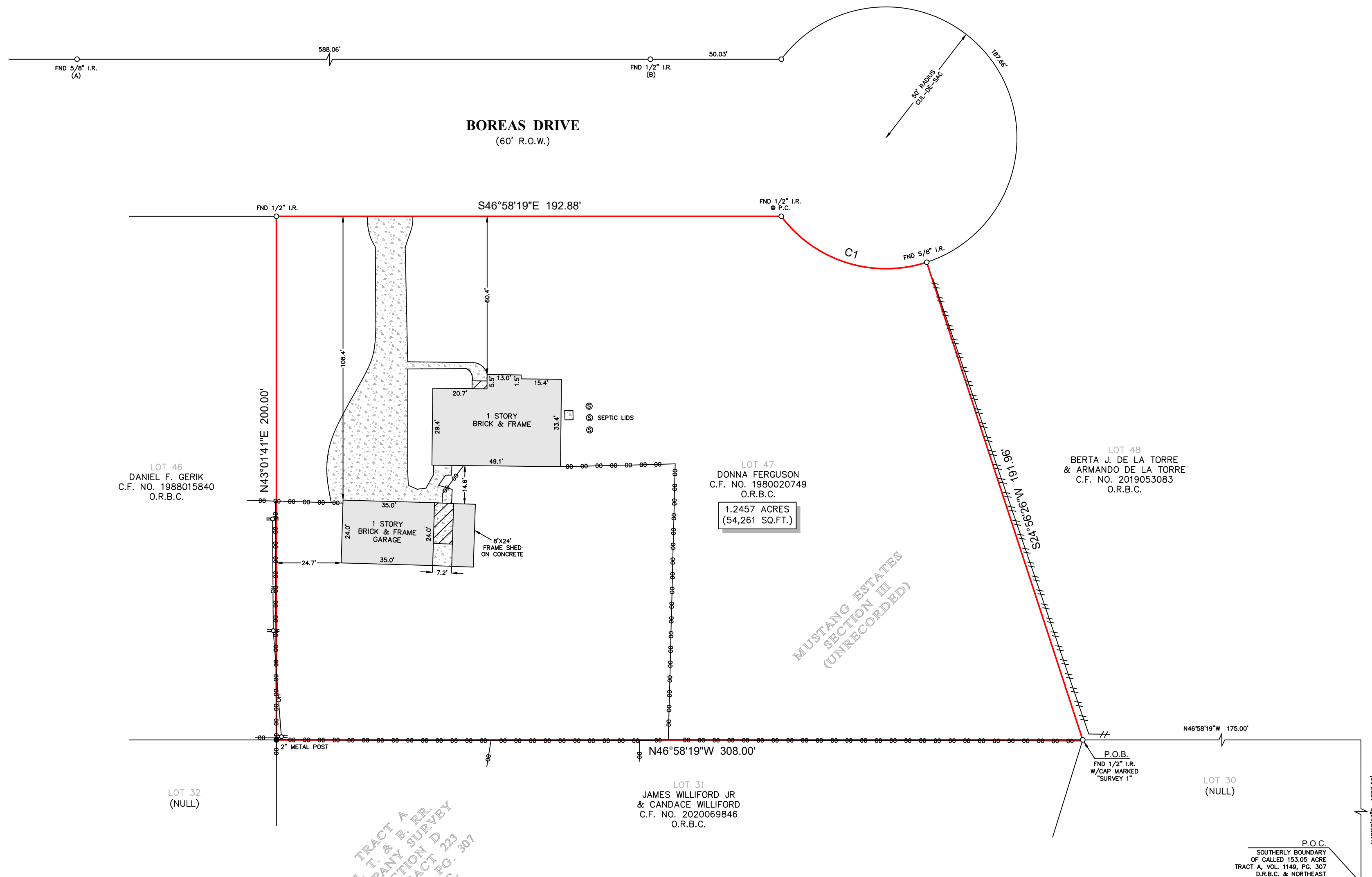


H. T. & B. RR.
COMPANY SURVEY
SECTION D
ABSTRACT 223

SCALE 1" = 30'



H. T. & B. RR.
COMPANY SURVEY
SECTION D
ABSTRACT 223
VOL. 1149, PG. 307
D.R.B.C.

MUSTANG ESTATES
SECTION III
(UNRECORDED)

LEGEND

	CONCRETE		FENCE
	CHAIN LINK		WOOD
	COVERED AREA		OVERHEAD UTILITY LINES
	POWER POLE		

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO DONNA FERGUSON, RECORDED IN COUNTY CLERK'S FILE NO. 1980020749 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. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - 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 NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50.00'	62.15'	S29°27'02"E	58.22'

TITLE COMPANY:

713-944-4100

G.F. #: 59-02366 ISSUE DATE: 04-04-22

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.2457 ACRES (54,261 SQUARE FEET) SITUATED IN THE H. T. & B. RR. COMPANY SURVEY, ABSTRACT 223, 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 APRIL 12, 2022 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.

RICHARD FUSSELL
RPLS# 4148

CLIENT: NOAH CARRUSCO AND MALLORY DURST
ADDRESS: 47 BOREAS DRIVE

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JF	TECH: SF
DRAFTER: JB	FINAL CHECK: EF
DATE: 09-08-22	
JOB# 4-110420-22	