

COUNTY ROAD NO. 326
(WIDTH VARIES)

3.030 ACRES
WILLIAM GEORGE HORINE
& SANDRA FAY HORINE
VOL. (86)273 PG. 785
D.R.B.C.

H.T. & B.R.R. SURVEY
ABSTRACT 22A

3.030 ACRES
WILLIAM GEORGE HORINE
& SANDRA FAY HORINE
VOL. (86)273 PG. 785
D.R.B.C.

0.230 ACRE
ALVIN CHIROPRACTOR
CENTER, INC.
VOL. 1257 PG. 332
D.R.B.C.

0.528 ACRE
WILLIAM GEORGE HORINE
& SANDRA FAY HORINE
VOL. (86)273 PG. 789
D.R.B.C.

60' PRIVATE DRIVE
VOL. 1595 PG. 165
VOL. (86) 273 PG. 785
VOL. (86) 273 PG. 789
D.R.B.C.

REMAINDER OF 20 ACRES
LOT 52 AND LOT 65
ROY C. POWERS
VOL. 1112 PG. 803
D.R.B.C.

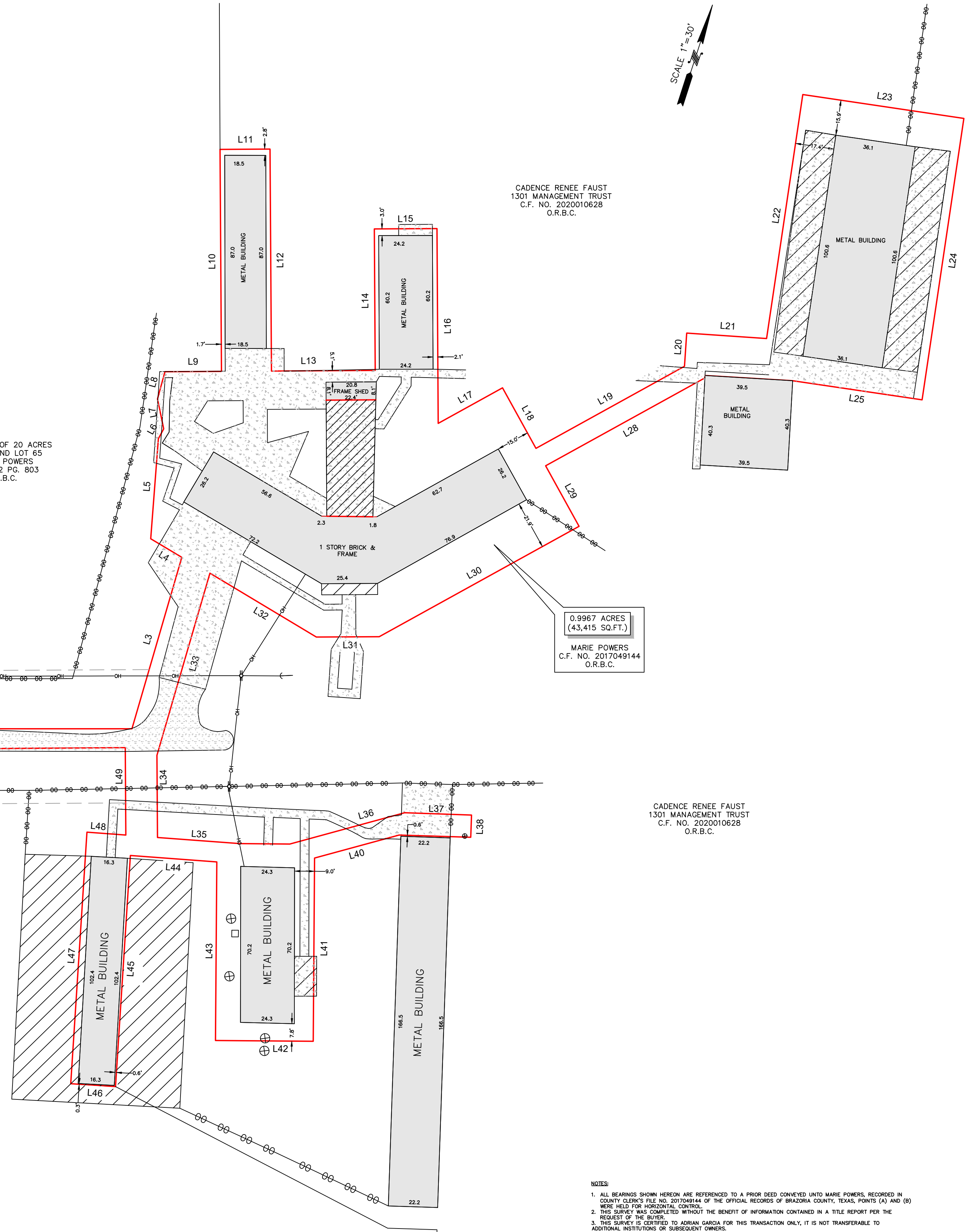
REMAINDER OF 20 ACRES
LOT 52 AND LOT 65
ROY C. POWERS
VOL. 1112 PG. 803
D.R.B.C.

CADENCE RENEE FAUST
1301 MANAGEMENT TRUST
C.F. NO. 2020010628
O.R.B.C.

0.9967 ACRES
(43,415 SQ.FT.)
MARIE POWERS
C.F. NO. 2017049144
O.R.B.C.

CADENCE RENEE FAUST
1301 MANAGEMENT TRUST
C.F. NO. 2020010628
O.R.B.C.

NEWSON & SWICKLE
SUBDIVISION OF
H.T. & B.R.R. SURVEY
VOL. 86 PG. 8-11
P.R.B.C. 132



LINK	BEARING	DISTANCE
L1	N 75°55'50\"	10.28
L2	N 75°55'50\"	258.40
L3	N 01°12'24\"	81.40
L4	N 75°52'00\"	16.28
L5	N 55°27'24\"	45.16
L6	N 15°32'24\"	15.70
L7	N 28°43'12\"	13.70
L8	N 02°52'00\"	12.70
L9	N 71°44'00\"	28.47
L10	N 85°55'00\"	22.50
L11	N 71°44'00\"	22.50
L12	N 85°55'00\"	22.50
L13	N 71°44'00\"	22.50
L14	N 85°55'00\"	22.50
L15	N 71°44'00\"	22.50
L16	N 85°55'00\"	22.50
L17	N 71°44'00\"	22.50
L18	N 85°55'00\"	22.50
L19	N 71°44'00\"	22.50
L20	N 85°55'00\"	22.50
L21	N 71°44'00\"	22.50
L22	N 85°55'00\"	22.50
L23	N 71°44'00\"	22.50
L24	N 85°55'00\"	22.50
L25	N 71°44'00\"	22.50
L26	N 85°55'00\"	22.50
L27	N 71°44'00\"	22.50
L28	N 85°55'00\"	22.50
L29	N 71°44'00\"	22.50
L30	N 85°55'00\"	22.50
L31	N 71°44'00\"	22.50
L32	N 85°55'00\"	22.50
L33	N 71°44'00\"	22.50
L34	N 85°55'00\"	22.50
L35	N 71°44'00\"	22.50
L36	N 85°55'00\"	22.50
L37	N 71°44'00\"	22.50
L38	N 85°55'00\"	22.50
L39	N 71°44'00\"	22.50
L40	N 85°55'00\"	22.50
L41	N 71°44'00\"	22.50
L42	N 85°55'00\"	22.50
L43	N 71°44'00\"	22.50
L44	N 85°55'00\"	22.50
L45	N 71°44'00\"	22.50
L46	N 85°55'00\"	22.50
L47	N 71°44'00\"	22.50
L48	N 85°55'00\"	22.50
L49	N 71°44'00\"	22.50
L50	N 85°55'00\"	22.50

- NOTES:
1. ALL BEARINGS SHOWN HEREIN ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO MARIE POWERS, RECORDED IN COUNTY CLERK'S FILE NO. 2017049144 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, 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.
 3. THIS SURVEY IS CERTIFIED TO ADRIAN GARCIA FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ANY OTHER PARTY OR SUBSEQUENT OWNERS.
 4. ALL EXISTING AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGEND

—●—●—●—	FENCE	▨	COVERED AREA
—○—○—○—	CHAIN LINK	▩	ASPHALT PAVEMENT
—	METAL	▩	CONCRETE
—○—	OVERHEAD UTILITY LINES	—○—	GLY ACHOR
⊙	POWER POLE	⊙	SEPTIC

LEGAL DESCRIPTION-A TRACT OF LAND CONTAINING 0.9967 ACRES (43,415 SQUARE FEET), SITUATED IN THE H.T. & B.R.R. SURVEY, ABSTRACT 22A, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE NEWSON & SWICKLE SUBDIVISION OF H.T. & B. R.R. S-11 RECORDED IN VOLUME 16, PAGE 132 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

SURVEYOR'S CERTIFICATE:
I, THE UNDERSIGNED, IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCUMBRANCES OR INTERESTS OF OTHER PARTIES AFFECTING THE SURVEYED LAND, EXCEPT AS SHOWN.

CLIENT: TBD
ADDRESS: 4029 COUNTY ROAD 326
www.survey1inc.com
survey1@survey1inc.com

DRAWN BY: JF
DATE: 02-23-2023

FIELD CHECK: RK
FINAL CHECK: EF

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2545 | Ackerly, TX 77812 | (281)363-1392