HERITAGE SHORES

A SUBDIVISION OF 33.155 ACRES OF LAND SITUATED IN THE ISAAC JONES SURVEY, A–23, [IN CONFLICT WITH THE JOHN CRIPPEN SURVEY, A–11], SAN JACINTO COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN DEED TO HERITAGE SHORES, INC. RECORDED UNDER CLERK'S FILE No. 11–3270, PAGE 13883 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS.

THIRTY–FIVE (35) LOTS [MINIMUM LOT SIZE = 0.502 ACRE] FIVE (5) RESERVES
USAGE OF LOTS: SINGLE FAMILY AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

NORTH

100 0 100 200 300 Feet

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY, STATE–APPROVED COMMUNITY WATER SYSTEM, OR ENGINEERED RAIN WATER COLLECTION SYSTEM.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON–SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY SAN JACINTO COUNTY.

ONLY LOTS 33 & 34 HAVE DIRECT ACCESS TO F. M. HIGHWAY No. 980 THROUGH THE 40 FT. WIDE ACCESS EASEMENT SHOWN HEREON. ALL OTHER LOTS MUST USE THE PRIVATE SUBDIVISION ROADS FOR ACCESS.

DEVELOPER:

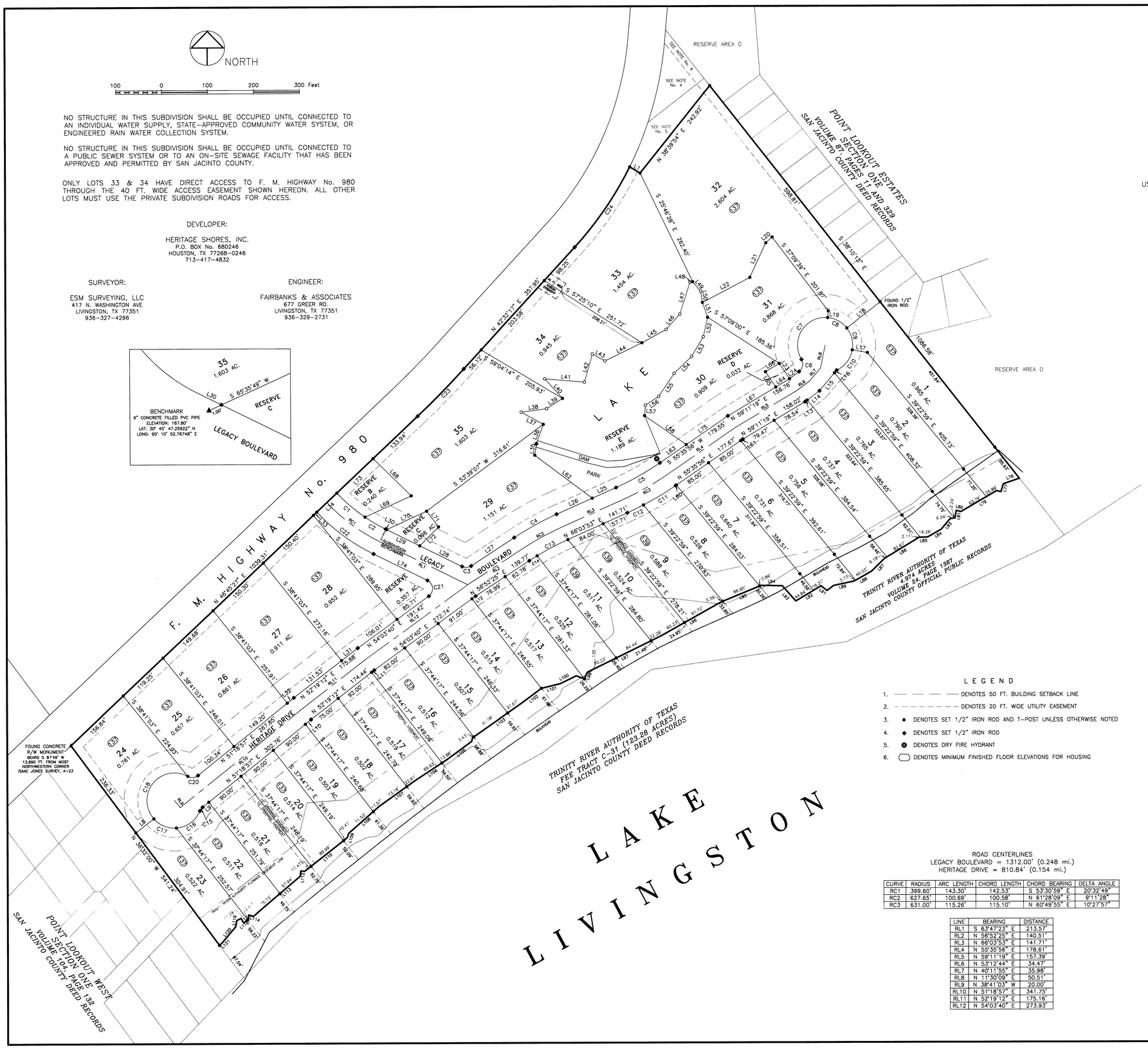
HERITAGE SHORES, INC.
P.O. BOX No. 680246
HOUSTON, TX 77268–0246
713–417–4832

SURVEYOR:

ESM SURVEYING, LLC
417 N. WASHINGTON AVE
LIVINGSTON, TX 77351
936–327–4296

ENGINEER:

FAIRBANKS & ASSOCIATES
677 GREER RD.
LIVINGSTON, TX 77351
936–329–2731



N O T E S

1. BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTHEAST LINE OF POINT LOOKOUT WEST, SECTION ONE (1), AS RECORDED IN VOLUME 104, PAGE 132 OF THE SAN JACINTO COUNTY DEED RECORDS.
2. ALL LOTS ARE SUBJECT TO A 10 FT. BUILDING SETBACK LINE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
3. — — — — — — DENOTES THE UPPER LIMITS OF THE TRINITY RIVER AUTHORITY FLOWAGE EASEMENT AS DESCRIBED BY METES AND BOUNDS RECORDED IN VOLUME 102, PAGE 583 OF THE SAN JACINTO COUNTY DEED RECORDS AND VOLUME 24, PAGE 1392 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS.
4. 0.220 ACRE DESCRIBED IN DEED TO LEON R. HOYT AND WIFE, JANET L. HOYT, RECORDED IN VOLUME 74, PAGE 18 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS.
5. 0.218 ACRE DESCRIBED IN DEED TO LEON R. HOYT AND JANET L. HOYT RECORDED UNDER CLERK'S FILE No. 11–4685, PAGE 19807 OF THE SAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS.
6. 0.057 ACRE EASEMENT DESCRIBED IN INSRTUMENT RECORDED UNDER CLERK'S CLERK'S GILE No. 11–4550 OS THE SWAN JACINTO COUNTY OFFICIAL PUBLIC RECORDS.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.58'	369.60'	12°29'30"	S 49°29'19" E	80.42'
C2	51.96'	369.60'	8°03'19"	S 59°45'44" E	51.92'
C3	20.71'	20.00'	59°20'13"	N 86°32'31" E	19.80'
C4	105.50'	657.65'	9°11'28"	N 61°28'09" E	105.39'
C5	109.78'	601.00'	10°27'57"	N 60°49'55" E	109.63'
C6	29.34'	20.00'	84°03'05"	N 11°11'12" E	26.78'
C7	132.14'	60.00'	126°11'13"	N 32°15'16" E	107.01'
C8	48.88'	60.00'	46°40'45"	N 61°18'45" W	47.54'
C9	50.16'	60.00'	47°54'08"	N 14°01'18" W	48.71'
C10	58.17'	60.00'	55°33'02"	N 37°42'16" E	55.92'
C11	81.74'	661.00'	7°05'07"	N 59°08'30" E	81.69'
C12	39.00'	661.00'	3°22'50"	N 64°22'28" E	38.99'
C13	75.78'	597.65'	7°15'53"	N 62°25'57" E	75.73'
C14	20.10'	597.65'	1°55'36"	N 57°50'12" E	20.10'
C15	10.11'	20.00'	28°57'18"	N 36°50'18" E	10.00'
C16	66.68'	60.00'	63°40'15"	N 54°11'47" E	63.30'
C17	54.98'	60.00'	52°29'54"	S 67°43'09" E	53.07'
C18	168.35'	60.00'	119°27'40"	N 38°54'39" E	118.31'
C20	23.73'	20.00'	67°58'32"	N 85°18'14" E	22.36'
C21	41.14'	20.00'	117°51'02"	N 04°51'51" W	34.26'
C22	154.06'	429.60'	20°32'49"	N 53°30'59" W	153.24'
C23	143.59'	1949.86'	4°13'10"	N 44°38'52" E	143.56'
C24	212.02'	756.20'	16°03'50"	N 34°30'22" E	211.32'

LINE	BEARING	DISTANCE
L1	S 58°56'21" E	26.41'
L2	S 57°08'00" W	51.38'
L3	S 64°51'00" W	16.47'
L4	S 82°02'00" W	33.64'
L5	S 61°25'00" W	16.09'
L6	S 51°33'00" W	9.81'
L7	S 44°05'00" W	7.06'
L8	N 52°15'43" E	49.67'
L9	N 51°18'57" E	17.11'
L10	N 51°18'57" E	15.65'
L11	N 52°19'12" E	7.44'
L12	N 54°03'40" E	9.73'
L13	N 53°12'44" E	5.84'
L14	N 53°12'44" E	33.62'
L15	N 40°11'55" E	50.75'
L16	N 40°11'55" E	7.33'
L17	S 80°04'14" E	33.41'
L18	N 52°01'38" E	92.26'
L19	S 05°20'52" W	14.61'
L20	S 47°51'10" W	18.60'
L21	S 24°48'49" W	82.78'
L22	S 62°19'56" W	116.58'
L23	S 33°47'29" E	40.05'
L24	N 53°12'44" E	26.10'
L25	S 66°03'53" W	56.67'

LINE	BEARING	DISTANCE
L26	S 66°03'53" W	85.04'
L27	N 56°52'25" E	112.03'
L28	N 63°47'23" W	102.54'
L29	N 63°47'23" W	80.32'
L30	N 63°47'23" W	2.23'
L31	S 52°19'12" W	44.05'
L32	S 51°18'57" W	18.32'
L33	N 46°45'27" E	10.07'
L34	N 46°48'45" E	60.00'
L35	N 08°27'47" E	25.08'
L36	N 19°50'28" E	44.83'
L37	N 60°58'55" W	54.69'
L38	N 82°21'22" E	55.82'
L39	N 57°24'19" E	41.23'
L40	N 42°13'22" W	57.52'
L41	S 85°07'50" E	86.78'
L42	N 16°04'12" E	63.41'
L43	S 60°50'01" E	31.14'
L44	N 63°58'43" E	89.63'
L45	N 61°34'45" E	60.17'
L46	N 41°48'44" E	44.69'
L47	N 17°38'38" E	72.80'
L48	N 81°59'04" E	6.04'
L49	S 39°34'46" E	26.93'
L50	S 08°50'12" E	24.62'

LINE	BEARING	DISTANCE
L51	S 19°05'27" E	34.11'
L52	S 12°20'13" W	43.10'
L53	S 30°48'07" W	49.93'
L54	S 46°08'55" W	52.66'
L55	S 34°17'43" W	60.28'
L56	S 56°39'50" W	34.80'
L57	S 05°02'43" W	22.76'
L58	S 55°05'10" E	110.33'
L59	S 22°21'33" E	89.44'
L60	S 55°35'56" W	2.04'
L61	N 55°35'56" E	5.64'
L62	N 53°05'23" W	156.03'
L63	N 55°35'56" E	69.65'
L64	S 59°11'19" W	35.05'
L65	S 33°47'29" E	40.05'
L66	N 59°11'19" E	35.05'
L67	N 59°11'19" E	121.72'
L68	S 45°33'31" E	115.78'
L69	S 65°35'49" W	110.69'
L70	N 65°35'49" E	95.64'
L71	N 37°24'51" W	42.91'
L72	S 45°08'17" W	57.99'
L73	N 46°06'30" E	105.81'
L74	S 63°47'23" E	130.60'
L75	S 55°35'56" W	109.90'

L E G E N D

1. — — — — — — DENOTES 50 FT. BUILDING SETBACK LINE
2. — — — — — — DENOTES 20 FT. WIDE UTILITY EASEMENT
3. ● DENOTES SET 1/2" IRON ROD AND T–POST UNLESS OTHERWISE NOTED
4. ◆ DENOTES SET 1/2" IRON ROD
5. DENOTES DRY FIRE HYDRANT
6. DENOTES MINIMUM FINISHED FLOOR ELEVATIONS FOR HOUSING

ROAD CENTERLINES
LEGACY BOULEVARD = 1312.00' (0.248 mi.)
HERITAGE DRIVE = 810.84' (0.154 mi.)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC1	399.60'	143.30'	142.53'	S 53°30'59" E	20°32'49"
RC2	627.65'	100.69'	100.58'	N 61°28'09" E	9°11'28"
RC3	631.00'	115.26'	115.10'	N 60°49'55" E	10°27'57"

LINE	BEARING	DISTANCE
RL1	S 63°47'23" E	213.57'
RL2	N 56°52'25" E	140.51'
RL3	N 66°03'53" E	141.71'
RL4	N 55°35'56" E	178.61'
RL5	N 59°11'19" E	157.39'
RL6	N 53°12'44" E	34.47'
RL7	N 40°11'55" E	35.98'
RL8	N 11°30'09" E	50.51'
RL9	N 38°41'03" W	20.00'
RL10	N 51°18'57" E	341.75'
RL11	N 52°19'12" E	175.16'
RL12	N 54°03'40" E	273.93'

TRINITY RIVER AUTHORITY FEE TAKING LINE

LINE	BEARING	DISTANCE
L76	S 70°59'02" W	37.02'
L77	S 16°46'15" W	17.95'
L78	N 75°58'17" W	9.76'
L79	S 59°46'28" W	89.68'
L80	N 76°52'22" W	11.03'
L81	S 07°34'45" W	16.22'
L82	S 79°52'30" W	11.58'
L83	S 40°04'29" W	29.06'
L84	S 60°29'28" W	34.37'
L85	S 87°59'49" W	18.37'
L86	S 58°49'17" W	88.85'
L87	S 45°25'44" W	38.81'
L88	S 60°31'51" W	43.76'
L89	S 78°03'24" W	45.85'
L90	S 52°10'46" W	17.75'
L91	N 51°22'15" W	16.73'
L92	S 59°09'18" W	64.15'
L93	N 41°39'29" W	44.43'
L94	N 88°59'44" W	45.80'
L95	S 67°43'05" W	93.89'
L96	S 60°50'01" W	151.95'
L97	S 63°52'22" W	176.95'
L98	S 24°01'28" W	15.65'

LINE	BEARING	DISTANCE
L99	N 69°27'50" W	18.98'
L100	S 64°04'43" W	38.85'
L101	S 76°18'51" W	42.12'
L102	S 53°30'40" W	53.35'
L103	S 55°11'03" W	131.17'
L104	S 10°17'23" W	7.56'
L105	S 53°51'56" W	66.55'
L106	S 56°50'20" W	83.51'
L107	S 54°31'55" W	95.77'
L108	S 48°47'31" W	89.10'
L109	S 17°51'04" W	9.92'
L110	S 51°57'01" W	117.87'
L111	N 84°17'12" W	8.87'
L112	S 06°00'52" W	11.84'
L113	S 49°44'44" W	133.67'
L114	N 72°40'12" W	10.58'
L115	S 01°29'02" W	8.90'
L116	S 51°29'52" W	13.96'
L117	N 28°45'50" W	11.40'
L118	S 63°43'19" W	10.59'
L119	S 09°37'52" W	13.65'
L120	S 40°18'09" W	43.19'
L121	S 45°03'58" W	10.50'