

MAYLON K. NEELY & DOREEN J. NEELY
VOL. 1471, PG. 738
D.R.B.C.

LOT 23-B
JULIE J. WICKEL
C.F. NO. 2021083281
O.R.B.C.

REMAINDER OF JULIE J. WICKEL
C.F. NO. 2018022775
O.R.B.C.

REMAINDER OF JULIE J. WICKEL
C.F. NO. 2018022775
O.R.B.C.

60' ACCESS EASEMENT
DESCRIPTION OF A TRACT OF LAND CONTAINING 1.4011 ACRES (61,035 SQUARE FEET) SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 1.4011 ACRES (61,035 SQUARE FEET), SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS, BEING OUT LOT 5 AND LOT 6 OF SAID THOMAS SPRAGGINS SURVEY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 365, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, PART OF A TRACT OF LAND CONVEYED UNTO JULIE J. WICKEL BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2018022775 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 1.4011-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF QUAIL RIDGE DRIVE (60.00 FEET WIDE) FOR THE SOUTH CORNER OF SAID LOT 23-A;

THENCE SOUTH 64°09'53" WEST, A DISTANCE OF 61.53 FEET TO SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 38°39'16" WEST, A DISTANCE OF 1005.53 FEET TO THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 42°03'06" EAST, A DISTANCE OF 60.80 FEET TO THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 38°39'16" EAST, A DISTANCE OF 1029.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.4011 ACRES (61,035 SQUARE FEET), MORE OR LESS.

LOT 22
FINAL PLAT
QUAIL VALLEY RANCHES
SECTION TWO
VOL. 19, PGS. 35-36
P.R.B.C.

ABBREVIATED REPLAT
OF LOT 23
QUAIL VALLEY RANCHES
SECTION TWO
VOL. 23, PGS. 59-60
P.R.B.C.

9.1875 ACRES
(400,210 SQ.FT.)
PART OF
JULIE J. WICKEL
C.F. NO. 2018022775
O.R.B.C.

DESCRIPTION OF A TRACT OF LAND CONTAINING 9.1875 ACRES (400,210 SQUARE FEET) SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 9.1875 ACRES (400,210 SQUARE FEET), SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS, BEING OUT LOT 5 AND LOT 6 OF SAID THOMAS SPRAGGINS SURVEY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 365, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, BEING PART OF LOT 23-A, OF THE ABBREVIATED REPLAT OF LOT 23 OF QUAIL VALLEY RANCHES, SECTION TWO, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGES 59-60 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND PART OF A TRACT OF LAND CONVEYED UNTO JULIE J. WICKEL BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2018022775 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 9.1875-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF QUAIL RIDGE DRIVE (60.00 FEET WIDE) FOR THE SOUTH CORNER OF SAID LOT 23-A, AND THE MOST EASTERLY SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 64°09'53" WEST (CALLED SOUTH 63°51'03" WEST), A DISTANCE OF 76.92 FEET (CALLED 77.59 FEET) TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHEAST LINE OF MUSTANG BAYOU FOR THE SOUTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 38°39'16" WEST, ALONG THE NORTHEAST LINE OF SAID MUSTANG BAYOU, A DISTANCE OF 999.66 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE WEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

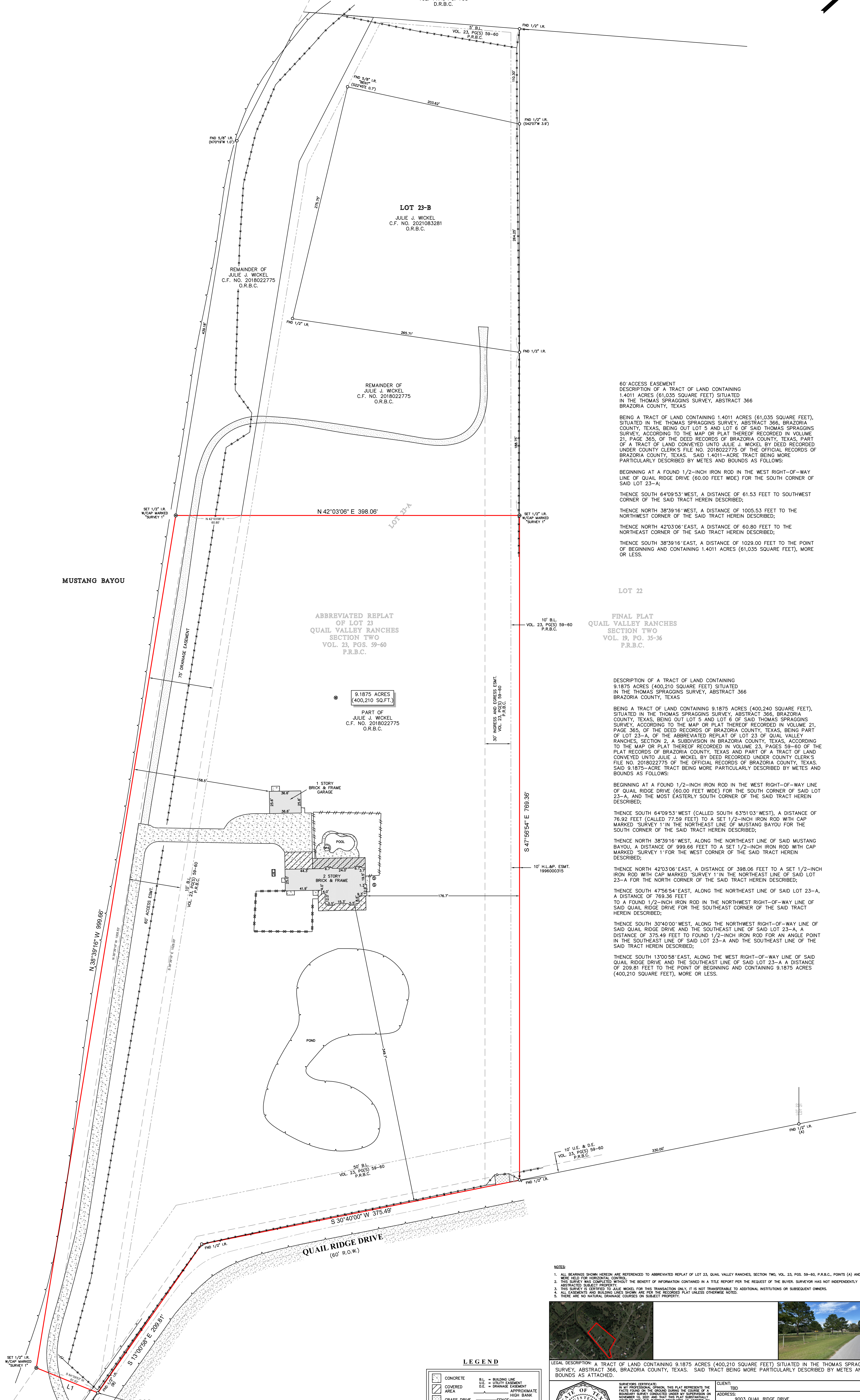
THENCE NORTH 42°03'06" EAST, A DISTANCE OF 398.06 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE NORTHEAST LINE OF SAID LOT 23-A FOR THE NORTH CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 47°56'54" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 23-A, A DISTANCE OF 769.36 FEET TO A FOUND 1/2-INCH IRON ROD IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID QUAIL RIDGE DRIVE FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

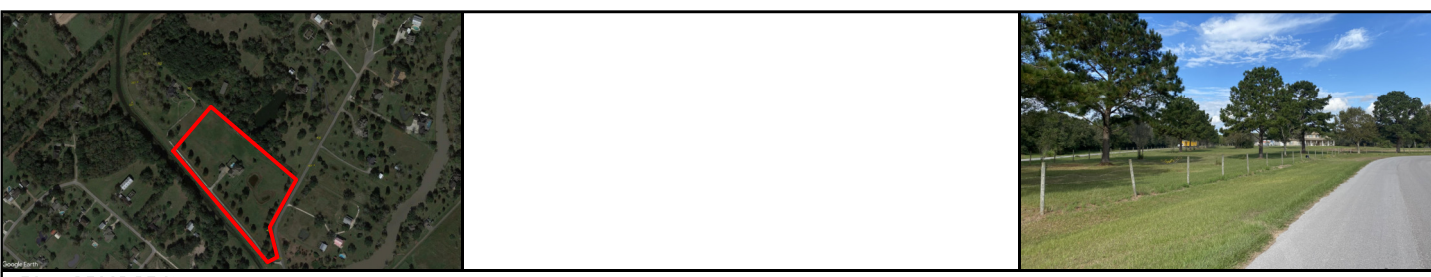
THENCE SOUTH 30°40'00" WEST, ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID QUAIL RIDGE DRIVE AND THE SOUTHEAST LINE OF SAID LOT 23-A, A DISTANCE OF 375.49 FEET TO FOUND 1/2-INCH IRON ROD FOR AN ANGLE POINT IN THE SOUTHEAST LINE OF SAID LOT 23-A AND THE SOUTHEAST LINE OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 13°00'58" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID QUAIL RIDGE DRIVE AND THE SOUTHEAST LINE OF SAID LOT 23-A, A DISTANCE OF 209.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.1875 ACRES (400,210 SQUARE FEET), MORE OR LESS.

MUSTANG BAYOU



- NOTES:
1. ALL BEARINGS SHOWN HEREIN ARE REFERENCED TO ABBREVIATED REPLAT OF LOT 23, QUAIL VALLEY RANCHES, SECTION TWO, VOL. 23, PGS. 59-60, P.R.B.C. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 3. THIS SURVEY IS CERTIFIED TO JULIE WICKEL 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.



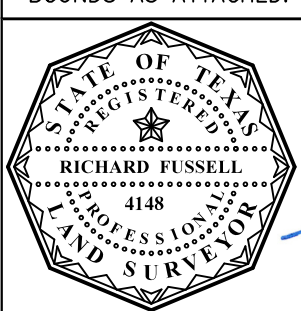
LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 9.1875 ACRES (400,210 SQUARE FEET) SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

LEGEND

CONCRETE	BL - BUILDING LINE
COVERED AREA	UL - UTILITY EASEMENT
GRASS DRIVE	DE - DRAINAGE EASEMENT
ELEVATED DECK	APPROXIMATE HIGH BANK
GRAVEL	FENCE
SEPTIC LID	CHAIN LINK
WATER WELL	WIRE
	WOOD
	METAL
	PROPANE TANK

LINE BEARING DISTANCE

L1	S 64°09'53" W	76.92
CALLS	S 63°51'03" W	77.59'



SURVEYOR'S CERTIFICATE:
I, RICHARD FUSSELL, SURVEYOR, DO HEREBY CERTIFY THAT THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION OR CONTROL ON 06/09/2022, AND THE PLAT SUBMITTED, COMPLY WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCUMBRANCES OR OBSTRUCTIONS KNOWN TO ME.

RICHARD FUSSELL
No. 4148

CLIENT: TBD
ADDRESS: 9003 QUAIL RIDGE DRIVE
www.survey1inc.com
survey1@survey1inc.com

FIELD CREW: JE MA
TECH: MA
DRAFTER: MA
DATE: JUNE 9, 2022
FIRM: Survey 1, Inc. You and Survey Company
Firm Registration No. 100758-00
P.O. Box 2545 | Aledo, TX 77012 | (281)353-1382

11-104628-21-A