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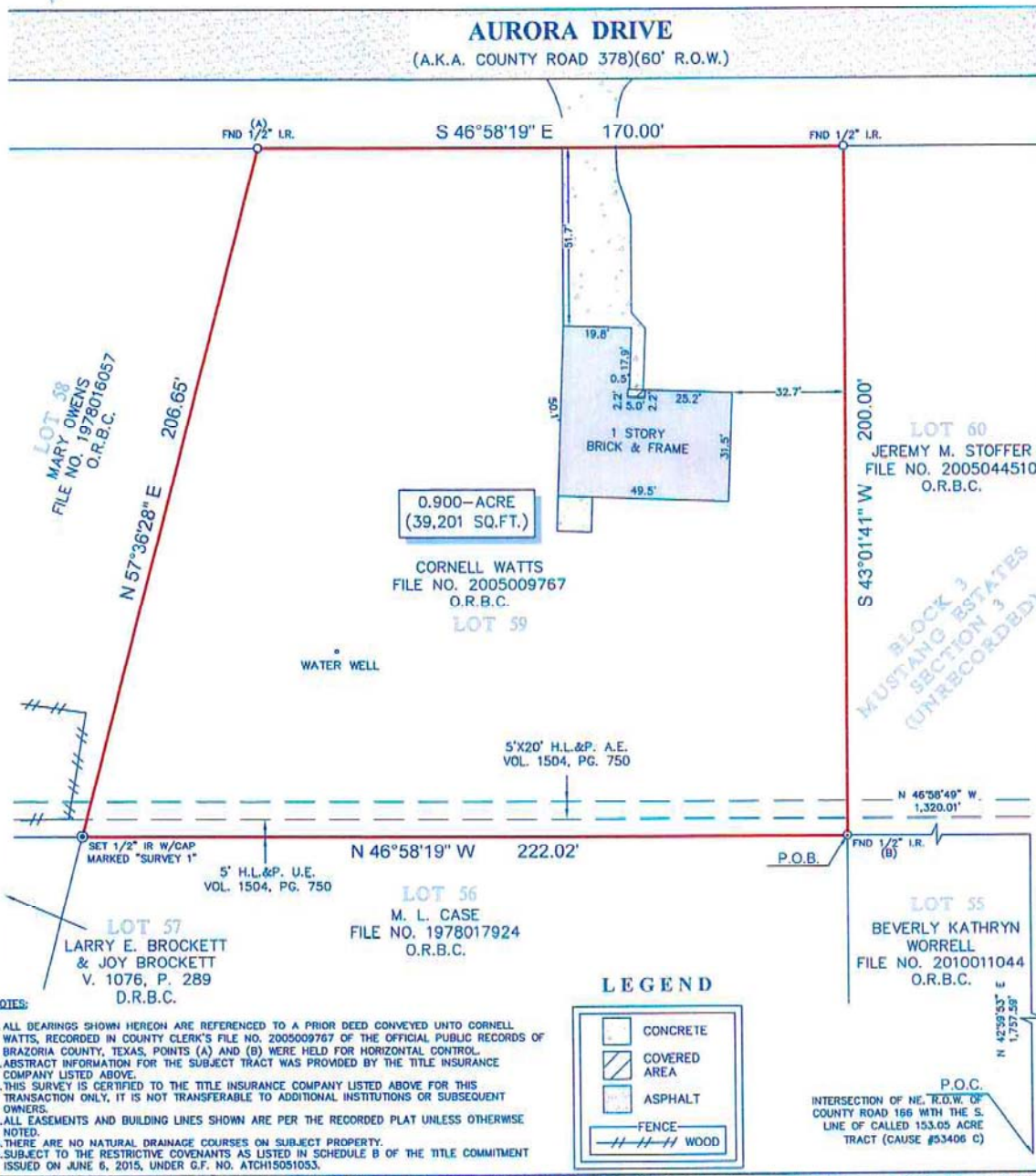


G.F. #: ATCH15051053

ISSUE DATE: JUNE 6, 2015

H.T. & B.R.R. CO. SURVEY ABSTRACT 223

SCALE 1"=40'



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.900 ACRE (39,201 SQUARE FEET) SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 223, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JUNE 23, 2015 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RFL# 4148

CLIENT: CURTIS B. HODGES

ADDRESS: 59 AURORA DRIVE (A.K.A COUNTY ROAD 378)

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)393-1382

FIELD CREW:	TECH:
JR	SF
DRAFTER:	FINAL CHECK:
NM	BC
DATE:	
JUNE 23, 2015	
JOB#	
	6-37336-15

Curtis B. Hodges

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.900 ACRES (39,201 SQUARE FEET) SITUATED
IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 223
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.900 acres (39,201 square feet), situated in the H.T. & B.R.R. Co. Survey, Abstract 223, Brazoria County, Texas, being all of a tract of land conveyed unto Cornell Watts, by deed recorded under County Clerk's File No. 2005009767 of the Official Records of Brazoria County, Texas, being more commonly known as Lot 59, in Block 3, of Mustang Estates, Section 3, an unrecorded subdivision of a called 153.05 acre tract designated as Tract A, out of said Abstract 223, and being out of a tract described as Tract #1, in Partition Decree entered in Cause #53406 C, in the District Court of Brazoria County, Texas. Said 0.900-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point at the intersection of the northeast right-of-way line of County Road 166 with the south line of said 153.05 acre tract;

THENCE North 42° 59' 53" East, a distance of 1,757.59 feet to a point;

THENCE North 46° 58' 49" West, a distance of 1,320.01 feet to a found 1/2-inch iron rod for west corner of a tract of land conveyed unto Jeremy M. Stoffer, by deed recorded under County Clerk's File No. 2005044510 of the Official Records of Brazoria County, Texas (known as Lot 60, in said Block 3), the north corner of a tract of land conveyed unto Beverly Kathryn Worrell, by deed recorded under County Clerk's File No. 2010011044 of the Official Records of Brazoria County, Texas (known as Lot 55, in said Block 3), the east corner of a tract of land conveyed unto M. L. Case, by deed recorded under County Clerk's File No. 1978017924 of the Official Records of Brazoria County, Texas (known as Lot 56, in said Block 3), and the POINT OF BEGINNING and the south corner of the said tract herein described;

THENCE continuing North 46° 59' 19" West, a distance of 222.02 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for north corner of said Lot 56, the east corner of a tract of land conveyed unto Larry E. Brockett and Joy Brockett, by deed recorded under Volume 1076, Page 289 of the Deed Records of Brazoria County, Texas (known as Lot 57, in said Block 3), the south corner of a tract of land conveyed unto Mary Owens, by deed recorded under County Clerk's File No. 1978016057 of the Official Records of Brazoria County, Texas (known as Lot 58, in said Block 3), and the west corner of the said tract herein described;

THENCE North 57° 36' 28" East, a distance of 206.65 feet to a found 1/2-inch iron rod in the southwest right-of-way line of Aurora Drive (a.k.a. County Road 378) (60.00 feet wide) for east corner of said Lot 58, and the north corner of the said tract herein described;

THENCE South 46° 58' 19" East, with the southwest right-of-way line of said Aurora Drive, a distance of 170.00 feet to a found 1/2-inch iron rod for north corner of said Lot 60, and the east corner of the said tract herein described;

THENCE South 43° 01' 41" West, a distance of 200.00 feet to the POINT OF BEGINNING and containing 0.900 acres (39,201 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated June 22, 2015, job number 6-37336-15.

Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382

