

4.5400 ACRES (197,761 SQ.FT.)

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

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

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

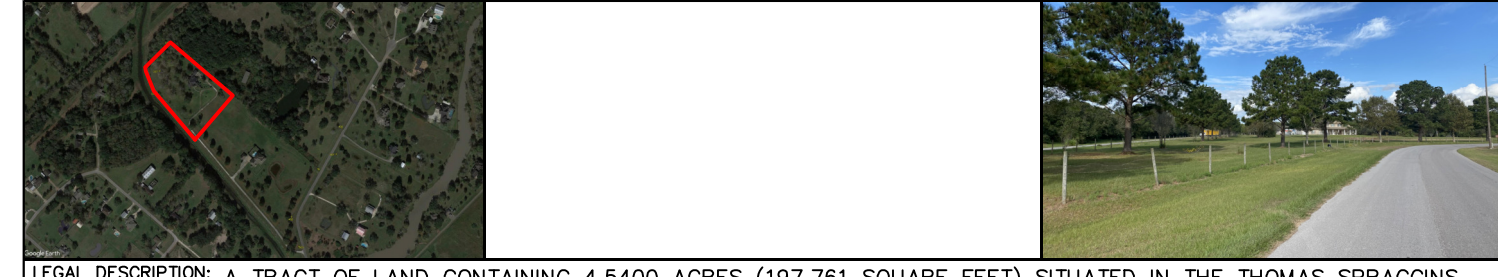
REMAINDER OF
JULIE J. WICKEL
C.F. NO. 2018022775
O.R.B.C.

LOT 22
FINAL PLAT
QUAIL VALLEY RANCHES
SECTION TWO
VOL. 19, PG. 35-36
P.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 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.

DESCRIPTION OF A TRACT OF LAND CONTAINING 4.5400 ACRES (197,761 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, ALL OF LOT 23-B, IN BLOCK 1, OF THE ABBREVIATED REPLAT OF LOT 23 OF QUAIL VALLEY RANCHES, SECTION 2, 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 4.5400-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING 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 (CALLED SOUTH 63°51'03" WEST), A DISTANCE OF 76.92 FEET (CALLED 77.59 FEET) TO A POINT IN THE NORTHEAST LINE OF MUSTANG BAYOU;
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 POINT OF BEGINNING AND 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 439.18 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' FOR AN ANGLE POINT IN THE NORTHEAST LINE OF SAID MUSTANG BAYOU AND THE SOUTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED (FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS NORTH 70°19' WEST A DISTANCE OF 1.00 FEET);
THENCE NORTH 20°42'19" WEST, ALONG THE NORTHEAST LINE OF SAID MUSTANG BAYOU, A DISTANCE OF 146.07 FEET TO AN ANGLE POINT IN THE NORTHEAST LINE OF SAID MUSTANG BAYOU AND THE SOUTHWEST LINE OF THE SAID TRACT HEREIN DESCRIBED;
THENCE NORTH 08°11'14" WEST, A DISTANCE OF 25.40 FEET (CALLED 30.95 FEET) TO THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;
THENCE NORTH 46°29'53" EAST, A DISTANCE OF 244.08 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTH CORNER OF SAID LOT 23-A AND THE NORTH CORNER OF SAID TRACT HEREIN DESCRIBED;
THENCE SOUTH 47°56'54" EAST, ALONG THE NORTHEAST LINE OF SAID LOT 23-A AND LOT 23-B A DISTANCE OF 563.30 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED 'SURVEY 1' FOR THE EAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;
THENCE SOUTH 42°03'06" EAST, A DISTANCE OF 398.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.5400 ACRES (197,761 SQUARE FEET), MORE OR LESS.

- NOTES:
1. ALL BEARINGS SHOWN HEREON 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. SURVIVOR 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 BOUNDING LINES SHOWN ARE FOR THE RECORD ONLY UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

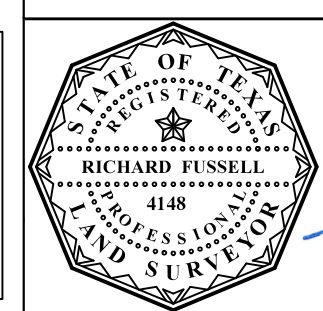


LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 4.5400 ACRES (197,761 SQUARE FEET) SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

LEGEND

CONCRETE	SEPTIC LID	WATER WELL
COVERED AREA	BUILDING LINE	UTILITY EASEMENT
GRASS DRIVE	UTILITY EASEMENT	DRAINAGE EASEMENT
ELEVATED DECK	APPROXIMATE HIGH BANK	
GRAVEL	FENCE	CHAIN LINK
	WIRE	WOOD

LINE	BEARING	DISTANCE
L1	S 64°09'53" W	76.92
CALLD	S 63°51'03" W	77.59
L2	N 08°11'14" W	25.40
CALLD	N 08°11'14" W	30.95



SURVIVOR CERTIFICATE:
BY MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 10, 2022. I DO NOT KNOW THE PLAT ACCURATELY COMPLETES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, AND THAT THERE ARE NO ENCUMBRANCES OR OBSTRUCTIONS EXCEPT AS SHOWN.

RICHARD FISSELL
No. 4148

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FIELD CREW: JE
TECH: MA
DRAFTER: MA
FINAL CHECK: SB
DATE: JUNE 9, 2022
JOB#

Survey 1, Inc.
Your Land Survey Company
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