

HENRY AUSTIN
LEAGUE NO. 2
ABSTRACT 11

REFERENCE POINT
NORTHEAST CORNER OF CALLED 28.47
ACRE TRACT
VOL. 965, PG. 266

SCALE 1"=40'

THOMAS P. WEAVER &
GRACE WEAVER
C.F. NO. 2003051515
O.R.B.C.

0.1148 ACRES
(5,000 SQ.FT.)

TRACT 2
YVONNE GOOD ALLEN
VOL. 1768, PG. 592
D.R.B.C.

JOHN LANGHORNE
C.F. NO. 2014045655
O.R.B.C.

0.6179 ACRES
(26,916 SQ.FT.)

TRACT 1
YVONNE GOOD
VOL. 924, PG. 946
O.R.B.C.

RICHARD MORRIS
& SANDRA MORRIS
C.F. NO. 1995041992
O.R.B.C.

DEHART STREET
(40' R.O.W.)

CHOCOLATE
BAYOU

LINE	BEARING	DISTANCE
L1	S 47°56'00" W	43.39'
L2	N 56°28'00" E	20.00'

NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO YVONNE GOOD RECORDED IN VOL. 924, PG. 946; VOL. 1768, PG. 592 OF THE OFFICIAL 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 NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- HOUSTON PIPELINE RIGHT-OF-WAY AS SET FORTH IN VOL. 804, PG. 594 D.R.B.C. (NO VISIBLE EVIDENCE OF PIPELINES OBSERVED).
- AN EASEMENT TO HL&P COMPANY AS RECORDED IN VOL. 795, PG. 247 D.R.B.C.
- AN AGREEMENT FOR TERMS, CONDITIONS, AND STIPULATIONS AS RECORDED UNDER C.F. NO. 2003051515 O.R.B.C.

LEGEND

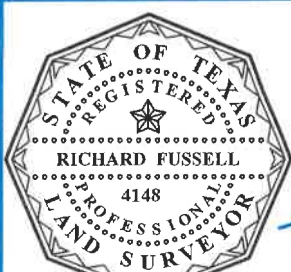
	OVERHEAD UTILITY LINES		SET 1/2" I.R. W/CAP MARKED "SURVEY 1"
	GRAVEL		CHAIN LINK FENCE
	COVERED AREA		METAL FENCE
	STEPS		WOOD FENCE
	WOOD DECK		POWER POLE
	WOOD BULKHEAD		

LEGAL DESCRIPTION: TRACT 1: A TRACT OF LAND CONTAINING 0.6179 ACRES (26,916 SQUARE FEET) SITUATED IN THE HENRY AUSTIN LEAGUE NO. 2, ABSTRACT 11, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TRACT 2: A TRACT OF LAND CONTAINING 0.1148 ACRES (5,000 SQUARE FEET) SITUATED IN THE HENRY AUSTIN LEAGUE NO. 2, ABSTRACT 11, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED

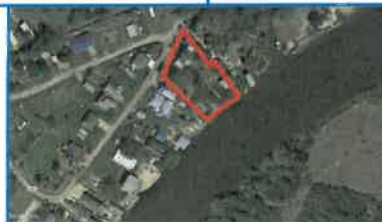
CLIENT: RICHARD MCLAREN

ADDRESS: 228 DEHART STREET



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 NOVEMBER 18, 2020 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.

[Signature]
RICHARD FUSSELL
RPLS# 4148



TITLE COMPANY:
Independence Title
IndependenceTitle.com

G.F. # 2066140-CLCD
ISSUE DATE: NOV. 13, 2020



Survey 1, Inc.
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Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512

FIELD CREW: JF	TECH: EF	DATE: NOV. 20, 2020
DRAFTER:	FINAL CHECK:	JOB#