

PLAT RECORDS Vol. 24 Page 285

20.7217 ACRES

MARTHA DENBY WILLIAMS
B.C.C.F. No. 03-040407

HUMBLE OIL PIPELINES
VOL. 505, PG. 137, VOL. 505, PG. 138, VOL. 708, PG. 1, VOL. 942, PG. 331,
AND AMENDED VOL. 976, PG. 834, VOL. 1101, PG. 639, AND VOL. 1101, PG. 842
B.C.C.F.

P.O.B.

80' WIDE COUNTY RD. 65

LOT 2
10.0000 ACRES
11415 CR 65

LOT 1
44.4649 ACRES
11425 CR 65

HOMESITE

FLOOD STATEMENT:

THIS TRACT LIES PARTIALLY IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, PARTIALLY IN ZONE "X" (SHADED), AND PARTIALLY IN ZONE "A" WITH A BASE FLOOD ELEVATION OF 48.0'. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 4805C PANEL NO. 5126, SUFFRIN LN, DATED JUNE 5, 1985.

LEGEND

PRM = PERMANENT REFERENCE MONUMENT
U. E. = UTILITY EASEMENT
D. E. = DRAINAGE EASEMENT
B. L. = BUILDING SET BACK LINE
P.L.M. = PIPELINE MARKERS

GENERAL NOTES:

1. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY. CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.
2. ALL CORNERS ARE MARKED WITH 5/8" IRON RODS W/ CAP STAMPED (LANEY RPLS 1718), UNLESS OTHERWISE NOTED.
3. OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.

Doc# 200406856
11/17/2004 11:00AM
J. RAY LANEY, RPLS
COUNTY CLERK
FEB 18, 1978
Clerk of Court

PROPERTY DESCRIPTION

BEING TWO 26.6486 ACRE TRACTS OF LAND OUT OF AN 81.1208 ACRE TRACT SITUATED IN THE H. I. & S. RAILROAD COMPANY SURVEY, SECTION 48, W. 1/4, DENNIS SURVEY, ABSTRACT 511, BRAZORIA COUNTY, TEXAS.

BEING AT A POINT IN THE WEST LINE OF SECTION 48, AND CENTERLINE OF COUNTY ROAD 65, MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT THAT BEARS S. 89°42'12" E. 119.11' FROM THE NORTHWEST CORNER OF SECTION 48, SAID POINT BEING THE SOUTHWEST CORNER OF THE MARTHA DENBY WILLIAMS TRACT RECORDED IN CLERK'S FILE NO. 03-040407, OFFICIAL RECORDS.

THENCE S. 89°42'12" E. WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID WILLIAMS TRACT AT 40' PASSES A 3/4" IRON PIPE IN THE EAST LINE OF COUNTY ROAD 65, CONTINUING FOR A TOTAL DISTANCE 2600.10' TO A 3/4" IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT AND SOUTHEAST CORNER OF SAID WILLIAMS TRACT, ALSO BEING IN THE WEST LINE OF THE PETRI TRACT RECORDED IN CLERK'S FILE NO. 03-050277 OFFICIAL RECORDS.

THENCE S. 89°58'44" W. WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID PETRI TRACT A DISTANCE OF 592.82' TO A 3/4" IRON ROD SET MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER AND VOL. (88) 591, PG. 632, OFFICIAL RECORDS.

THENCE S. 89°58'44" W. WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT AND SAID PETRI TRACT AT 2581.11' PASS A 3/4" IRON PIPE FOUND IN THE EAST LINE OF COUNTY ROAD 65, CONTINUING FOR A TOTAL DISTANCE OF 2601.11' TO A POINT IN THE WEST LINE OF SECTION 48 AND CENTERLINE OF COUNTY ROAD 65, MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N. 02°00'43" E. WITH THE WEST LINE OF SECTION 48 AND CENTERLINE OF COUNTY ROAD 65 A DISTANCE OF 992.82' TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT, CONTAINING 24.4649 ACRES, SAID AND EXCEPT A 1.175 ACRE TRACT BEING TO HUMBLE PIPELINE CO. IN VOL. 947, PG. 34, WITHIN THE BOUNDARY OF THIS TRACT, LEAVING 53.2899 NET ACRES.

BEARING REFERENCE: NORTH LINE OF HEREIN SHOWN TRACT.

THIS IS TO CERTIFY THAT I, J. RAY LANEY, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF TEXAS, HAVE EXAMINED THE INSTRUMENT FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE CORNERS OF CONVEYANCE, THAT THE INSTRUMENT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME, THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT, EXCEPT AS SHOWN HEREON.

J. Ray Laney
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 1718



STATE OF TEXAS
COUNTY OF BRAZORIA

I, MARY E. KITTERMAN, Owner of the property subdivided in the above and foregoing map of BALLENTREE FARM, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines and easements as shown hereon, and dedicate to public use, the streets, alleys, parks, and easements shown hereon, and do hereby waive all claims for damages occasioned by the establishment of grades, or approved for the streets and drainage easements indicated, or occasioned by the alteration of 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 as dedicated.

WITNESS my hand in, Brazoria County, Texas, this 3RD

day of November, 2004.

BY: Mary E. Kitterman
MARY E. KITTERMAN

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared, MARY E. KITTERMAN, 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 consideration therein set forth and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3 day of November, 2004.

Donald Rose Frank
Notary Public in and for State of Texas

My commission expires 6-7-05



APPROVED BY IOWA COLONY PLANNING COMMISSION

Dennis Myers
DENNIS MYERS, CHAIRMAN
David Hest
DAVID HEST, MEMBER

Michael Holton
MICHAEL HOLTON, MEMBER
Harold Ledbetter
HAROLD LEDBETTER, MEMBER

DOUGLAS MUDD, MEMBER

APPROVED BY CITY OF IOWA COLONY

Robert Wall
ROBERT WALL, MAYOR

Kay Mudd
KAY MUDD, COUNCILMEMBER

MICHAEL HOLTON, COUNCILMEMBER

Ray B. O.
RAY B. O., COUNCILMEMBER

Richard Ledbetter
RICHARD LEDBETTER, COUNCILMEMBER

Dennis Myers
DENNIS MYERS, COUNCILMEMBER

ALAN JOHNSTON, P.E., CITY ENGINEER

FINAL PLAT OF BALLENTREE FARM

BEING A REPLAT OF TWO CALLED 26.6486 ACRE TRACTS OUT OF AN 81.1208 ACRE TRACT, H. I. & S. RAILROAD COMPANY SURVEY, SECTION 48, W. 1/4, DENNIS SURVEY, ABSTRACT 511, BRAZORIA COUNTY, TEXAS, CONTAINING 53.2899 ACRES OF LAND.

CONTAINING: 2 LOTS

OWNER:
MARY E. KITTERMAN
11425 COUNTY RD 65
ROSHARON, TX 77583
281-369-2288

SURVEYOR:
LANEY SURVEYORS
J. RAY LANEY, RPLS
2018 MUSTANG LN
ROSHARON, TX 77583
281-489-8445

DATE: OCTOBER 5, 2004

100 0 100 200 300 Feet
SCALE: 1" = 100'

