

FIELD NOTES
6.629 Acre Tract

Being of that certain tract or parcel of land lying and being situated in the State of Texas, Brazos County, Texas, in College Station, Brazos County, Texas and being a part of Block 4, Harvey Hillside, according to an unrecorded plat of Harvey Hillside recorded in Volume 284, Page 324 of the deed records of Brazos County, Texas (B.C.D.R.) and being the same tract of land called 6.63 acres as described by a deed to the estate of W. M. Spore recorded in Volume 270, Page 244 (B.C.D.R.) and being more particularly described by notes and bounds as follows:

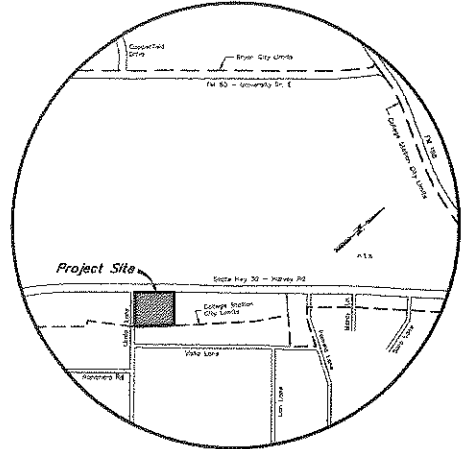
BEGINNING at a 1/2-inch iron rod found in the southeast line of State Highway No. 30 marking the west corner of said 6.63 acre tract, said iron rod found being on the northeast right-of-way line of Linda Lane (based on a 90-foot width);

THENCE N 42°18'05" E along the southeast line of State Highway No. 30 (based on a 120-foot width) for a distance of 582.29 feet to a point in an unnamed tributary of Carters Creek, said point being on the northwest line of Lot 15, Block 2, Harvey Hillside, according to the plat recorded in Volume 283, Page 487 of the deed records of Brazos County, Texas;

THENCE S 47°41'55" E along the common line of said 6.63 acre tract and said 3.18 acre tract, at 478.96 feet pass a 5/8-inch iron rod set for reference, continue on for a total distance of 498.88 feet to a point in an unnamed tributary of Carters Creek, said point being on the northwest line of Lot 15, Block 2, Harvey Hillside, according to the plat recorded in Volume 283, Page 487 of the deed records of Brazos County, Texas;

THENCE S 47°41'55" E along the common line of said 6.63 acre tract and said 3.18 acre tract, for a distance of 582.29 feet to a point on the northeast line of Linda Lane marking the common corner of said 6.63 acre tract and Lot 18, Block 2 Harvey Hillside;

THENCE N 47°41'43" W along the northwest line of said Linda Lane (based on a 90-foot width) at 29.60 feet to a 5/8-inch iron rod set for reference, continue on for a total distance of 517.27 feet to the POINT OF BEGINNING and containing 6.629 acres of land, more or less.



CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS

I, Michael R. McClure, Registered Professional Land Surveyor No. 2859, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground.

Michael R. McClure, Surveyor
Michael R. McClure, R.P.L.S. No. 2859

CERTIFICATE OF CITY ENGINEER
STATE OF TEXAS
COUNTY OF BRAZOS

I, *Teddy M. White*, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Requirements of the City of College Station.

Teddy M. White
City Engineer
City of College Station

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS

We, *Heritage Townhomes, Ltd.*, owners and developers of the land shown on this plat, and designated herein as **HERITAGE TOWNHOMES**, Addition to the City of College Station, Texas, and whose estate is substantially hereby dedicated to the use of the public for streets, alleys, parks, easements, and public places thereon shown for the purposes of dedication, hereby express our intention to dedicate the same to the public for the purposes of *streets, alleys, parks, easements, and public places*.

Michael R. McClure, Surveyor
by *General Counsel, W. R. Hausman, Vice President*

APPROVAL OF PLANNING AND ZONING COMMISSION

I, *John H. Hoop Jr.*, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the _____ day of _____, 2001.

John H. Hoop Jr.
Chairman
City Planning Secretary

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared *Michael R. McClure*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal on this _____ day of _____, 2001.

Michael R. McClure
Notary Public, Brazos County, Texas

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, *Karen McGowan*, County Clerk, in and for said County, do hereby certify that this plat, together with its certificates of authorization was filed for record in my office this _____ day of _____, 2001, in the Official Records of Brazos County, Texas in Volume 227, Page 2001.

Witness my hand and official Seal, at my office in Bryan, Texas.

Karen McGowan
County Clerk
Brazos County, Texas

- GENERAL NOTES**
- Public Right-of-Way Dedication 0.1187
 - Zoning: P.D.-M.
 - Prop. Land Use: Single Family Residential Townhomes (55 Lots)
 - Min. Lot Area = 0.082 Acres
 - Av. Lot Area = 0.0500 Acres
 - Private Streets, Common Area 4 Stormwater Detention Area = 2.944 Acres (Total)
 - All private streets, common areas and stormwater detention areas shall be owned and controlled by the H.O.A.
 - According to the Federal Emergency Management Act Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Area, Map Number 48041G181C, effective July 2, 1992, this property is located in an "Other Areas Zone X" which is defined as areas determined to be outside the 500-year flood plain. Extension of the 100 Year Flood Plain has been shown in accordance with regulations of the City of College Station Stormwater Management Ordinance.
 - CRITICAL ZONING SYSTEM: The zoning system shown herein is based on grid north as established from the 1934 City of College Station Mapping and Monumentation Report.
 - Building setback as established by the development plan for this P.D.-M. Zoning District.
 - The watered water supplier is the City of College Station.
 - Monumentation: Except where otherwise indicated, lot corners are marked with 1/2-inch iron rods.
- Abbreviations: P.U.E. - Public Utility Easement
H.O.A. - Homeowners' Association
B.S.L. - Building Setback Line

FINAL PLAT

HERITAGE TOWNHOMES

6.629 ACRES

LOTS 1-6, BLOCK ONE ~ LOTS 1-13, BLOCK TWO
LOTS 1-10, BLOCK THREE ~ LOTS 1-6, BLOCK FOUR
LOTS 1-7, BLOCK FIVE ~ LOTS 1-14, BLOCK SIX

MARIA KEGANS LEAGUE, A-28
COLLEGE STATION, BRAZOS COUNTY, TEXAS

AUGUST, 2001
SCALE: 1" = 30'

OWNER:
Heritage Townhomes, Ltd.
1328 South Loop West, Suite 100
Houston, Texas 77054

SUBDIVIDER:
McClure Engineering, Inc.
1008 Woodcrest Dr., Suite 103
College Station, Texas 77840
(979) 693-3838

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEG.	CHORD END
C1	90°00'00"	25.00'	39.27'	25.00'	0 02°15'00" W	35.36'	
C2	90°00'00"	25.00'	39.27'	25.00'	0 07°18'05" W	35.36'	
C3	88°09'17"	30.00'	46.10'	29.95'	0 03°31'17" W	41.74'	
C4	91°50'43"	21.92'	35.13'	22.83'	0 08°22'43" E	31.49'	
C5	91°50'43"	25.00'	40.08'	25.82'	0 08°22'43" E	33.92'	
C6	90°00'00"	20.00'	31.42'	20.00'	0 02°43'50" E	28.29'	
C7	90°00'00"	20.00'	31.42'	20.00'	0 07°18'05" W	28.29'	
C8	88°09'17"	25.00'	38.46'	24.21'	0 03°31'17" W	34.78'	
C9	7°58'29"	300.00'	41.79'	20.91'	0 44°26'37" E	41.72'	
C10	83°52'14"	20.00'	29.28'	17.93'	0 09°38'00" E	20.73'	
C11	90°00'00"	25.00'	39.27'	25.00'	0 02°15'00" E	35.36'	
C12	90°00'00"	25.00'	39.27'	25.00'	0 07°18'05" W	35.36'	