



**PARTITION SURVEY MADE FOR  
FRANK STEPHENSON  
COUNTY ROAD No. 168  
ALVIN, TEXAS 77511**

OF A 12.710 ACRES TRACT OF LAND, SITUATED IN THE H. T. & B. RAILROAD COMPANY SURVEY, SECTION No. 7, ABSTRACT No. 222, BRAZORIA COUNTY, TEXAS, BEING THE SAME 12.71 ACRES TRACT OF LAND, DESCRIBED IN BRAZORIA COUNTY CLERK'S FILE No. 2018058090 OF THE OFFICIAL DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

**(BEARING ARE BASE ON G.P.S. TEXAS SOUTH CENTRAL ZONE (FIPS 4204) NAD 83,  
DISTANCES ARE GRID)**

**SURVEY LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 50°09'20" E	199.52'
L2	S 50°09'45" E	135.33'
L3	N 39°50'15" E	453.02'
L4	N 50°09'45" W	83.32'
L5	N 50°09'45" W	83.32'
L6	S 50°09'20" E	218.65'

H. T. & B. RAILROAD COMPANY SURVEY  
SECTION No. 7  
A - 222

WASHINGTON SAMUEL E SR & DEBORAH  
CALLED 10.469 ACRES  
CLERK'S FILE No. 2006055994 AND  
2008014048  
O. D. R. B. Co. TX

BRANTLEY BRINA & DIENNA L  
CALLED 5.124 ACRES  
CLERK'S FILE No. 200607613  
O. D. R. B. Co. TX

HILL MICHEL W SR & HELEN  
CALLED 9.109 ACRES  
CLERK'S FILE No. 2014030800  
O. D. R. B. Co. TX

ALANZ TIDEL  
CALLED 5.30 ACRES  
CLERK'S FILE No. 200016408  
O. D. R. B. Co. TX

CONTRERAS JOSE & MARGARITA  
CALLED 5.25 ACRES  
CLERK'S FILE No. 200101338  
O. D. R. B. Co. TX

Tract No. 1  
6.355 ACRES  
N 39°50'15" E 1193.44'  
S 39°50'15" W 1093.42'  
Tract No. 2  
6.355 ACRES  
N 39°50'15" E 1093.42'  
S 39°50'15" W 1546.41'

P. O. B.  
TRACT No. 1  
Found 1/2 inch iron rod  
N: 13,697,548.84' (Y)  
E: 3,177,084.12' (X)

SEESE JACKSON HAROLD III  
CALLED 15.79 ACRES  
CLERK'S FILE No. 2020010895  
O. D. R. B. Co. TX

P. O. B.  
TRACT No. 2  
AND NORTHEAST  
CORNER OF  
TRACT No. 1

ZERTUCHE GERMAN T  
CALLED 7.424 ACRES  
CLERK'S FILE No. 2014043638  
O. D. R. B. Co. TX



The undersigned does hereby certify that this survey was this day made on the ground on the property legally described hereon, and is correct, and that there are no discrepancies, conflicts, encroachments, overlapping of improvements, apparent easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway, except as shown hereon.

Surveyed on the ground under my supervision, August 07, 2020.

Witness my hand this August 26, 2020.

*W. E. Wilson* (W. E. Wilson)  
Registered Professional Land Surveyor No. 4652  
9226 Needville Fairchilds  
Needville, Texas, 77461  
713-456-9511

TITLE COMMITMENT NOTE: This Survey reflects and is limited to matters of record affecting this tract as called out on Stewart Title Guaranty Company, Title Commitment G.F. No. 20039035495, effective date July 28, 2020 at 8:00 am, issued August 11, 2020 at 10:09 am.

NOTE: FLOOD PLAIN DATA: This tract is in Zone AE, per FEMA Panel No. 48039C0305 H, effective date 06-05-1989.



Scale: 1"=300'