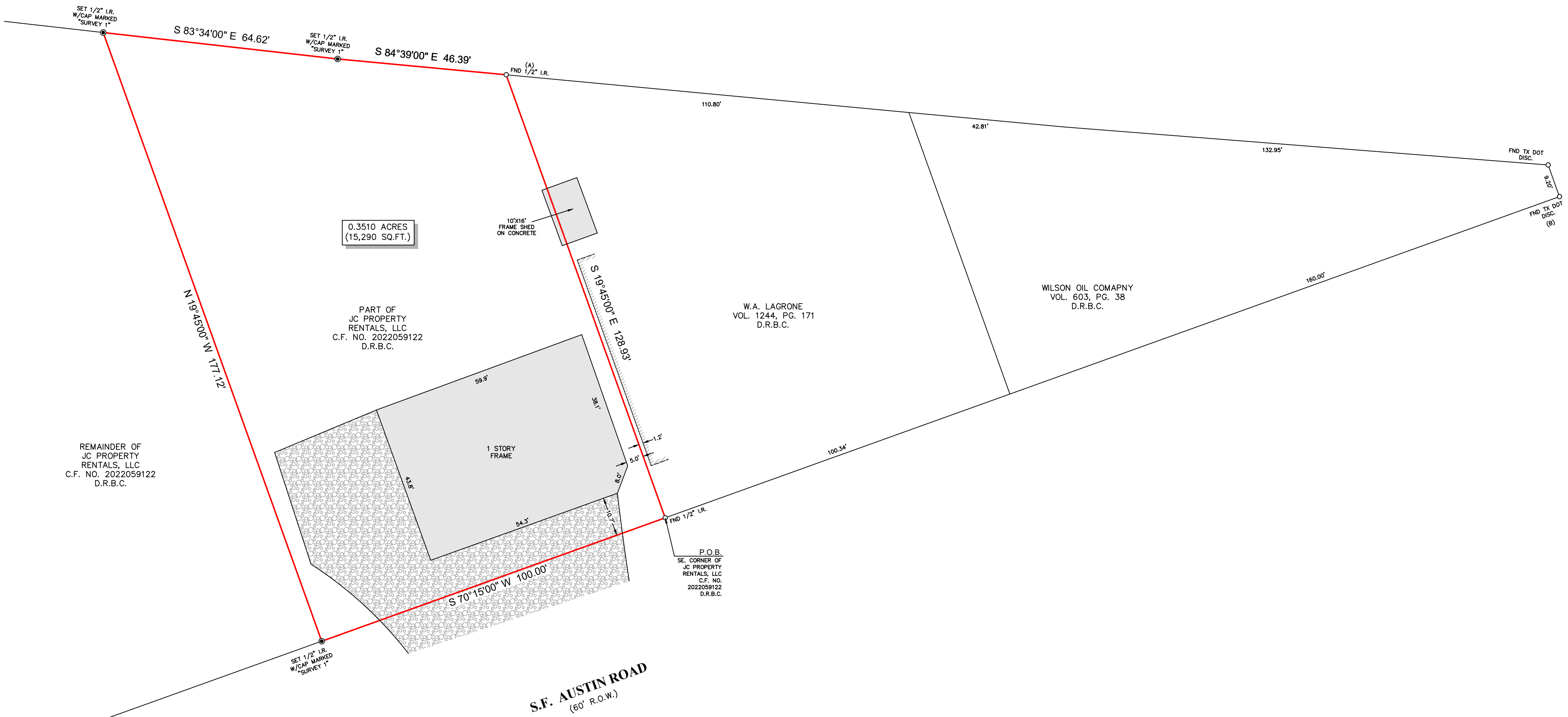


STEPHEN F. AUSTIN  
7 1/3 LEAGUE  
ABSTRACT 20

STATE HIGHWAY 6  
(120' R.O.W.)

SCALE 1"=20'



0.3510 ACRES  
(15,290 SQ.FT.)

PART OF  
JC PROPERTY  
RENTALS, LLC  
C.F. NO. 2022059122  
D.R.B.C.

W.A. LAGRONE  
VOL. 1244, PG. 171  
D.R.B.C.

WILSON OIL COMPANY  
VOL. 603, PG. 38  
D.R.B.C.

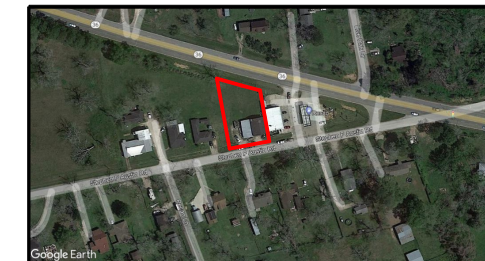
REMAINDER OF  
JC PROPERTY  
RENTALS, LLC  
C.F. NO. 2022059122  
D.R.B.C.

P.O.B.  
SE. CORNER OF  
JC PROPERTY  
RENTALS, LLC  
C.F. NO.  
2022059122  
D.R.B.C.

S.F. AUSTIN ROAD  
(60' R.O.W.)

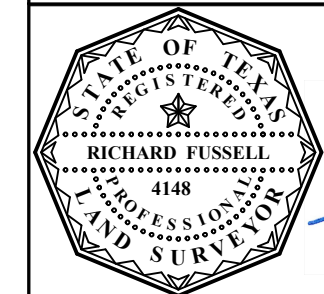
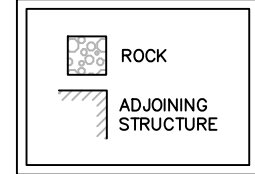
NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW. 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 LARRY GURGANIUS 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 0.3510 ACRES (15,290 SQUARE FEET) SITUATED IN THE STEPHEN F. AUSTIN 7 1/3 LEAGUE, ABSTRACT 20, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

LEGEND



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  
JAN. 27, 2023 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:	TBD		
ADDRESS:	6428 S F AUSTIN ROAD		
	www.survey1inc.com	FIELD CREW:	TECH:
	survey1@survey1inc.com	JF	AH
	<b>Survey 1, Inc.</b>	DRAFTER:	FINAL CHECK:
	Your Land Survey Company	AR	EF
	Firm Registration No. 100758-00	DATE:	02-02-23
	P.O. Box 2543   Alvin, TX 77512   (281)393-1382	JOB#	1-119873-23