

LISSY JAQUELINE GARCIA  
FILE NO. 2014052168  
O.R.B.C.

MICHAEL L. JACOBS  
FILE NO. 1978001416  
O.R.B.C.

40' SOUTH TEXAS WATER COMPANY ESMT.  
VOL. 265, PG. 279, VOL. 298, PG. 309,  
VOL. 469, PG. 589, & VOL. 411, PG. 520

A.J. WATTS  
SURVEY  
ABSTRACT 584

LEEDY ESTATES  
(UNRECORDED)

REMAINDER OF  
BARBARA HANKINS  
FILE NO. 2019026506  
O.R.B.C.

1.7492 AC  
(76,195 SQ.FT.)

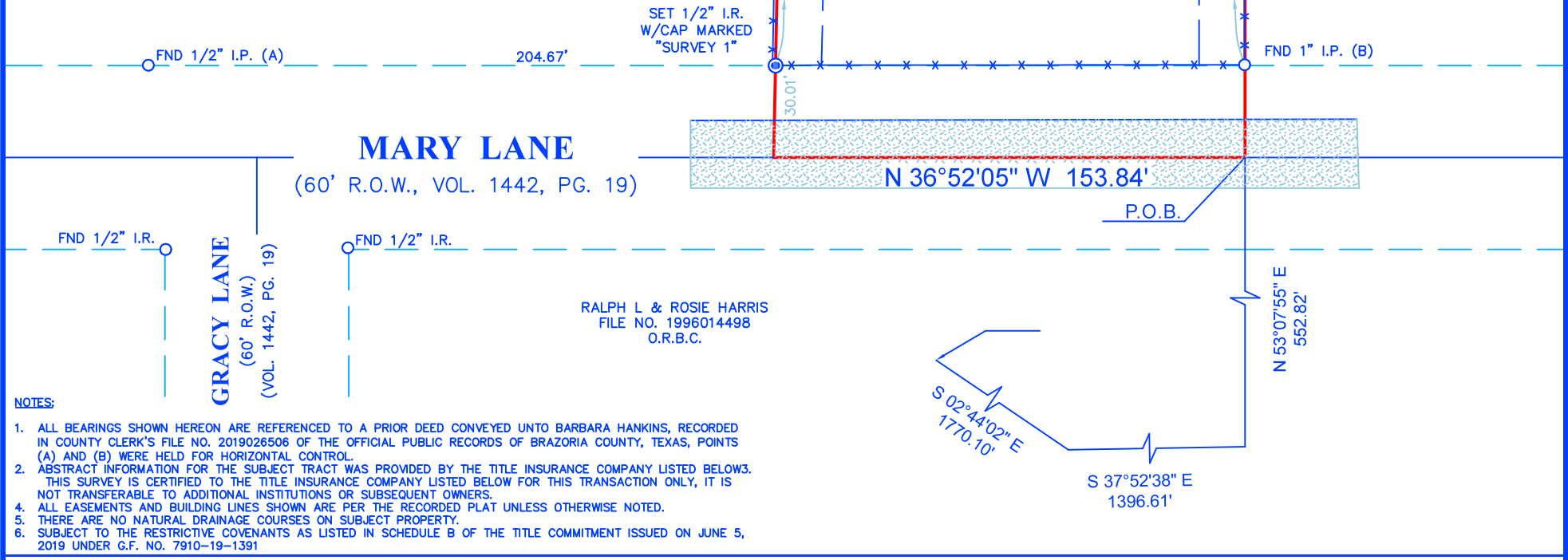
PART OF  
BARBARA HANKINS  
FILE NO. 2019026506  
O.R.B.C.

(VACANT)

LOBO LAND CO INC  
FILE NO. 2005064063  
O.R.B.C.

**LEGEND**

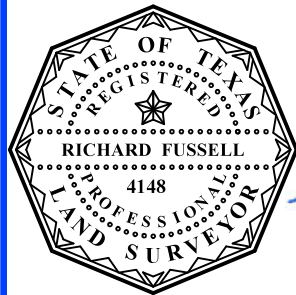
- ASPHALT
- FENCE WIRE
- APPROXIMATE HIGH BANK



- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO BARBARA HANKINS, RECORDED IN COUNTY CLERK'S FILE NO. 2019026506 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
  - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
  - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 5, 2019 UNDER G.F. NO. 7910-19-1391

**LEGAL DESCRIPTION:** A TRACT OF LAND CONTAINING 1.6435 ACRES (71,589 SQUARE FEET) SITUATED IN THE A.J. WATTS SURVEY, ABSTRACT 584, BRAZORIA COUNTY, TEXAS, BEING ALL TRACTS 88 AND 92 OF THE LEEDY ESATATES, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

**CLIENT:** TBD **ADDRESS:** MARY LANE



**SURVEYORS 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 28, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES 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*  
RICHARD FUSSELL  
RPLS# 4148



**TITLE COMPANY:**

G.F. # 7910-19-1391 **ISSUE DATE:** JUNE 5, 2019



**Survey 1, Inc.** *Your Land Survey Company* [www.survey1inc.com](http://www.survey1inc.com)  
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Firm Registration No. 100758-00  
P.O. Box 2543 | Alvin, TX 77512  
(281)393-1382 | Fax(281)393-1383

<b>FIELD CREW:</b> JF	<b>TECH:</b> CF	<b>DATE:</b> 06/28/2019
<b>DRAFTER:</b> CF	<b>FINAL CHECK:</b> EF	<b>JOB#:</b> 4-72281B-19