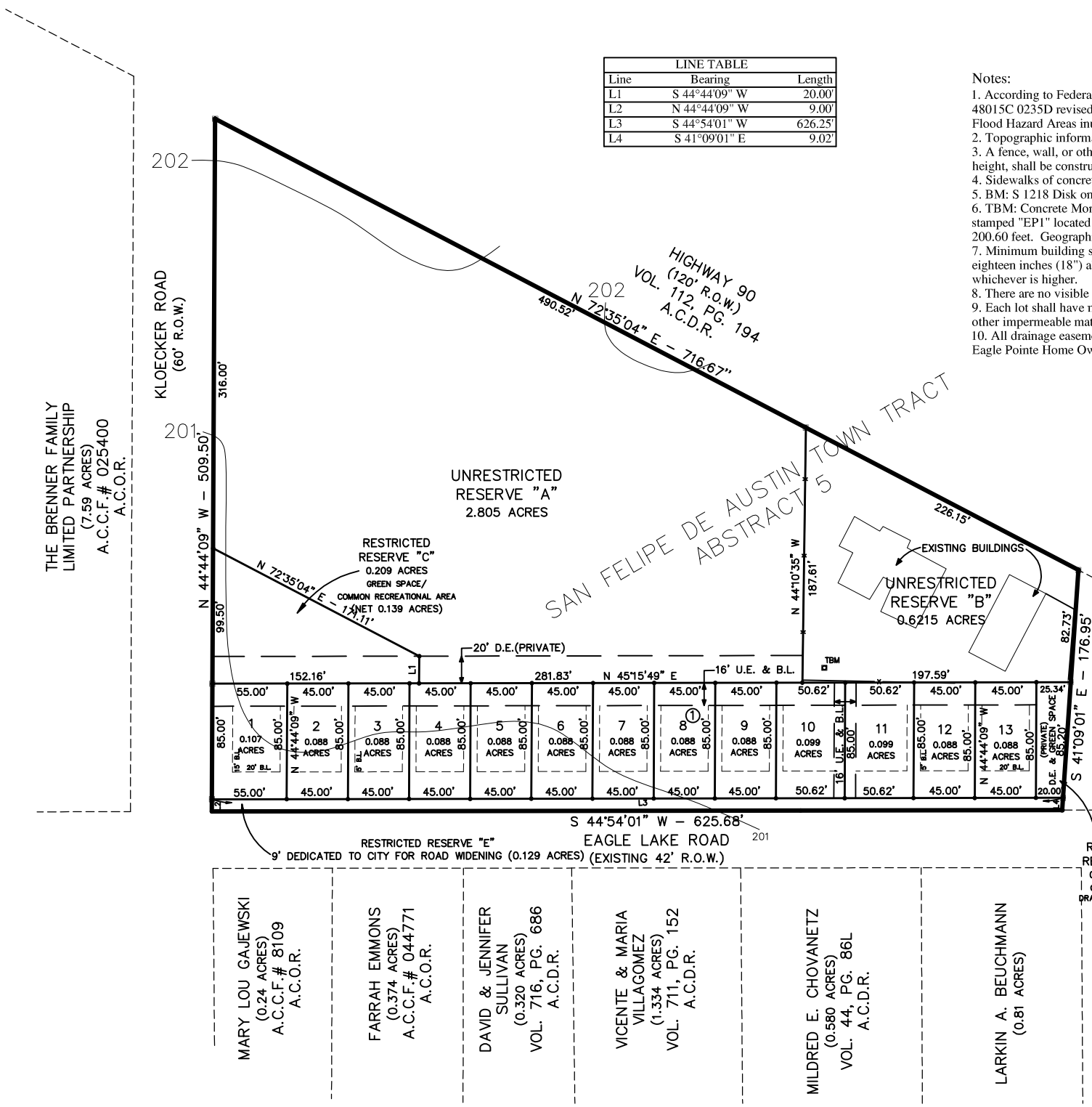
EAGLE POINTE

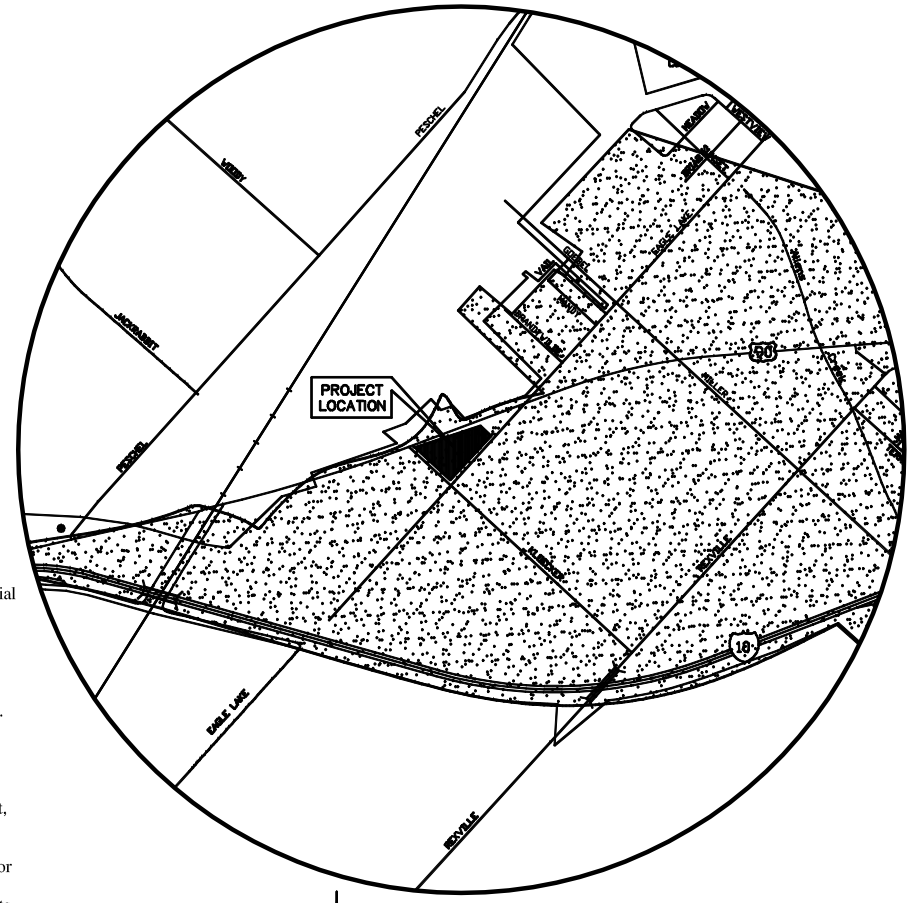
A 4.9915 ACRE (217,413.77 SQ. FT.) SUBDIVISION CONSISTING OF THIRTEEN (13) PATIO HOME LOTS, ONE (1) BLOCK AND FIVE (5) RESERVES OUT OF AND A PART OF LOT 8, BLOCK 36, SEALY SUBDIVISION IN THE SAN FELIPE DE AUSTIN TOWN TRACT, ABSTRACT 5, AUSTIN COUNTY, TEXAS

50 0 50 100 150 Feet
Scale: 1"=50'



LINE TABLE		
Line	Bearing	Length
L1	S 44°44'09" W	20.00'
L2	N 44°44'09" W	9.00'
L3	S 44°54'01" W	626.25'
L4	S 41°09'01" E	9.02'

Notes:
1. According to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48015C 0235D revised June 16, 1999, the subject property lies within Zone "X" and does not lie within the Special Flood Hazard Areas inundated by the 100 year flood.
2. Topographic information extrapolated from gathered field data.
3. A fence, wall, or other similar screening device, of not less than six feet (6') nor more than eight feet (8') in height, shall be constructed and maintained along the two (2) sides and the rear of each patio home complex.
4. Sidewalks of concrete cement meeting City requirements shall be provided along all streets.
5. BM: S 1218 Disk on top of copper coated steel rod PID AX0018, Datum: NAVD 1988, Elevation: 198.25 feet.
6. TBM: Concrete Monument, six inches (6") in diameter and twenty-four inches (24") long with brass plate stamped "EP1" located ~9 feet NW and ~20 feet SW of North corner of Lot 10 , Datum: NAVD 1988, Elevation: 200.60 feet. Geographic Coordinates: Lat. 29°46'02" N, Long. 95°10'29" W - Geoid 99
7. Minimum building slab elevations shall be twelve inches (12") above the 100-year flood plain elevation, eighteen inches (18") above natural ground, or twelve inches (12") above the top of the curb at the front of the lot, whichever is higher.
8. There are no visible existing pipeline easements within the limits of the subdivision.
9. Each lot shall have not more then seventy-five percent (75%) coverage with buildings, driveways, sidewalks, or other impermeable materials.
10. All drainage easements are privately owned and the City is not responsible for maintenance of these easements. Eagle Pointe Home Owner's Association is responsible for the maintenance of all drainage easements.



VICINITY MAP
SCALE: 1"=1000'
CITY LIMITS

METES AND BOUNDS DESCRIPTION
OF
4.9915 ACRES (217,413.77 SQUARE FEET)
IN THE
SAN FELIPE de AUSTIN TOWN TRACT, A-5
AUSTIN COUNTY, TEXAS

BEING all that certain 4.9915 acres (217,413.77 square feet) of land out of Lot 8, Block 36, Sealy Subdivision, situated in the San Felipe de Austin Town Tract, Abstract No. 5, Austin County, Texas, same being comprised of all that certain called 3.9473 acre tract of land as described in deed dated January 20, 1986, as recorded in Volume 532, Page 837 of the Official Records of Austin County, Texas and all that certain called 1.00 acre tract of land as described in deed dated October 4th, 1949, as recorded in volume 176, Page 186 of Deed Records of Austin County, Texas, said 4.9915 acre tract (217,413.77 square feet) tract of land being more particularly described in aggregate by metes and bounds as follows;

BEGINNING at a ½ inch iron pipe found at the intersection of the southeast right-of-way line of U. S. Highway 90 with the Northeast right-of-way line of Kloecker Road for the West corner and Place of Beginning of herein described 4.9915 acre tract and being the West corner of the aforementioned 3.9473 acre tract;

THENCE, North 72 degrees 35 minutes 04 seconds East (called North 72 degrees 35 minutes 18 seconds East), with the northerly line of said 3.9473 acre tract and with the Southeast right-of-way of U. S. 90, at 490.52 feet pass a ½ inch iron pipe found for the common north corner of said 3.9473 acre tract and the northwest corner of said 1.00 acre tract, and continue in all a total distance of 716.67 feet to a ½ inch iron pipe found for the north corner of said 1.00 acre tract, and being the west corner of the residue of that certain called 0.7069 acre tract conveyed to Sealy Independent School District in Volume 597, Page 254 of the Official Records of Austin County, Texas, and being the northerly corner of herein described tract, from which a 5/8 inch iron rod with cap stamped "Wilson Engineering Company" set at the intersection of the southeast right-of-way line of U.S. 90 and the realigned right-of-way line of Eagle Lake Road bears North 72 degrees 34 minutes 40 seconds East (called North 72 degrees 35 minutes 35 seconds East), a distance of 27.55 feet (called 27.31 feet), from which a ½ inch iron pipe found for the east corner of the residue of said 0.7069 acre tract bears North 72 degrees 34 minutes 40 seconds East (called North 72 degrees 35 minutes 35 seconds East), a distance of 353.02 feet;

THENCE, South 41 degrees 09 minutes 01 seconds East (called South 40 degrees 45 minutes East), a distance of 176.95 feet (called 64.6 varas) to a ½ inch iron pipe found for the east corner of the herein described tract, and being the east corner of said 1.00 acre tract, and being in the original northerly right-of-way line of Eagle Lake Road, from which a ½ inch iron pipe found at the intersection of the realigned right-of-way line of Eagle Lake Road and the original northwesterly right-of-way line of Eagle Lake Road bears North 44 degrees 54 minutes 44 seconds East (called North 44 degrees 56 minutes 03 seconds East), a distance of 25.35 feet (called 25.06 feet);

THENCE, South 44 degrees 53 minutes 58 seconds West, with the original northerly right-of-way of said Eagle Lake Road, at 192.62 feet (called 70 varas) pass a ½ inch iron pipe found for the common south corner of said 1.00 acre tract and the east corner of said 3.9473 acre tract, and continue in all a total distance of 625.69 feet to a ½ inch iron pipe found for south corner of the herein described tract, at the intersection of the original northerly right-of-way line of Eagle Lake Road and the northeasterly right-of-way line of the aforementioned Kloecker Road;

THENCE, North 44 degrees 44 minutes 09 seconds West (called North 44 degrees 44 minutes 09 seconds West) *(Basis of Bearings)*, with the northeasterly right-of-way line of said Kloecker Road and with the southwesterly line of herein described tract, a distance of 509.50 feet (called 509.20 feet) to the **POINT OF BEGINNING** and containing 4.9915 acre (217,413.77 square feet) of land, more or less.

Building Lines
Front Lot - 20 feet
Side Lot - 5 feet
Side Corner Lot - 15 feet
Rear Lot - 16 feet

LEGEND
- ○ = Found Iron Rod
- ○ = Found Iron Pipe
- ● = Set 5/8" Iron Rod w/Cap (WILSON ENGINEERING)
- —— = Existing Fence
- ⊙ = Concrete Monument w/Copper Pin
- ◘ = Temporary Bench Mark
- U.E. = Utility Easement
- D.E. = Drainage Easement
- SQ. FT. = Square Feet
- VOL. = Volume
- PG. = Page
- A.C.D.R.= Austin County Deed Records
- A.C.O.R.= Austin County Official Records

OWNER:
D. DAVID CRYAN, PRESIDENT
RANCH COUNTRY OF TEXAS
P.O. BOX 790
SEALY, TX 77474
(979)885-6262

WILSON ENGINEERING COMPANY, PLLC
323 FOWLKES STREET
SEALY, TEXAS 77474
PHONE: 979-885-3344
FAX: 979-885-3379
EMAIL: lahsaw@industryinet.com

Engineer	Drawn By	Date	Job Number
SAW	BAH	6/24/05	101-017
Surveyor	Scale	Field Work	Sheet
DTM	1"=50'	3/18/05	1 of 2