

93-030763

PLAY RECORDS
Vol. 11 Page 197-198

BRIGHTON PLACE SEC. V

BEING 14.1114 AC. OUT OF PART OF LOTS 5 AND 12 OUT OF

SUBDIVISION OF THE HOOPER AND WADE SURVEY ABSTRACT 48B

ALVIN - BRAZORIA COUNTY

C & H CONSTRUCTION CO. & A. I. G. INC.

2449 SOUTH BOULEVARD HOUSTON, TEXAS 77098 - PH (713) 524-2896
(DEVELOPER)

AUGUST 1993

38 LOTS

2 BLOCKS

BEGINNING at an iron rod set in the West line of West Park Drive at the Southeast corner of Lot 26, Brighton Place, Section I, as recorded in Volume 15, Page 35, Plat Records of Brazoria County, Texas;

THENCE South 27°00'00" East, along the West line of West Park Drive, a distance of 304.13 feet to an iron rod set in the Northwest line of Roberson Road;

THENCE South 35°32'28" West, along the Northwest line of Roberson Road, a distance of 112.01 feet to an iron rod set at the P.C. of a curve to the right;

THENCE following said curve to the right, along the Northernly line of F.M. 1462, having a Radius of 232.96 feet and a Central Angle of 27°31'21" a distance of 251.21 feet to an iron rod set at the P.T. of said curve;

THENCE South 63°03'16" West, continuing along said right of way line, a distance of 293.07 feet to a point for corner in the East line of a chain link fence;

THENCE North 27°41'00" West, along the East line of said fence, a distance of 64.97 feet to a fence corner post;

THENCE South 60°11'26" West, along a chain link fence, a distance of 355.58 feet to a fence corner post;

THENCE South 27°46'40" East, along said fence, a distance of 33.53 feet to a point for corner;

THENCE South 63°00'00" West, a distance of 27.00 feet to an iron rod for corner;

THENCE South 27°00'00" East, a distance of 44.86 feet to an iron rod for corner in the North line of F.M. 1462;

THENCE South 63°03'16" West, along the North line of F.M. 1462, a distance of 181.80 feet to a point for corner;

THENCE South 63°19'09" West, a distance of 229.32 feet to an iron pipe for corner;

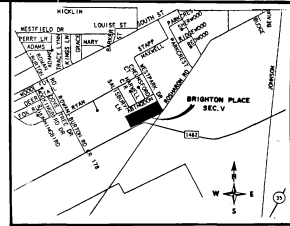
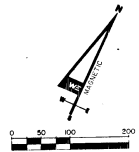
THENCE South 25°54'00" West, a distance of 45.50 feet to a point for corner;

THENCE South 62°02'06" West, along the North line of F.M. 1462, a distance of 194.37 feet to an iron rod set in the West line of Lot 5;

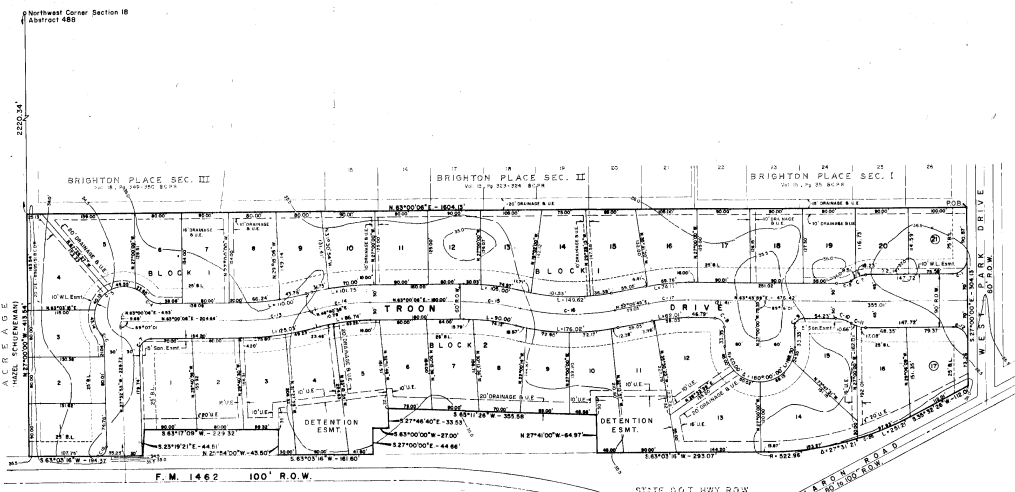
THENCE North 27°00'00" East, along the West line of Lot 5, a distance of 413.54 feet to an iron rod set at the Southwest corner of Brighton Place, Section III, as recorded in Volume 18, Pages 369-370, Plat Records;

THENCE North 63°00'06" East, along the South line of Brighton Place, Section III, Brighton Place, Section IV, Volume 18, Pages 363-364, Plat Records, and Brighton Place, Section I, a distance of 804.15 feet to the PLACE OF BEGINNING and containing 14.1114 acres of land.

Franklin D. Webster, R.P.C.S. No. 4102



WEBSTER ENGINEERS INC.
100 ALBERT - SUITE #70 HOUSTON, TEXAS 77001
PH (713) 577-7865



T.B.M.: Elevation 35.866 - Brass cap in concrete curb on South side of Abington Road and the West side of West Park Drive Based on U.S.G.S. B.M. # V-693 (979 Datum)
Brass cap on north side of Roberson Road and the East side of Tranquility Drive with Elevation 38.412 (Now Removed)

- GENERAL NOTES
- (1) B.L. Indicates "Building Line".
 - (2) U.E. Indicates "Utility Easement".
 - (3) All lots sloping or backing F.M. 1462 or West Park Drive are denoted direct driveway access.
 - (4) Wood shingles or shakes shall not be used as roof coverings within this subdivision.
 - (5) The Flood Insurance Rate Map (FIRM) of the Federal Emergency Management Agency Community Panel No. 48039-01045 H, indicates that a portion of the Plat lies in Zone "X" following the approval of the completion of the construction of the improvements within BRIGHTON PLACE SECTION FIVE. The Building Roads shall be filled to a Point above the 100 Yr. Flood Plain Elevation. Minimum First Floor shall be at an Elevation of 37.00 feet or Higher. During the 100 Year Storm event, the Finish Floor Elevation is designed to be at, or more than one (1) foot above Flood Level.
 - (6) Builder to refer to Grading Plans for typical lot grading.

CURVE DATA

| CURVE No. | RADIUS | DELTA | LENGTH | TANGENT | CHORD |
|-----------|--------|------------|--------|---------|--------------------|
| 1 | 25.00 | 087°56'15" | 38.38 | 24.13 | N17°41'41"E 34.72 |
| 2 | 50.00 | 031°47'18" | 27.74 | 16.24 | S47°50'20"W 27.59 |
| 3 | 50.00 | 031°47'18" | 27.74 | 16.24 | N47°50'20"E 27.59 |
| 4 | 30.00 | 051°01'43" | 26.72 | 14.32 | N88°30'57"E 25.84 |
| 5 | 50.00 | 178°10'05" | 05.46 | 3094.44 | S24°07'21"W 99.89 |
| 6 | 50.00 | 037°10'12" | 19.46 | 10.09 | N45°32'36"W 19.13 |
| 7 | 20.00 | 090°52'59" | 31.11 | 20.31 | S17°33'37"W 28.07 |
| 8 | 15.00 | 090°45'59" | 23.75 | 15.19 | N71°38'00"W 21.35 |
| 9 | 15.00 | 089°16'01" | 23.57 | 14.81 | S88°22'00"W 21.08 |
| 10 | 20.00 | 031°47'18" | 27.74 | 16.24 | S79°37'38"W 27.59 |
| 11 | 50.00 | 031°47'18" | 27.74 | 16.24 | N79°37'38"E 27.59 |
| 12 | 50.00 | 090°50'50" | 40.18 | 26.92 | N07°09'54"W 36.89 |
| 13 | 470.00 | 014°19'28" | 117.50 | 59.06 | N56°50'23"E 117.19 |
| 14 | 375.00 | 014°19'28" | 94.25 | 47.37 | S60°45'08"E 161.31 |
| 15 | 390.00 | 014°19'26" | 97.50 | 49.01 | S70°09'49"W 97.25 |
| 16 | 370.00 | 028°12'48" | 162.82 | 82.72 | S64°45'08"E 161.31 |
| 17 | 352.72 | 011°57'17" | 69.09 | 14.16 | N57°50'28"E 67.97 |
| 18 | 15.00 | 090°56'09" | 23.81 | 15.25 | N17°35'11"E 21.39 |

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, C&H CONSTRUCTION CO. & A.I.G. INC., Owner of the property shown on this plat and hereby subdivided according to the lines, lots, streets, and easements shown hereon, hereby dedicates for public use the streets and/or easements shown hereon forever and do hereby waive any claim for damages occasioned by the establishing of grades as approved for the streets and/or easements dedicated or occasioned by the alteration of the surface of any portion of the streets and/or easements to conform to such grades, and hereby bind ourselves, or heirs, or successors and assigns to MAINTAIN AND DEFEND the title to the land so dedicated.

IN TESTIMONY WHEREOF, C&H CONSTRUCTION CO. & A.I.G. INC. has caused these presents to be signed by BOB HICKS, PRESIDENT, & PAMELA HICKS, SECRETARY, for and in behalf of C&H CONSTRUCTION CO. & A.I.G. INC. on this, the 14th day of August, 1992.

BY: Bob Hicks, President
BY: Pamela Hicks, Secretary

THE STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared BOB HICKS, PRESIDENT & PAMELA HICKS, SECRETARY of C&H CONSTRUCTION CO. & A.I.G. INC., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of August, 1992.

Notary Public in and for the State of Texas

BRUCE E. MUNSTERMAN
NOTARY PUBLIC
March 23, 1993

I, Franklin D. Webster, do hereby certify that this plat correctly represents a survey made under my supervision on the ground, in accordance with the information provided me and correctly represents the facts as found at the time of survey and is true and correct, and that all block corners, angle points, and points of curvature will be properly marked with iron rods.

WITNESS MY HAND AND SEAL THIS 12th day of August, 1993.

Franklin D. Webster
Registered Professional Land Surveyor No. 4102

SUBDIVISION APPROVED:

CITY OF ALVIN, TEXAS:

Elmer Dease, Mayor

Norm L. Morales, Councilman, District A
Ethel Jane Moore, Councilman, District E

Larry W. Tomson, Councilman, District B
Tom Stappel, Councilman, At Large #1

Andy Erskine, Councilman, District C
Sherry Rubin, Councilman, At Large #2

Bill Pannell, Councilman, District D

Duane M. Hengst, City Engineer
Wynette Stoner, City Clerk