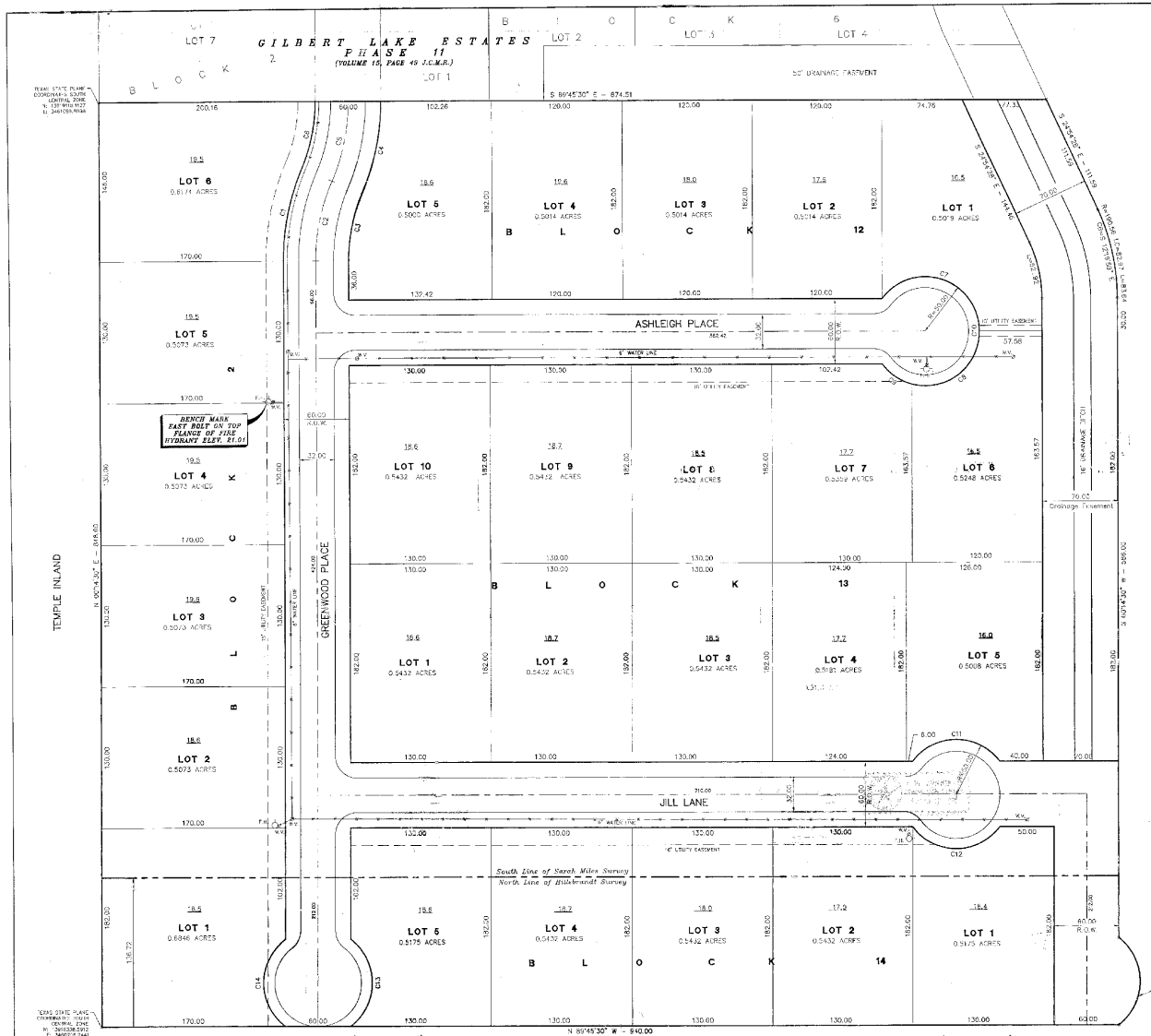


SCALE: 1" = 50'

NOTES:

1. EASEMENTS SHOWN HEREON INCLUDE THE RIGHT TO TRIM OR REMOVE ALL TREES AND SHRUBS ON OR OVERHANGING.
2. UNDERLINED FIGURES ARE ELEVATIONS IN FEET ABOVE SEA LEVEL, U.S.G. & S. DATUM PLANE.
3. FEMA PANEL NO. 480285-0050 B, SHOWS THIS SUBDIVISION TO BE IN ZONE "A", AN AREA IN THE 100 YEAR FLOOD PLAIN. BASE FLOOD ELEVATION DETERMINED TO BE 17.00 AS DESCRIBED IN VOL. 15 PAGE 49 OF THE MAP RECORDS (FINAL PLAT OF PHASE II GILBERT LAKE ESTATES).
4. ALL LOTS HAVE A 40' (FOOT) BUILDING SETBACK LINE FROM FRONT.
5. WATER LINE ARE TYPICALLY LOCATED 3' (FEET) INSIDE STREET RIGHT OF WAY.
6. BEARING AND DISTANCES SHOWN ARE BASED ON DEED BEARINGS AND ARE NOT BASED ON TEXAS COORDINATED SYSTEM. COORDINATES SHOWN ARE FOR REFERENCE ONLY. (SCALE FACTOR 0.9999138)
7. EACH HOUSE SHALL INSTALL A "CLEARSTREAM" AEROBIC WASTEWATER SYSTEM OR EQUAL. DESIGNED AND INSTALLED ACCORDING TO TNROC RULES FOR ON-SITE SEWERAGE FACILITIES.

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	23°17'16"	215.13	87.44	44.33	N 11°53'08" E	86.84
C2	23°17'16"	185.13	75.25	38.15	S 11°53'08" W	74.73
C3	23°17'16"	155.13	63.05	31.97	S 11°53'08" W	62.62
C4	23°11'10"	215.13	87.06	44.13	N 11°56'11" E	86.46
C5	23°07'0"	185.13	74.80	37.96	N 11°58'41" E	74.35
C6	23°08'48"	155.13	62.67	31.77	N 11°57'22" E	62.24
C7	143°07'48"	50.00	124.90	150.00	S 71°19'24" E	94.87

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C8	101°22'58"	50.00	91.09	64.44	S 52°26'56" W	79.01
C9	39°14'50"	50.00	33.81	17.58	N 56°00'07" W	33.17
C10	286°15'37"	50.00	249.81	-37.50	S 00°14'30" W	60.00
C11	106°15'37"	50.00	92.73	66.67	S 89°45'30" E	80.00
C12	106°15'37"	50.00	92.73	66.67	N 89°45'30" W	80.00
C13	106°15'37"	50.00	92.73	66.67	S 00°14'30" W	80.00
C14	106°15'37"	50.00	92.73	66.67	N 00°14'30" E	80.00

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, HOWARD L. MARTIN, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE RULES FOR LAND SUBDIVISIONS.

HOWARD L. MARTIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4078

FIELD NOTE DESCRIPTION OF GILBERT LAKE ESTATES PHASE III

Being a 18.217 acre tract of land out of the Sarah Miles Survey, Abstract 172, and out of the O.L. Hillebrandt Survey, Abstract No. 135, and being composed of a part of three tracts of land and being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake located in the southwest corner of a tract of land containing 1.281 acres that was conveyed by Huey P. Harris to the Estate of W.C. Gilbert, and said iron stake also locates the southwest and the beginning corner of the tract of land herein described;

THENCE North 00° 14' 30" East with the West line of said 1.281 acre tract of land a distance of 136.72 feet past the common line of the Miles Survey and Hillebrandt Surveys and the southwest corner of the Gilbert's 112.38 acre tract and continue on the same course, a total distance of 848 feet to a steel rod locating the southwest corner of Gilbert Lake Estates, Phase II, and the northwest corner of the tract herein described;

THENCE South 89° 45' 30" East with the south line of Gilbert Lake Estates, Phase II, a distance of 874.51 feet to a steel rod placed for corner in the eastmost property line of Gilbert Lakes - Phase III;

THENCE South 24° 54' 28" East with said eastmost property line 111.59 feet to an iron stake locating the beginning point of a curve to the right, central angle is 23° 09' 02", and whose radius is 190.56 feet and whose chord bears South 12° 29' 01" East, 82.98 feet;

THENCE in the southeasterly direction with the arc of said curve an arc distance of 83.64 feet to an iron stake locating the end of the curve and in the east right of way line of Elizabeth Place, a 50 foot width right of way;

THENCE South 00° 14' 30" West with the east property line 586 feet to a steel rod locating the beginning point of a curve to the left whose radius is 30 feet and whose central angle is 108° 15' 37" and whose chord bears South 00° 14' 30" West, a distance of 80 feet;

THENCE in the southeasterly direction with the arc of said curve an arc distance of 92.73 feet to an iron stake in the north line of the Minnie Zummo tract;

THENCE North 89° 45' 30" West with the south line of the said Minnie Zummo 2.44 acre tract and the south line of the said Huey P. Harris, 1.281 acre tract of land 840 feet to the PLACE OF BEGINNING and containing 18.217 acres of land.

STATE OF TEXAS
COUNTY OF JEFFERSON

THE KOJAK COMPANY OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF GILBERT LAKE ESTATES - PHASE III, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, AND EASEMENTS SHOWN AND DESIGNATED SAID SUBDIVISION AS GILBERT LAKE ESTATES PHASE III, IN THE SARAH MILES SURVEY AND IN THE O. L. HILLEBRANDT SURVEY, JEFFERSON COUNTY, TEXAS AND DEDICATE TO PUBLIC USE AS SUCH THE STREETS ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER. THIS IS TO CERTIFY THAT THE KOJAK COMPANY HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE WITH THE JEFFERSON COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF JEFFERSON COUNTY.
FURTHER, ALL OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTION SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF JEFFERSON COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC SYSTEMS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES DIAMETER REINFORCED CONCRETE PIPE (RCP) CULVERT.

WITNESS MY HAND IN JEFFERSON COUNTY, TEXAS THIS 6th DAY OF January, 1998.

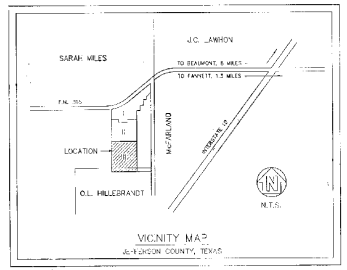
P. T. KOJAK
THE KOJAK COMPANY

STATE OF TEXAS
COUNTY OF JEFFERSON

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON THIS 6th DAY OF January, 1998.

L. W. CROCKER
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES
AUGUST 16, 2000

NOTARY PUBLIC IN AND FOR JEFFERSON COUNTY, TEXAS



VICINITY MAP
JEFFERSON COUNTY, TEXAS

I, ROBERT STROUDER, COUNTY ENGINEER OF JEFFERSON COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY COMMISSIONERS' COURT.

COUNTY ENGINEER

APPROVED AS TO LAND TIES AS SHOWN

COUNTY ENGINEER

APPROVED FOR FILING, WHEREIN JEFFERSON COUNTY ASSUMES NO OBLIGATION FOR GRADING, DRAINAGE STRUCTURES, OR SURFACING THE STREETS OR ROADS OR MAKING ANY OTHER IMPROVEMENTS IN SAID SUBDIVISION.

JIMMY CHIKINS
COMMISSIONER, PRECINCT NO. 1

WAYMOND HALLMARK
COMMISSIONER, PRECINCT NO. 3

MARK DOMINGUE
COMMISSIONER, PRECINCT NO. 2

ABSENT
P.D. MOORE
COMMISSIONER, PRECINCT NO. 4

CARL R. GRIFFITH JR.
COUNTY JUDGE

THE ABOVE SUBDIVISION TITLED GILBERT LAKE ESTATES, PHASE III, SECTION 1, AS MAPPED, APPROVED BY THE COMMISSIONERS' COURT OF JEFFERSON COUNTY, TEXAS.

BY ORDER OF January 27, 1998

SANDY WILSON
COUNTY CLERK OF JEFFERSON, COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF JEFFERSON

I, SANDY WILSON, COUNTY CLERK OF JEFFERSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS FILED FOR REGISTRATION IN MY OFFICE ON 3-6- 1998

AT 10:48 O'CLOCK A.M. AND DULY RECORDED ON 3-6 1998

AT 10:48 O'CLOCK A.M. IN VOL. 15, PAGE 355 JEFFERSON COUNTY REAL PROPERTY RECORDS.

DEDICATION COUNTY CLERK'S FILE NO. 9706026

WITNESS MY HAND AND SEAL OF OFFICE, AT THE DAY AND DATE LAST ABOVE WRITTEN.

JEFFERSON COUNTY, TEXAS

BY: _____, DEPUTY

FINAL PLAT OF
Gilbert Lake Estates
Phase III

LOTS 1 THROUGH 6, BLOCK 2
LOTS 1 THROUGH 5, BLOCK 12
LOTS 1 THROUGH 10, BLOCK 13
LOTS 1 THROUGH 5, BLOCK 14

AN ADDITION TO JEFFERSON COUNTY, TEXAS
A SUBDIVISION OF 18.2172 ACRES OF LAND OUT OF THE SARAH MILES & O.L. HILLEBRANDT SURVEYS ABSTRACT - 172 AND 135

SCALE: 1" = 50'

JANUARY 1997

PLOT DATE: JAN. 21, 1997

FITTZ & SHIPMAN INC.
CONSULTING ENGINEERS & LAND SURVEYORS
440 - 18th STREET, SUITE A BEAUMONT, TEXAS
(409)832-7238 FAX (409)832-7353 77701