

**LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW**

A.E. = AERIAL EASEMENT
 B.L. = BUILDING LINE
 BRS = BEARS
 C.F.# = CLERK'S FILE NUMBER
 D.E. = DRAINAGE EASEMENT
 E.E. = ELECTRIC EASEMENT
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FND. = FOUND
 M.P. = METAL POST
 M.U.E. = MUNICIPAL UTILITY EASEMENT
 P.A.E. = PERMANENT ACCESS EASEMENT
 P.C. = POINT OF CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.E. = POOL EQUIPMENT
 P.O.B. = POINT OF BEGINNING
 P.P. = POWER POLE

P.R.C. = POINT OF REVERSE CURVATURE
 P.T. = POINT OF TANGENCY
 P.U.E. = PUBLIC UTILITY EASEMENT
 S.I.R. = SET IRON ROD
 S.S.E. = SANITARY SEWER EASEMENT
 S.T.M.S.E. = STORM SEWER EASEMENT
 U.T.S. = UNABLE TO SET
 U.E. = UTILITY EASEMENT
 W.L.E. = WATER LINE EASEMENT
 W.P. = WOODEN POST
 W.S.E. = WATER & SEWER EASEMENT

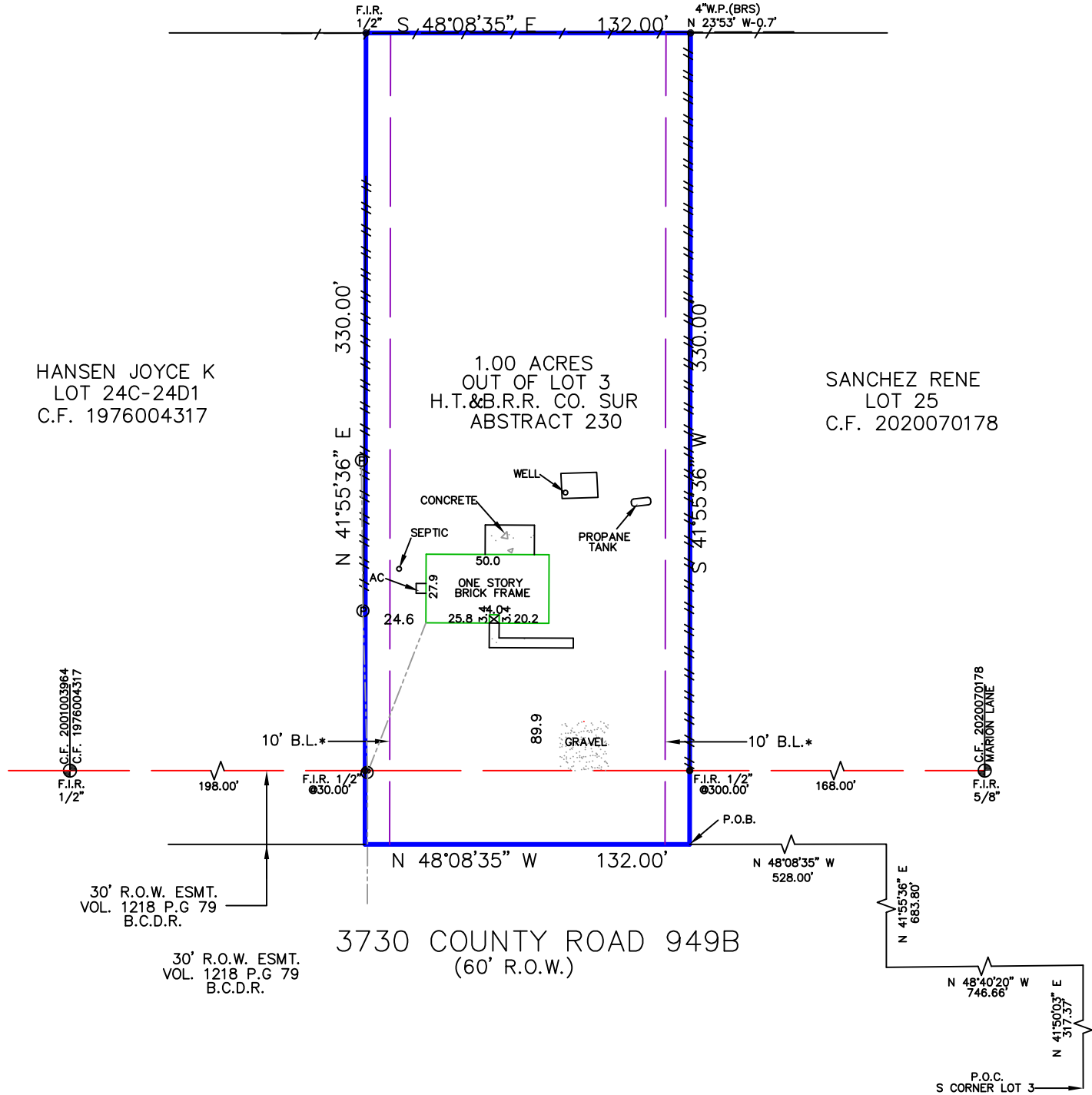
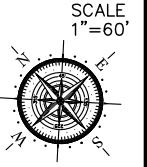
--- NOT TO SCALE
 ⊙ GUY ANCHOR
 ⊕ POWER POLE
 ⊖ SERVICE DROP

⊙ CONTROL MONUMENT
 ● PROPERTY CORNER
 --- EASEMENT LINE
 --- BUILDING SETBACK LINE
 --- BUILDING WALL

--- WOODEN FENCE
 --- CHAIN LINK FENCE
 --- METAL FENCE
 --- WIRE FENCE
 --- VINYL FENCE
 --- OVERHEAD ELECTRIC POWER LINE

* = RECORDED IN: VOL. 1218 PG. 79 B.C.D.R.

**GARZA ESTEBAN
 TRACT 4A3-4D
 C.F. 2013014977**



Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
 - BEARING BASIS: C.F. 2021081092
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - ESMT. FOR PUBLIC UTILITIES GRANTED TO COMMUNITY PUBLIC SERVICE COMPANY RECORDED C.F. VOL. 505 PG. 30 B.C.D.R.
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LEGAL DESCRIPTION
 1.00 ACRE OF LAND, OUT OF LOT 3 OF THE SUBDIVISION OF H.T.&B.R.R. CO. SURVEY, NO. 21, ABSTRACT 230, ACCORDING TO THE PLAT RECORDED IN VOLUME 21, PAGE 186, DEED RECORDS, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED

MEGAN MORIARTY

ADDRESS 3730 COUNTY ROAD 949B



JOB # 2203594

DATE 3-31-2022

GF# 2200585CL

PRO-SURV

P.O. BOX 1366, FRIENDSWOOD, TX 77549
 PHONE: 281-996-1113 FAX: 281-996-0112
 EMAIL: orders@prosurv.net
 T.B.P.E.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

FIELD NOTES
OF A SURVEY OF

1.00 ACRE OF LAND, MORE OR LESS, OUT OF LOT 3 OF THE SUBDIVISION OF H.T.&B.R.R. CO. SURVEY, NO. 21, ABSTRACT 230, ACCORDING TO THE PLAT RECORDED IN VOLUME 21, PAGE 186, DEED RECORDS, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTH CORNER OF SAID LOT 3;

THENCE, NORTH 41°50'03" EAST, A DISTANCE OF 317.37 FEET TO A POINT FOR CORNER;

THENCE, NORTH 48°40'20" WEST, A DISTANCE OF 746.66 FEET TO A POINT FOR CORNER;

THENCE, NORTH 41°55'36" EAST, A DISTANCE OF 683.80 FEET TO A POINT FOR CORNER

THENCE, NORTH 48°08'35" WEST, A DISTANCE OF 528.00 FEET TO A POINT IN THE CENTERLINE OF MAURA (60' R.O.W.) FOR CORNER, BEING THE PLACE OF BEGINNING AND SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RENE SANCHEZ IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2020070178;

THENCE CONTINUING NORTH 48°08'35" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 132.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOYCE K HANSEN IN BRAZORIA COUNTY CLERK'S FILE NUMBER 1976004317;

THENCE NORTH 41°55'36" EAST, ALONG THE COMMON LINE OF SAID JOYCE K HANSEN TRACT A PASSING A 1/2 INCH IRON ROD AT 30.00 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 330.00 FEET TO A POINT FOR CORNER FROM WHICH A 1/2 INCH IRON ROD IS FOUND FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT ALSO BEING IN THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO ESTEBAN GARZA IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2013014977;

THENCE SOUTH 48°08'35" EAST ALONG THE SOUTHERLY LINE OF SAID ESTEBAN GARZA TRACT A DISTANCE OF 132.00 FEET TO A POINT FOR CORNER FROM WHICH A 4 INCH WOOD POST BEARS NORTH 23°53' WEST A DISTANCE OF 0.7 FEET FOUND FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT ALSO BEING THE NORTHWEST CORNER OF SAID RENE SANCHEZ TRACT;

THENCE SOUTH 41°55'36" WEST ALONG THE COMMON LINE OF SAID RENE SANCHEZ TRACT PASSING A 1/2 INCH IRON ROD AT 300.00 FEET AND CONTINUE FOR A TOTAL DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.

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