

**TALMAGE ST.**  
(60' R.O.W.)  
(A.K.A. W. TALMAGE ST.)

15' ACCESS ESMNT.  
(VOL. 1366, PG. 118)

LOUIS S. CARRILLO JR.  
0.476 ACRE TRACT  
(VOL. 1366, PG. 200)

EDGE OF PVMT.  
N 42°10'11" E 122.43'

1.34 ACRES TRACT  
(A.K.A. TRACT I & II)  
(CF NO. 2020067891)  
(585-16 SQ. FT.)

BARBEE LN.  
(PUBLIC R.O.W.)

JAMES W. SAVELL &  
TRACY M. SAVELL  
2.198 ACRES TRACT  
(CF NO. 2005006146)

JAMES W. SAVELL &  
TRACY M. SAVELL  
0.31 ACRES TRACT  
(CF NO. 2005006146)

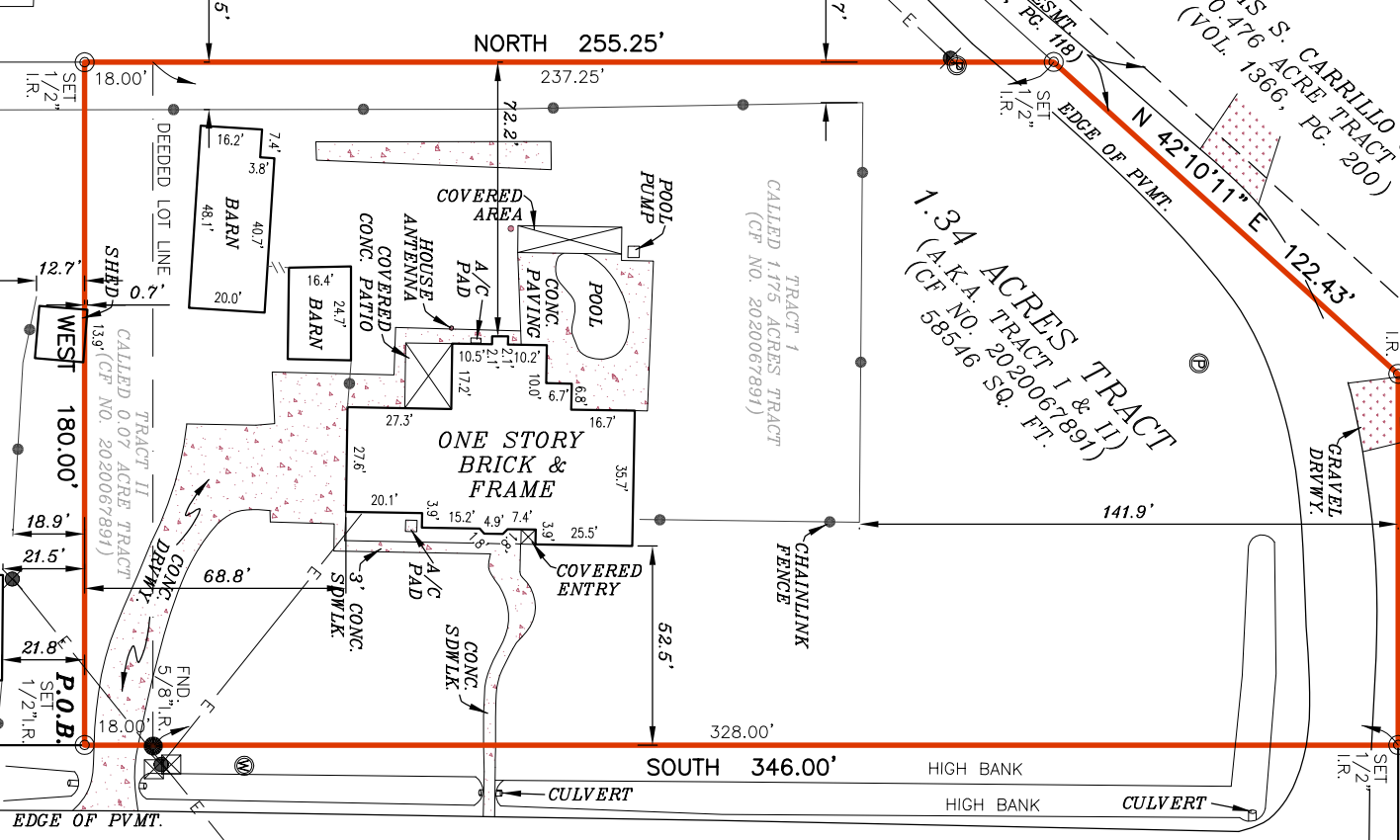
JAMES W. SAVELL &  
TRACY M. SAVELL  
2.198 ACRES TRACT  
(CF NO. 2005006146)

135.31'  
CM 1/2" I.R.  
(BEARING BASIS)

W. PHILLIPS ST.

JAMES W. SAVELL & TRACY M. SAVELL  
2.198 ACRES TRACT  
(CF NO. 2005006146)  
N 87°51'28" W 321.21'

BRENDA J. WILLEFORD KUBECZKA  
& ALEX FRANK KUBECZKA JR.  
0.50 ACRE TRACT  
(CF NO. 2005039477)



**NORTH 7TH STREET**  
(60' R.O.W.)

**LEGEND**

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- - - DEEDED LOT LINE
- - - EASEMENT LINE
- - - CHAINLINK FENCE
- - - BARBED WIRE FENCE
- - - WOOD FENCE
- OVERHEAD ELECTRIC
- FOUND IRON ROD
- SET 1/2" IRON ROD
- ⊙ POWER POLE
- ⊙ METER POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER METER
- ⊙ PIPELINE MARKER
- ⊙ DROP POLE
- ⊙ CONTROL MONUMENT

**SURVEYOR'S NOTE(S):**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. FTH-08-FMH23000674-SMP ISSUED ON 01/26/23.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

FLOOD INFORMATION  
FIRM: 48039C PANEL: 0145 K  
REV. DATE: 12/30/2020  
ZONE: AE

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

I, **LUTHER J. DALY**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **FIDELITY NATIONAL TITLE INSURANCE COMPANY** and **KAYI FUNDING, INC.**

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.  
Description: **BEING A 1.34 ACRE PARCEL OF LAND** recorded in Clerk's File **2020067891**, of the Map/Deed and Plat Records of **BRAZORIA** County, Texas, located in the **ONE STOP HOME IMPROVEMENT SOLUTIONS, INC.** Borrower/Owner: **H. T. & B. R.R. CO. SURVEY A-453** recorded in Clerk's File **2020067891**, of the Map/Deed and Plat Records of **BRAZORIA** County, Texas, Address: **403 N. 7TH ST., ALVIN, TX 77511** GF No. **FTH-08-FMH23000674-SMP**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 32, PAGE 26 AND 27, DEED RECORDS, BRAZORIA COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



Being a 1.344-acre tract of land located in the H.T. & B.R.R. CO. Survey, A-453, Brazoria County, Texas, said 1.344-acre tract being out of Blocks 47 & 48, of Easton's Addition, a subdivision in Brazoria County, Texas, recorded in Volume 32, Pages 26 & 27, of the Deed Records of Brazoria County (O.P.R.B.C.), Texas, and being all of a called 1.175-acre tract (out of said Block 47) and a called 0.07-acre tract (out of said Block 48) described in Clerk's File Number 2020067891, of the Official Public Records, Brazoria County (O.P.R.B.C.), Texas, said 1.344-acre tract being more particularly described by metes and bounds as follows (bearings are based on said subdivision):

BEGINNING a 1/2-inch iron rod with cap stamped "OSC" set for the southeast corner of said 0.07-acre tract and the northeast corner of a called 0.50-acre tract, described in a deed to Brenda J. Wilford Kubeczka & Alex Frank Kubeczka, Jr., recorded Clerk's File Number of the O.P.R.B.C., from which a 5/8-inch iron rod found at the northwest corner of the intersection of Phillips Street (60' wide) and North 7th Street (called 60' wide) for the southeast corner of a called 0.579-acre tract described in Clerk's File Number 2000039955 of the O.P.R.B.C.;

THENCE, WEST, a distance of 180.00 feet, with the south line of said 0.07-acre tract and the north line of said 0.50-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the common west corner of said 0.07-acre tract and said 0.50-acre tract, being on the east line of a called 2.198-acre tract, a deed to James Savell & Tracy M. Savell, in Clerk's File Number 2005006146;

THENCE, NORTH, a distance of 255.25 feet, with the west line of said 0.07-acre tract & said 1.175-acre tract, and the east line of said 2.198-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the westerly northwest corner of said 1.175-acre tract and the north corner of said 2.198-acre tract, also being on the southeast line of a called 0.476-acre tract, described in a deed to Louis S. Carrillo Jr., recorded in Volume 1366, page 200 of the D.R.B.C.;

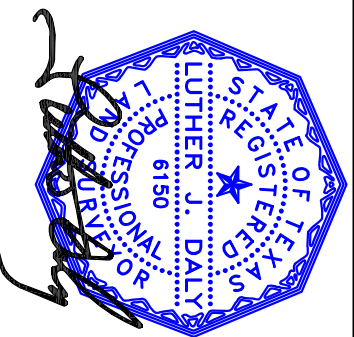
THENCE, North 42 degrees 10 minutes 11 seconds East, a distance of 122.43 feet, with the northwest line of said 1.175-acre tract common to the southeast line of said 0.476-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the most northerly northwest corner of said 1.175-acre tract, and the common west corner of Lot 47 and Lot 46 of said Easton's Addition and being the northwest corner of said Talmage St. (as occupied, no record found);

THENCE, EAST, a distance of 97.80 feet, with the northwest line of said 1.175-acre tract and the common line of said Lot 46 and 47, to a 1/2-inch iron rod with cap stamped "OSC" set for the westerly right-of-way line of said North 7th Street;

THENCE, SOUTH, a distance of 346.00 feet, with the east line of said 1.175-acre tract, the east line of said 0.07-acre tract, and the westerly right-of-way line of said North 7th Street, to the POINT OF BEGINNING and containing 1.34 acre of land.



LAND TITLE SURVEY			
JOB NO.:	2302038143	NO.	REVISION
DATE:	02/06/23		
DRAWN BY:	UB/AV		
APPROVED BY:	LJD		



FIRM REGISTRATION NO. 10190700

LUTHER J. DALY, R.P.L.S.

Registered Professional Land Surveyor  
Registration No. 6150

COPYRIGHT ALL RIGHTS RESERVED TO OVERLAND CONSORTIUM INC.

**Overland Consortium Inc.**  
**Surveyors**

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212