

STATE OF TEXAS  
COUNTY OF BRAZORIA

I, BARBARA HANKINS, OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE OWNS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY US THE ALTERATION ON THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND IN ALVIN, BRAZORIA COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BARBARA HANKINS

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BARBARA HANKINS, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_\_

THIS IS TO CERTIFY THAT I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET. THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

RICHARD FUSSELL  
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

SUBDIVISION APPROVED

MAYOR PAUL HORN

CITY ENGINEER MICHELLE H. SEGOVA, P.E., CFM

CITY SECRETARY DIXIE ROBERTS, TRMC

STATE OF TEXAS  
COUNTY OF BRAZORIA

I, JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN DOCUMENT NUMBER \_\_\_\_\_ MAP RECORDS OF BRAZORIA COUNTY.

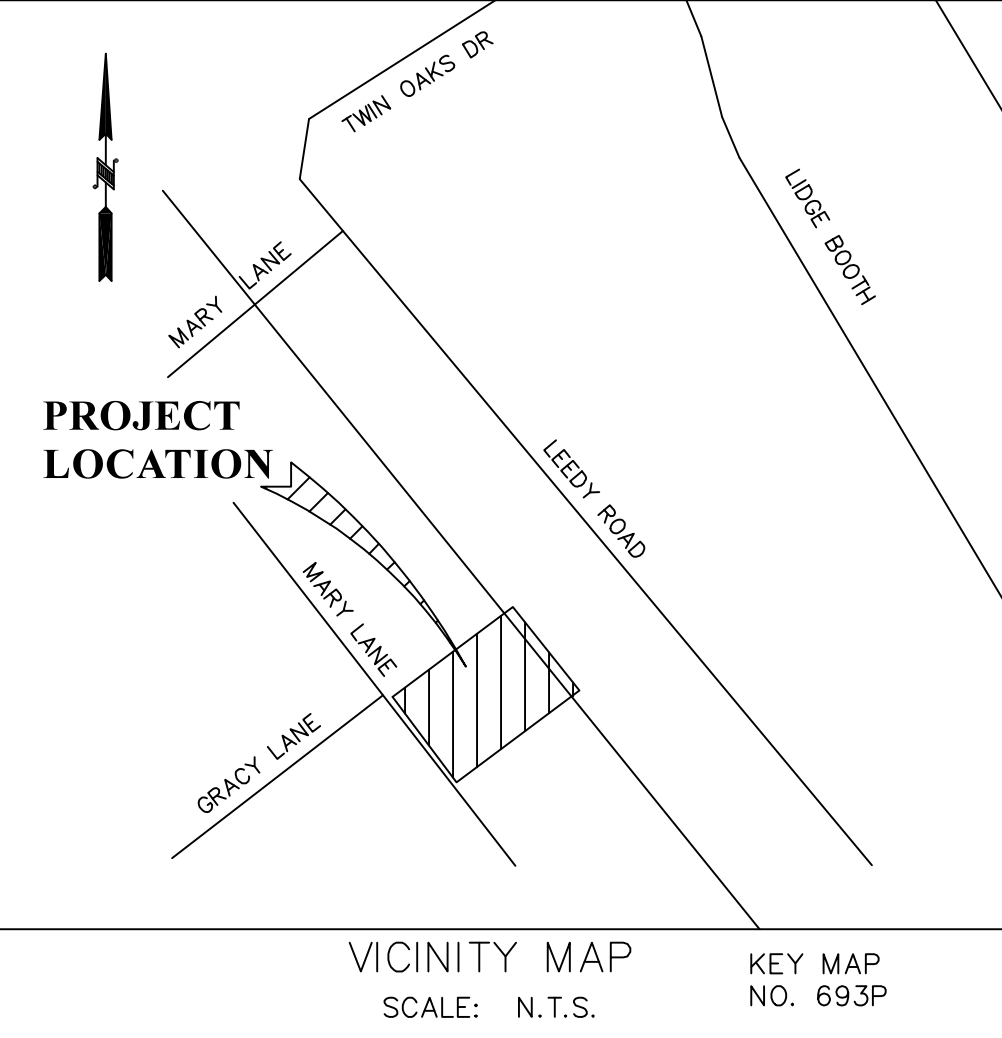
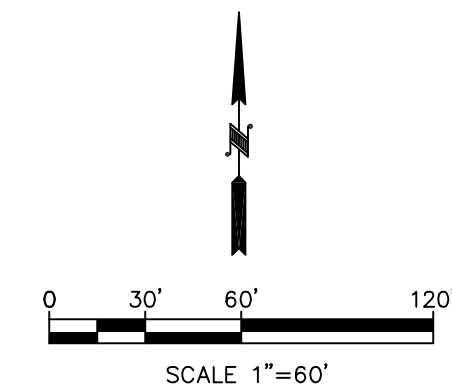
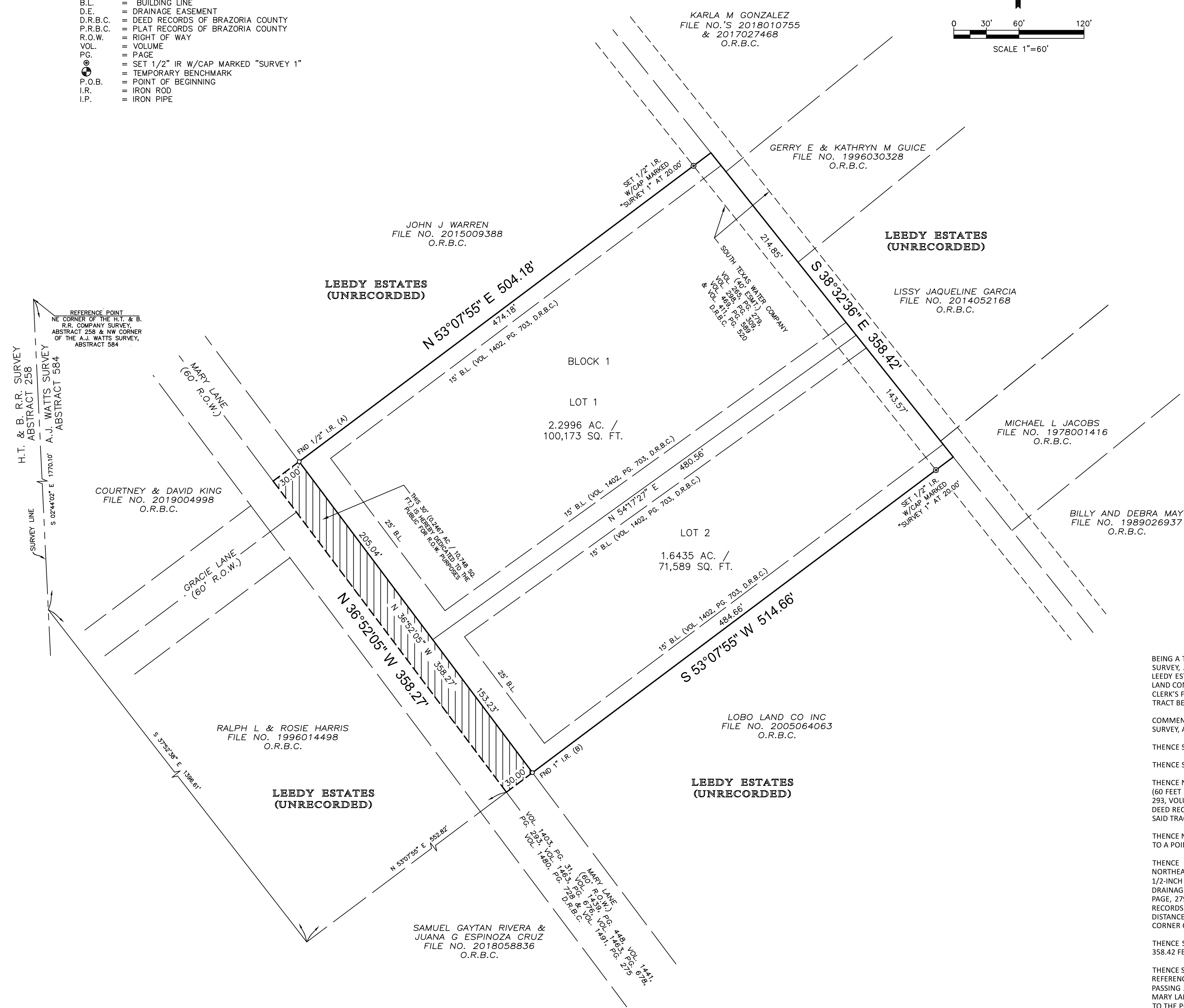
WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, BRAZORIA COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

JOYCE HUDMAN  
COUNTY CLERK  
BRAZORIA COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

LEGEND:

- B.L. = BUILDING LINE
- D.E. = DRAINAGE EASEMENT
- D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
- P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- PG. = PAGE
- ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"
- ⊙ = TEMPORARY BENCHMARK
- P.O.B. = POINT OF BEGINNING
- I.R. = IRON ROD
- I.P. = IRON PIPE



DESCRIPTION OF A TRACT OF LAND CONTAINING 4.1898 ACRES (182,510 SQUARE FEET) SITUATED IN THE A.J. WATTS SURVEY, ABSTRACT 584 BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 4.1898 ACRES (182,510 SQUARE FEET), SITUATED IN THE A.J. WATTS SURVEY, ABSTRACT 584, BRAZORIA COUNTY, TEXAS, BEING KNOWN AS LOTS 99A, 99B, AND 99C OUT OF LEEDY ESTATES, AN UNRECORDED SUBDIVISION IN BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO WILLIAM HANKINS AND BARBARA HANKINS BY DEED AS RECORDED UNDER COUNTY CLERK'S FILE NO. 2002067039 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 4.1898-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING FOR REFERENCE AT A POINT FOR THE NORTHEAST CORNER OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 258 & THE NORTHWEST CORNER OF SAID A.J. WATTS SURVEY;
- THENCE SOUTH 02°44'02" EAST, A DISTANCE OF 1770.10 FEET TO A POINT;
- THENCE SOUTH 37°52'38" EAST, A DISTANCE OF 1396.61 FEET TO A POINT;
- THENCE NORTH 53°07'55" EAST, A DISTANCE OF 552.82 FEET TO A POINT IN THE CENTERLINE OF MARY LANE (60 FEET WIDE AS RECORDED IN VOLUME 1403, PAGE 31, VOLUME 1439, PAGE 448, VOLUME 1441, PAGE 293, VOLUME 1463, PAGES 676 AND 678, VOLUME 1480, PAGE 728, AND VOLUME 1491, PAGE 275 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS) FOR THE POINT OF BEGINNING AND SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;
- THENCE NORTH 36°52'05" WEST, ALONG THE CENTERLINE OF SAID MARY LANE, A DISTANCE OF 358.27 FEET TO A POINT FOR THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;
- THENCE NORTH 53°07'55" EAST, PASSING A FOUND 1/2-INCH IRON ROD, FOR REFERENCE, IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID MARY LANE AT A DISTANCE OF 30.00 FEET, PASSING A SET 1/2-INCH IRON ROD WITH A CAP MARKED "SURVEY 1", FOR REFERENCE, IN THE SOUTHEASTERLY LINE OF A DRAINAGE EASEMENT TO SOUTH TEXAS WATER COMPANY (40 FEET WIDE AS RECORDED IN VOLUME 265, PAGE 275, VOLUME 298, PAGE 309, VOLUME 411, PAGE 520, AND VOLUME 669, PAGE 589 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS) AT A DISTANCE OF 484.18 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 504.18 FEET TO A POINT IN THE CENTERLINE OF SAID DRAINAGE EASEMENT FOR THE NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;
- THENCE SOUTH 38°32'36" EAST, ALONG THE CENTERLINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 358.42 FEET TO A POINT FOR THE EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;
- THENCE SOUTH 53°07'55" WEST, PASSING A SET 1/2-INCH IRON ROD WITH A CAP MARKED "SURVEY 1", FOR REFERENCE, IN THE SOUTHEASTERLY LINE OF SAID DRAINAGE EASEMENT, AT A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2-INCH IRON ROD, FOR REFERENCE, IN THE NORTHEASTERLY RIGHT-OF-WAY OF SAID MARY LANE, AT A DISTANCE OF 484.66 FEET AND CONTINUING FOR A TOTAL A DISTANCE OF 514.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.1898 ACRES (182,510 SQUARE FEET), MORE OR LESS.

GENERAL NOTES

1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
2. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF REQUIRED.
3. STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT, IF APPLICABLE.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO.48039C0140H, WITH THE EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY IS LOCATED IN ZONE "X 500" (AREAS DETERMINED TO BE OUTSIDE OF) THE 100 YEAR FLOODPLAIN.
5. UNLOCATABLE PHILLIPS PETROLEUM COMPANY PIPELINE EASEMENT AS RECORDED IN VOL. 644, PG. 605, DEED RECORDS OF BRAZORIA COUNTY AND VOL. 934, PG. 56, DEED RECORDS OF BRAZORIA COUNTY.

FINAL PLAT OF  
LEEDY ESTATES  
HANKINS ADDITION

A SUBDIVISION OF 4.1898 ACRES (182,510 SQ FT)  
IN THE AJ WATTS SURVEY, A-584  
BRAZORIA COUNTY, TEXAS

1 BLOCK 2 LOTS  
JUNE 14, 2019

OWNER:  
BARBARA HANKINS  
10705 MARY LANE  
MANVEL, TX 77578  
281-610-4202

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

PROJECT NO. 4-72281-19