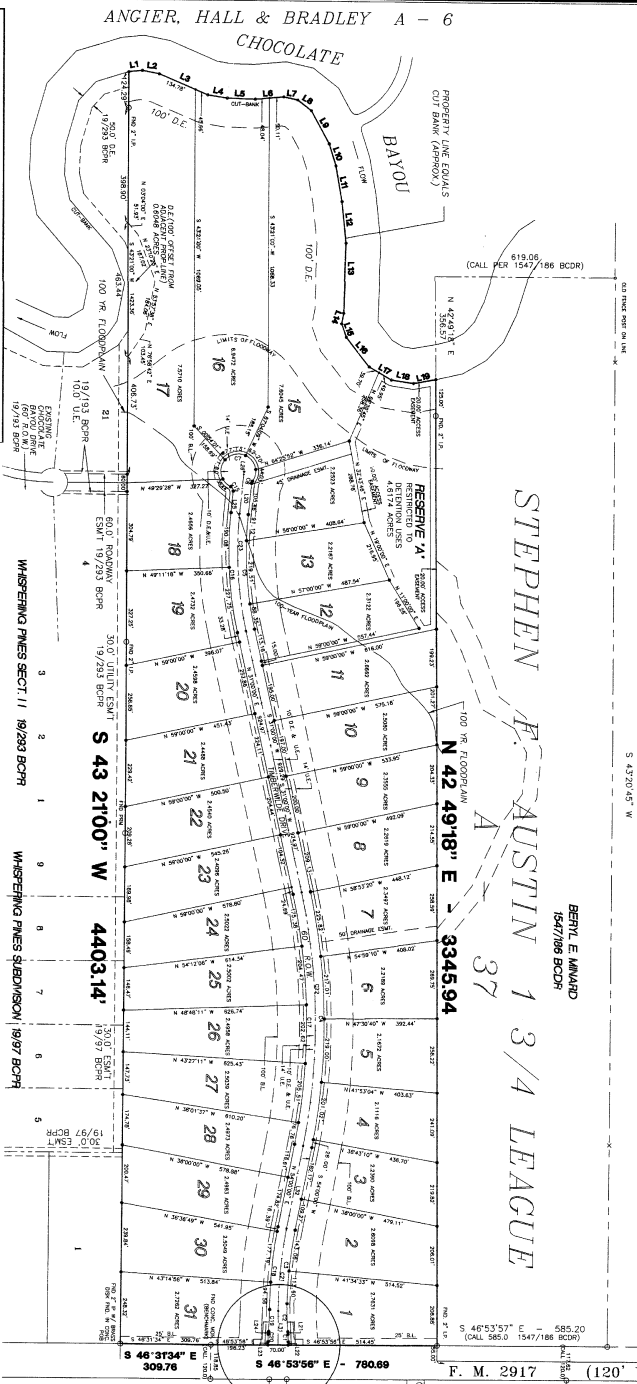


PLAT RECORDS  
101.23 Page 303-304

LEGEND  
BCHP BRAZOSHA COUNTY BIRD RECORDS  
BLD BUILDING LINE  
BE BUILDING EASEMENT  
B.M. BENCH MARK  
R.W. RIGHT OF WAY  
SET 5/47' IN  
BCHP BRAZOSHA COUNTY PLAT RECORDS  
CONC. CONCRETE  
DOL. DOLIMITED  
MND. MOUND  
DOL. BRAZOSHA COUNTY MAP RECORDS

MRS BEATRICE FRAZIER OWAN  
614/337 BCHP

BERYL E. WILKARD  
154/188 BCHP

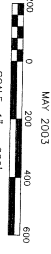


A SUBDIVISION OF 99.16 ACRES LOCATED IN THE  
STEPHEN F. AUSTIN 1 3/4 LEAGUE GRANT,  
ABSTRACT 37, BRAZOSHA COUNTY, TEXAS  
AS RECORDED IN FILE #00-027703, BCHP.  
BRAZOSHA COUNTY, TEXAS

# TIMBERWILDE ESTATES

A FINAL PLAT OF

1 RESERVE 4.6174 ACRES  
31 LOTS 0 BLOCKS



MAY 2003

OWNER:  
TIMBERWILDE ESTATES, LTD.  
ASB MANDLE  
PHONE 881-381-1844

SURVEYOR:  
FOSTER-RAINWATER  
AND ASSOCIATES SURVEYING  
Foster-Rainwater & Associates  
1402 N. Loop West, Suite 100  
Austin, Texas 78704  
Phone 512-797-7500

PLANNER:  
AJD DESIGN GROUP  
1402 N. Loop West, Suite 100  
Austin, Texas 78704  
Phone 512-797-7500

ENGINEER:  
AJD DESIGN GROUP  
1402 N. Loop West, Suite 100  
Austin, Texas 78704  
Phone 512-797-7500

REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4222  
STATE OF TEXAS  
JAMES M. WILKARD  
5-6-03



CERTIFICATE OF SUBDIVISION  
This is to certify that J. M. Wilkard, Registered Professional Land Surveyor, has prepared this plat of subdivision in accordance with the provisions of the Subdivision Map Act, Chapter 208, Texas Property Code, and the rules and regulations of the State Board of Land Surveyors. The plat has been approved by the State Board of Land Surveyors and the City of Houston. This plat is subject to the City of Houston's rules and regulations. The land is within the City of Houston.

GRADE	BEARING	ANGLE	BEARING	GRADE
C1	308.50	S 91°12'29"	S 40°43'01" W	26.17
C2	1000.00	S 2°12'46"	S 61°12'54" W	97.05
C3	1430.00	S 6°39'15"	S 68°59'53" W	258.33
C4	2230.00	S 22°32'06"	S 42°29'20" W	884.94
C5	1720.00	S 4°33'07"	S 60°03'00" W	397.24
C6	15.00	S 7°31'31"	S 63°37'48" W	7.75
C7	60.00	S 28°27'19"	S 61°18'04" E	74.77
C8	15.00	S 17°16'44"	N 13°34'08" E	17.42
C9	1300.00	S 64°39'00"	N 47°00'00" E	416.17
C10	2170.00	S 23°09'00"	N 42°00'00" E	865.26
C11	1535.00	S 72°23'24"	N 48°38'48" E	981.14
C12	1000.00	S 10°09'23"	N 42°31'18" E	76.63
C13	128.60	S 11°12'59"	N 40°18'56" E	26.18

GRADE	BEARING	ANGLE	BEARING	GRADE
CV1	117.75	S 42°00'00"	W	287.48
CV2	252.32	S 28°00'00"	W	577.22

GRADE	BEARING	ANGLE	BEARING	GRADE
CV1	117.75	S 42°00'00"	W	287.48
CV2	252.32	S 28°00'00"	W	577.22

**PLAT RECORDS**  
101-227-Page 65-344

SECTION 31. STATE BOOK RECORDS  
Volume \_\_\_\_\_  
Page \_\_\_\_\_  
Date \_\_\_\_\_

SECTION 31. STATE BOOK RECORDS  
Volume \_\_\_\_\_  
Page \_\_\_\_\_  
Date \_\_\_\_\_

SECTION 31. STATE BOOK RECORDS  
Volume \_\_\_\_\_  
Page \_\_\_\_\_  
Date \_\_\_\_\_

DESCRIPTION  
of 99.16 acres or 431,848.98 square feet of land located in the Stephen F. Austin 1 3/4  
Block 31, Subdivision 1, Plat No. 2917, recorded in Volume 18, Page 293, Deed Records  
of Brazoria County, Texas, and 99.16 acres being more particularly described by metes  
and bounds in Volume 19, Page 97, Plat Records of Brazoria County, Texas;  
BEGINNING at a 2 inch iron pipe with a brass disk in concrete found for the Southeast  
corner of the herein described tract of land and the North corner of Lot 1, of said  
Block 31, (140' wide (S.W. 1/4));  
THENCE South 40 deg 21 min 00 sec West along the West line of said Whispering  
Pines Subdivision, Section 1, said pipe lying in the West Right-Of-Way line  
of Road 2917, a distance of 120.00 feet to a 2 inch iron pipe found for a total distance of  
4,270.65 feet to a 2 inch iron pipe found for reference, and continuing for a distance of  
4,270.65 feet to a 2 inch iron pipe found for reference, and continuing for a distance of  
East cut-bank of Chocolate Bayou;  
THENCE along the East cut-bank of Chocolate Bayou the following courses and  
distances:  
North 25 deg 46 min 50 sec West - 48.32 feet  
North 33 deg 24 min 37 sec West - 189.43 feet  
North 45 deg 02 min 09 sec West - 55.63 feet  
North 52 deg 49 min 00 sec West - 98.14 feet  
North 68 deg 30 min 13 sec West - 89.15 feet  
North 14 deg 53 min 25 sec East - 129.42 feet  
North 33 deg 24 min 37 sec East - 144.65 feet  
North 37 deg 24 min 37 sec East - 144.65 feet  
North 37 deg 24 min 37 sec East - 144.65 feet  
North 52 deg 09 min 12 sec East - 47.71 feet  
North 23 deg 04 min 54 sec East - 192.74 feet  
North 52 deg 09 min 12 sec East - 47.71 feet  
North 33 deg 24 min 37 sec East - 125.53 feet  
North 18 deg 03 min 20 sec West - 78.53 feet and  
to a point measuring the Northwest corner of a deed to Beryl E. Miron, recorded in Volume  
18, Page 293, Deed Records of Brazoria County, Texas;  
THENCE North 40 deg 21 min 16 sec East along the South line of said Beryl E.  
Miron tract, a distance of 120.00 feet to a 2 inch iron pipe found for reference,  
and continuing for a total distance of 3,145.94 feet to a 2" iron pipe found for corner in  
the West Right-Of-Way line of Road FM 2917, said iron pipe marking the Southeast  
corner of the herein described tract of land and containing within these calls 99.16 acres or 431,948.98  
square feet of land.

GENERAL NOTES  
1. THE 100 YEAR FLOODPLAIN SHOWN ON THIS PLAN IS BASED ON THE BASE  
FLOOD ELEVATIONS ON FEMA FLOOD INSURANCE RATE MAP NUMBER  
45082S-H (COMMUNITY NUMBER 48494, PANEL 0280), DATED JUNE  
4, 1993.  
2. THIS PROJECT WILL BE DESIGNED AND CONSTRUCTED IN GENERAL  
CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE BRAZORIA  
CONSERVATION AND RECLAMATION DISTRICT NO. 3.  
3. LOTS WILL BE SERVED BY AN ON-SITE WATER, WASTE AND SEWER  
SYSTEMS. EACH HOMEOWNER MUST OBTAIN SEPTIC SYSTEM APPROVAL FROM  
THE BRAZORIA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR  
TO CONSTRUCTION.  
4. ALL LOTS WILL BE RESTRICTED TO SINGLE-FAMILY RESIDENTIAL USE,  
EXCEPT RESERVE "X" WHICH IS RESTRICTED TO DETENTION USE ONLY.  
5. THE CITY OF LUBBOCK, BRAZORIA COUNTY, AND BRAZORIA COUNTY CONSERVATION AND  
RECLAMATION DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE DESIGN, MAINTENANCE AND REPAIR OF  
DRAINAGE FACILITIES AS NECESSARY FOR THE INSPECTION, MAINTENANCE AND REPAIR OF DRAINAGE FACILITIES.  
6. REPAIRS BASED ON THE PLAN OF WHISPERING PINES SUBDIVISION  
AS RECORDED IN VOLUME 19, PAGE 97-98, BRAZORIA COUNTY PLAT RECORDS.  
7. DRIVEWAY ACCESS IS HEREBY DENIED FROM LOTS 1 AND 31 DOWD ROAD MARKET ROAD 2917.  
8. ALL DRAINAGE FACILITIES SHOWN HEREON SHALL BE KEPT CLEAR OF TREES,  
MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE  
DRAINAGE FACILITIES OWNER THROUGH AN APPROVED DRAINAGE STRUCTURE.  
9. THIS SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED  
TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH  
EXISTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH FLOWING SHOULD NOT REMAIN  
FOR AN EXTENDED PERIOD OF TIME.  
10. FOUNDATION OF TWO (2) FEET ABOVE FINISH FLOOR OF EACH BATHROOM CHECKER IS HINDER  
TO FOUNDATION OF TWO (2) FEET ABOVE FINISH FLOOR OF EACH BATHROOM CHECKER IS HINDER  
11. THERE ARE NO PRELUDE EXISTENTS OR PRELUDES WITHIN THE BOUNDARIES OF THIS PLAT.  
12. ALL DRAINAGE FACILITIES AND DETENTION FACILITIES SHOWN ON THIS PLAN ARE DEDICATED  
CHOCOLATE BAYOU, WHICH IS DEDICATED TO BRAZORIA COUNTY CONSERVATION AND RECLAMATION  
DISTRICT NO. 3 FOR THE PURPOSES OF MAINTENANCE.  
13. THE GRASSLAND AND DETENTION FACILITIES AND ALL DRAINAGE FACILITIES CONTAINED  
HEREON ARE TO BE MAINTAINED BY THE TIMBERWILDE ESTATES HOMEOWNERS ASSOCIATION  
AND/OR ASSOCIATION OF OWNERS, EXCEPT THE DRAINAGE FACILITIES ALONG CHOCOLATE  
BAYOU AND THE DRAINAGE FACILITIES ALONG MARKET ROAD AND/OR BRAZORIA COUNTY  
DISTRICT NO. 3, THE CITY OF LUBBOCK, BRAZORIA COUNTY, AND/OR BRAZORIA COUNTY  
CONSERVATION AND RECLAMATION DISTRICT NO. 3. RESERVE THE RIGHT TO MAINTAIN THE  
DRAINAGE FACILITIES OF THE TIMBERWILDE ESTATES HOMEOWNERS ASSOCIATION TO  
PROVIDE ADEQUATE MAINTENANCE.  
14. THE 20' ACCESS EASEMENT IN RESERVE "X" IS DEDICATED TO THE BRAZORIA  
COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 TO PROVIDE ACCESS  
FOR INSPECTION, MAINTENANCE AND REPAIR OF THE DETENTION  
POND AND RELATED STRUCTURES.  
15. LEADON PLAIN DETERMINATION  
SLOPES SHOWN ON THE RESERVOIR FLOOD PLAIN MUST BE ELEVATED  
TO THE BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED  
BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN  
ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.  
CERTIFICATE OF COMMISSIONER'S COURT  
APPROVED BY COMMISSIONER'S COURT OF BRAZORIA COUNTY, TEXAS THIS  
3<sup>RD</sup> DAY OF JUNE 2003.

GENERAL NOTE:  
• Plats (Permanent Reference)  
Noted 1/27/04 Red with  
indicated except for centerline  
of (Permanent Control  
Point) Channel "X" in concrete  
indicated of roads or  
structures.

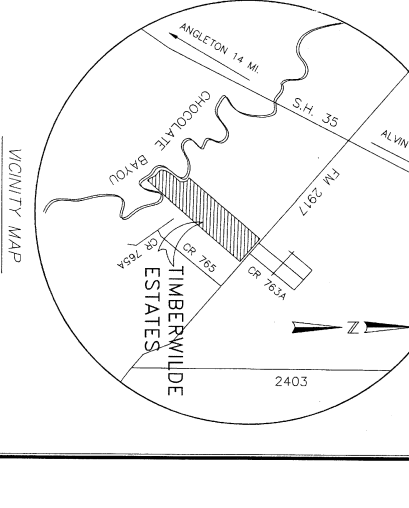
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**A FINAL PLAT OF**  
**TIMBERWILDE ESTATES**

A SUBDIVISION OF 99.16 ACRES LOCATED IN THE  
STEPHEN F. AUSTIN 1 3/4 LEAGUE GRANT,  
ABSTRACT 37, BRAZORIA COUNTY, TEXAS  
AS RECORDED IN FILE #00-027703, BCDR,  
BRAZORIA COUNTY, TEXAS

1 RESERVE 4.6174 ACRES  
31 LOTS  
0 BLOCKS

MAY 2003  
SCALE: 1" = 200'

OWNER:  
TIMBERWILDE ESTATES, LTD.  
4300 HANDELS  
AUSTIN, TEXAS 78751  
PHONE: 281-531-1584

SUPERVISOR:  
FOSTER-RAINWATER  
AND ASSOCIATES SURVEYING  
1400 W. LOOP WEST, SUITE 100  
FREDERICKSBURG, TEXAS 77848  
PHONE: 281-531-1584

ENGINEER:  
AID DESIGN GROUP  
1400 W. LOOP WEST, SUITE 100  
FREDERICKSBURG, TEXAS 77848  
PHONE: 281-531-1584

RETURNED BY BRAZORIA COUNTY CONSERVATION AND RECLAMATION  
DISTRICT NO. 3 IN ORDER TO CORRECT THE IMPROPER BAYOU BOUNDARY ADJOY BY THE  
DEVELOPMENT OF THE HEREIN SHOWN SUBDIVISION. REFER TO THE BRAZORIA  
COUNTY DRAINAGE CRITERIA MANUAL FOR THE REQUIRED DESIGN CRITERIA.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION  
DISTRICT NO. 3 HAS APPROVED THIS PLAT AND SUBDIVISION OF TIMBERWILDE ESTATES  
AS SHOWN HEREON.

DATE: 5-18-2003

*Paul J. Wood*  
COUNTY CLERK, BRAZORIA COUNTY, TEXAS

*Charles E. Knight*  
COMMISSIONER

*David R. Johnson*  
DISTRICT ENGINEER

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