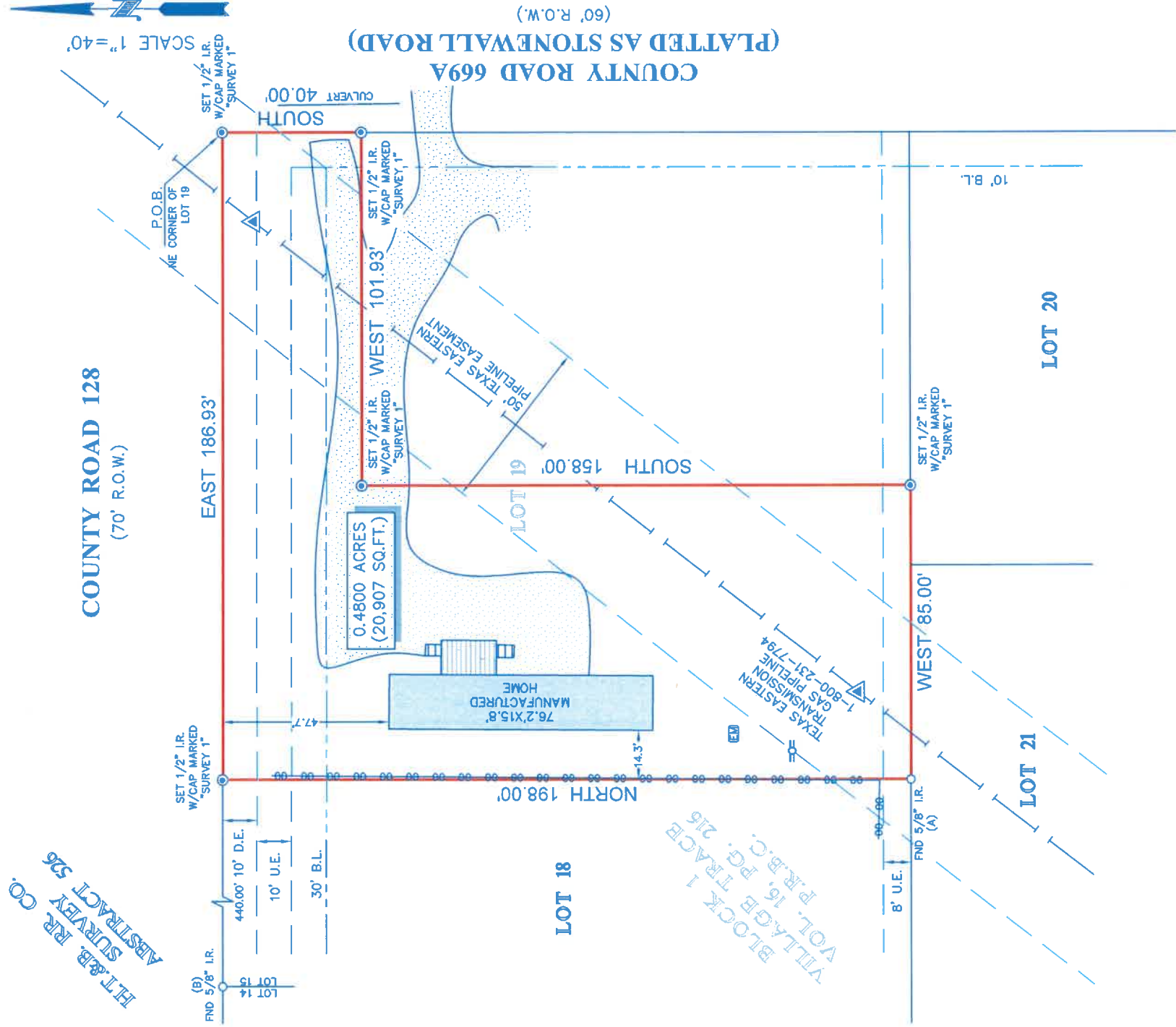




LEGEND

- CONCRETE
- COVERED AREA
- WOOD DECK
- GRAVEL
- FENCE
- CHAIN LINK
- STEPS
- APPROXIMATE PIPELINE
- LOCATION
- POWER POLE
- ELECTRIC METER
- PIPELINE MARKER

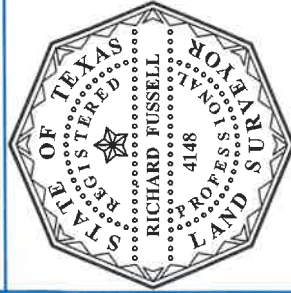
H.T.&B. RR. CO.
SURVEY 596
ABSTRACT 596



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO CVDI WHITELEY FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.4800 ACRES (20,907 SQUARE FEET) SITUATED IN THE H.T.&B. RR. CO. SURVEY, ABSTRACT 526, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOT 19, IN BLOCK 1, OF VILLAGE TRACE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 216 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



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 MAY 15, 2021, AND THAT THE PLAT IS SUBSTANTIALLY COMPLETE AND ACCURATE. I AM A MEMBER OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
P.L.S. 4148

CLIENT: TBD

ADDRESS: 19000 & 19002 COUNTY ROAD 669A
www.survey1inc.com
survey1@survey1inc.com



Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW:	TECH:
JF	EF
DRAFTER:	FINAL CHECK:
EF	SF
DATE:	
MAY 29, 2021	
JOB#	
5-96801-21A	

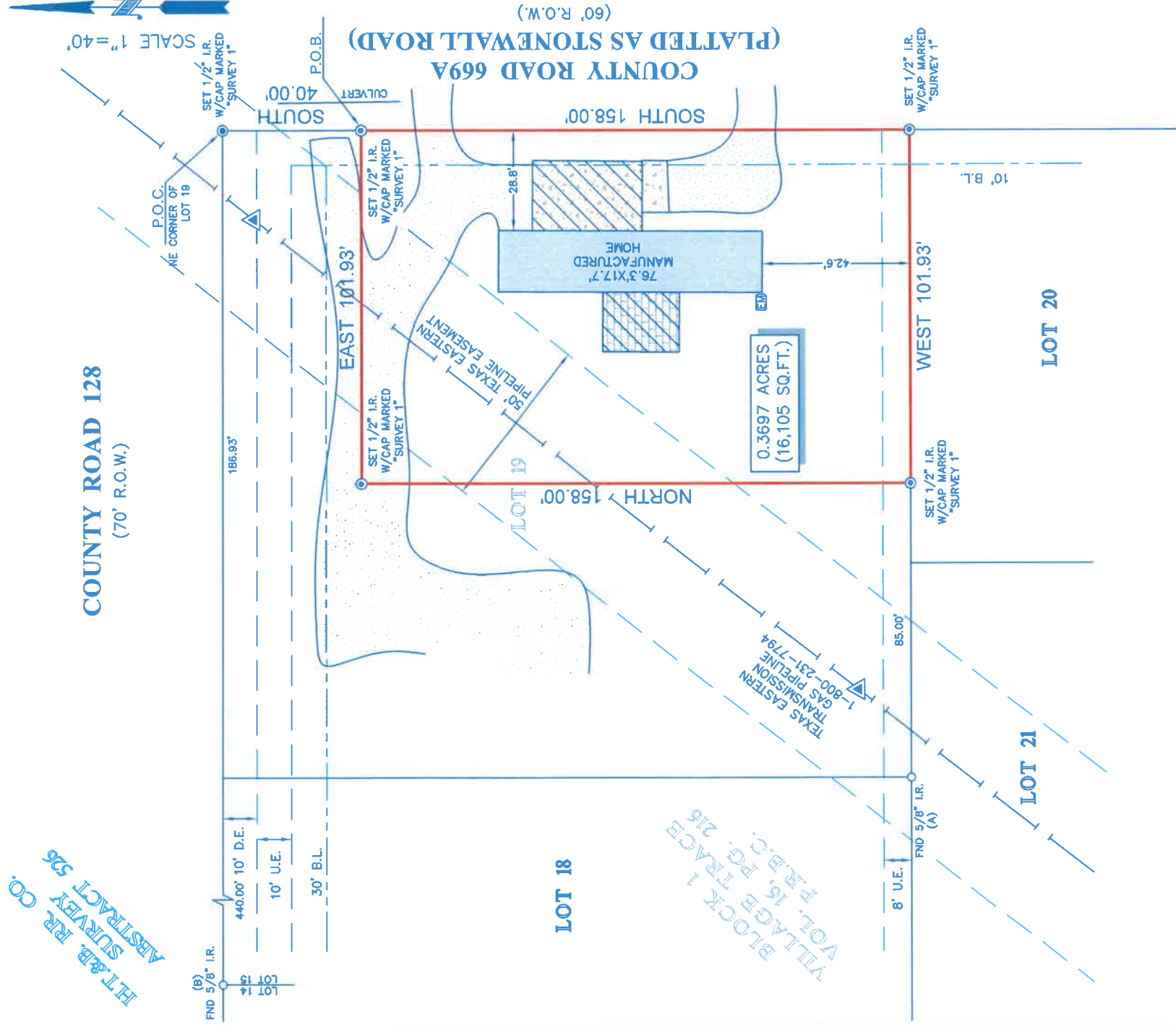


LEGEND

- CONCRETE
- BRICK
- FENCE
- CHAIN LINK
- COVERED AREA
- STEPS
- APPROXIMATE PIPELINE
- GRAVEL
- LOCATION
- ELECTRIC METER
- POWER POLE
- PIPELINE MARKER

H.T.&B. RR. CO.
SURVEY 596
ABSTRACT 596

COUNTY ROAD 128
(70' R.O.W.)



NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO CVDI WHITELEY FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3697 ACRES (16,105 SQUARE FEET) SITUATED IN THE H.T.&B. RR. CO. SURVEY, ABSTRACT 526, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOT 19, IN BLOCK 1, OF VILLAGE TRACE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 216 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



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 MAY 13, 2021 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE TEXAS SURVEYING BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4148

CLIENT: TBD

ADDRESS:

19000 & 19002 COUNTY ROAD 669A
www.survey1inc.com
survey1@survey1inc.com



Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JF
TECH: EF

DRAFTER: EF
FINAL CHECK: SF

DATE: MAY 29, 2021

JOB# 5-96801-21B

**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.4800 ACRES (20,907 SQUARE FEET) SITUATED
IN THE H.T.&B. RR. CO. SURVEY, ABSTRACT 526
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.4800 acres (20,907 square feet), situated in the H.T.&B. RR. Co. Survey, Abstract 526, Brazoria County, Texas, being out of Lot 19, Block 1, of Village Trace, a subdivision in Brazoria County, Texas, according to the map of plat thereof recorded in Volume 16, Page 216 of the Map Records of Brazoria County, Texas. Said 0.4800-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap marked "SURVEY 1" at the intersection of the south right-of-way line of County Road 128 (70 feet wide) with the west right-of-way line of County Road 669A (platted as Stonewall Road) (60 feet wide) for the northeast corner of said Lot 19, and for the northeast corner of the said tract herein described;

THENCE South along the west right-of-way line of said County Road 669A and the east line of said Lot 19, a distance of 40.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the easterly southeast corner of the said tract herein described;

THENCE West, a distance of 101.93 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South, a distance of 158.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the south line of said Lot 19, for the southerly southeast corner of the said tract herein described;

THENCE West along the south line of said Lot 19, a distance of 85.00 feet to a found 5/8-inch iron rod for the southwest corner of said Lot 19, and for the southwest corner of the said tract herein described;

THENCE North along the west line of said Lot 19, a distance of 198.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" in the south right-of-way line of said County Road 128, for the northwest corner of said Lot 19, and for the northwest corner of the said tract herein described;

THENCE East along the south right-of-way line of said County Road 128 and the north line of said Lot 19, a distance of 186.93 feet to the POINT OF BEGINNING and containing 0.4800 acres (20,907 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 May 29, 2021, job number 5-96801-21A.



A handwritten signature in blue ink, appearing to be "R. Fussell", written over a light blue grid background.



**DESCRIPTION OF A TRACT OF LAND CONTAINING
0.3697 ACRES (20,907 SQUARE FEET) SITUATED
IN THE H.T.&B. RR. CO. SURVEY, ABSTRACT 526
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 0.3697 acres (20,907 square feet), situated in the H.T.&B. RR. Co. Survey, Abstract 526, Brazoria County, Texas, being out of Lot 19, Block 1, of Village Trace, a subdivision in Brazoria County, Texas, according to the map of plat thereof recorded in Volume 16, Page 216 of the Map Records of Brazoria County, Texas. Said 0.3697-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a set 1/2-inch iron rod with cap marked "SURVEY 1" at the intersection of the south right-of-way line of County Road 128 (70 feet wide) with the west right-of-way line of County Road 669A (platted as Stonewall Road) (60 feet wide) for the northeast corner of said Lot 19;

THENCE South along the west right-of-way line of said County Road 669A and the east line of said Lot 19, a distance of 40.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner and POINT OF BEGINNING of the said tract herein described;

THENCE continuing South along the west right-of-way line of said County Road 669A and the east line of said Lot 19, a distance of 158.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southeast corner of said Lot 19, and for the southeast corner of the said tract herein described;

THENCE West along the south line of said Lot 19, a distance of 101.93 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of the said tract herein described;

THENCE North, a distance of 158.00 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of the said tract herein described;

THENCE East, a distance of 101.93 feet to the POINT OF BEGINNING and containing 0.3697 acres (20,907 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 May 29, 2021, job number 5-96801-21B.



SURVEY 1, INC.
 PO BOX 2543
 ALVIN, TX 77512
 281-393-1382

Invoice Number
 5-96801-21
Invoice Date
 May 13, 2021

Survey1@Survey1inc.com
 Firm Registration # 100758-00

Bill To:
Cyndi Whiteley 19002 County Road 669A Alvin, tx 77511 409.331.9073

Ordered By:
Cyndi 77511

Customer GF #	Sales Rep ID
----------------------	---------------------

Payment Terms	Firm Registration #
Net 30 Days	100758-00

Description	Amount
0.85 acres, Village Trace - Boundary Survey/Splitting Property 2 Drawings Address: 19000 and 19002 County Road 669A Buyer; TBD Job# 5-96801-21	950.00

Subtotal	950.00
Sales Tax	78.38
Processing Fee	
Total Invoice Amount	1,028.38
Payment/Credit Applied	1,028.38
TOTAL	0.00

Check/Credit Memo No:

3250

We Appreciate Your Business !