

STATE OF TEXAS
COUNTY OF BRAZORIA

I, WILLIAM L. HELLER, IV, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE OWNER DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY US THE ALTERATION ON THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 20____

WILLIAM L. HELLER, IV

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM L. HELLER, IV, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON _____

THIS IS TO CERTIFY THAT I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148



DESCRIPTION OF A TRACT OF LAND CONTAINING
1.1390 ACRES (49,614 SQUARE FEET) SITUATED
IN THE H.T. & B. R.R. COMPANY SURVEY, ABSTRACT 465
BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.1390 ACRES (49,614 SQUARE FEET), SITUATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 16, ABSTRACT 465, BRAZORIA COUNTY, TEXAS, BEING PART OF 2.171-ACRE OF A TRACT OF LAND CONVEYED UNTO TO WILLIAM L. HELLER, IV BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2017045645 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 1.1390-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID H.T. & B. R.R. COMPANY SURVEY, SECTION 16, ABSTRACT 465;

THENCE SOUTH 03° 13' 25" EAST, PASSING AN IRON ROD AT A DISTANCE OF 80.00 FEET FOR THE SOUTH LINE OF A TRACT OF LAND CONVEYED UNTO TEXAS NEW MEXICO POWER COMPANY BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2020022848 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, PASSING A FOUND 1/2-INCH IRON ROD AT A DISTANCE OF 130.29 FEET FOR THE NORTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 145 (50 FEET WIDE) (ALSO KNOWN AS HEIGHTS ROAD) AND CONTINUING FOR A TOTAL DISTANCE OF 243.78 FEET TO A POINT IN THE CENTERLINE OF SAID COUNTY ROAD 145;

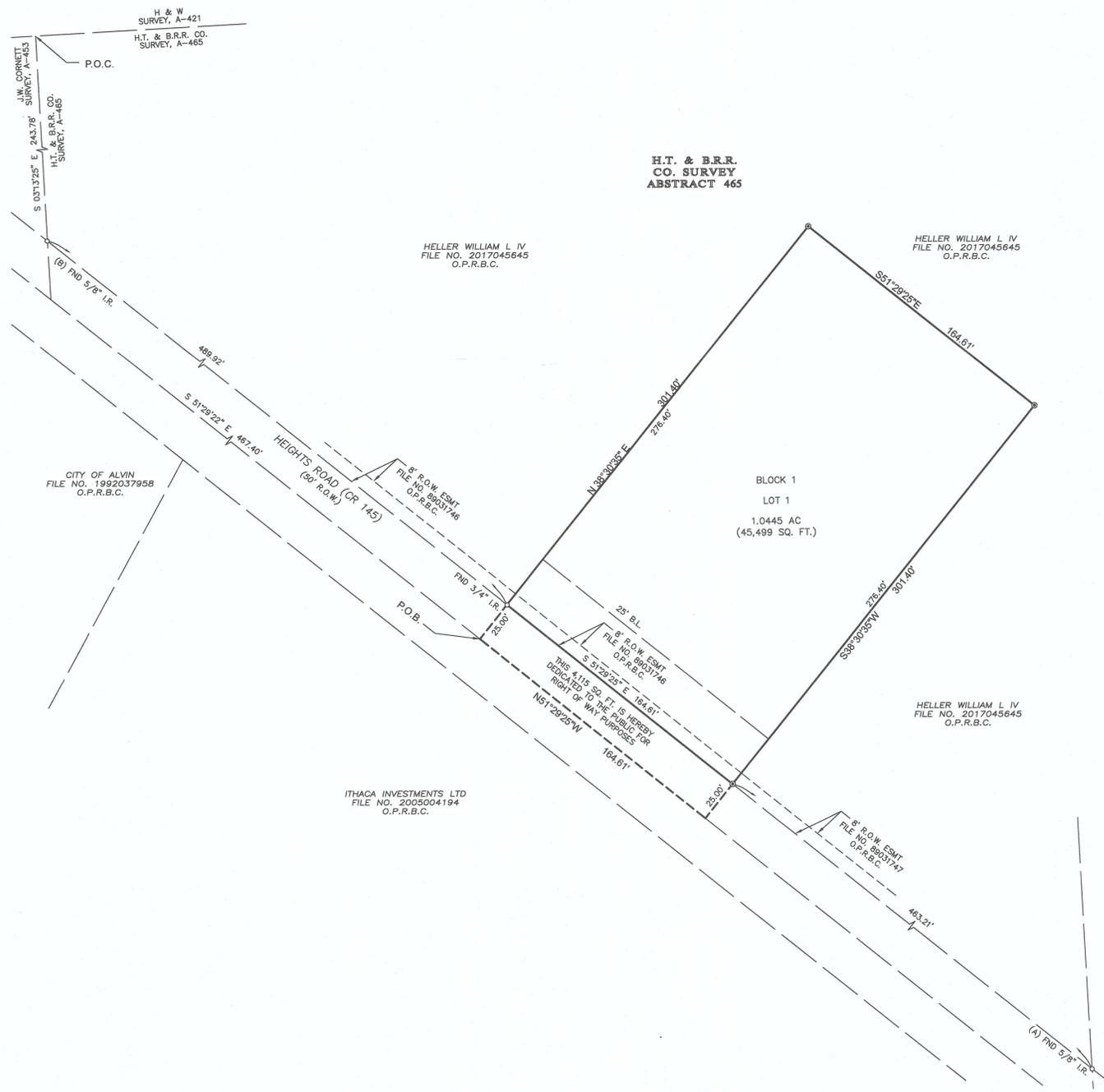
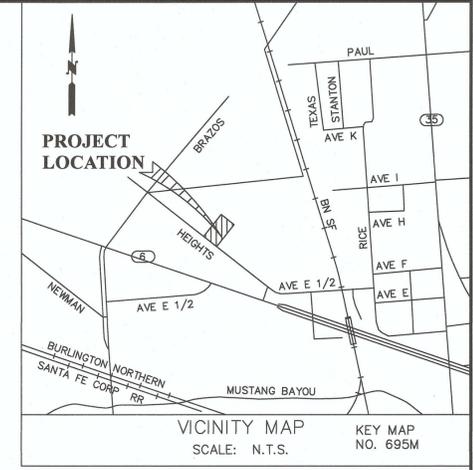
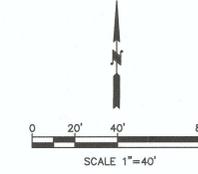
THENCE SOUTH 51° 29' 22" EAST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 145 A DISTANCE OF 467.40 FEET TO A POINT FOR THE MOST SOUTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 38°30'35" EAST, PASSING A FOUND 1/2-INCH IRON ROD AT A DISTANCE OF 25.00 FEET IN THE NORTHEAST LINE OF SAID COUNTY ROAD 145 AND CONTINUING FOR A TOTAL DISTANCE OF 301.40 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 51°29'25" EAST, A DISTANCE OF 164.61 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 38°30'35" WEST, PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT A DISTANCE OF 276.40 FEET IN THE NORTHEAST LINE OF SAID COUNTY ROAD 145, CONTINUING FOR A TOTAL DISTANCE OF 301.40 FEET TO THE CENTERLINE OF SAID COUNTY ROAD 145 FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 51°29'25" WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 145 AT A DISTANCE OF 164.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1390 ACRES (49,614 SQUARE FEET), MORE OR LESS.



- GENERAL NOTES
1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF REQUIRED.
 3. STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT, IF APPLICABLE.
 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0146H, WITH THE EFFECTIVE DATE OF 06-05-1989, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF) THE 100 YEAR FLOODPLAIN.
 5. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 6. TEXAS-NEW MEXICO ELECTRIC DISTRIBUTION LINE EASEMENT AS RECORDED IN FILE NO. 2020022848, O.P.R.B.C. DOES NOT AFFECT SUBJECT PROPERTY.

- LEGEND:
- B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
 - P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
 - R.O.W. = RIGHT OF WAY
 - VOL. = VOLUME
 - PG. = PAGE
 - ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"
 - P.O.B. = POINT OF BEGINNING
 - I.R. = IRON ROD
 - I.P. = IRON PIPE

SUBDIVISION APPROVED THIS _____ OF _____, 20____

MAYOR _____ PAUL HORN

CITY ENGINEER _____ MICHELLE H. SEGOVIA, P.E., CFM

CITY SECRETARY _____ DIXIE ROBERTS, TRMC

STATE OF TEXAS
COUNTY OF BRAZORIA

I, JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK _____ M. IN DOCUMENT NUMBER _____ BRAZORIA COUNTY MAP RECORDS.

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

JOYCE HUDMAN
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

BY _____ DEPUTY

FINAL PLAT OF HEIGHTS GROVE

A SUBDIVISION OF 1.1390 ACRES (49,614 SQ FT)
IN THE H.T. & B.R.R. CO SURVEY, A-465
CITY OF ALVIN, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 LOT
AUGUST 12, 2020

OWNER:
WILLIAM L. HELLER, IV
4643 COUNTY ROAD 181
ALVIN, TX 77511
281-772-8024

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)383-1382
PROJECT NO. 7-86244-20