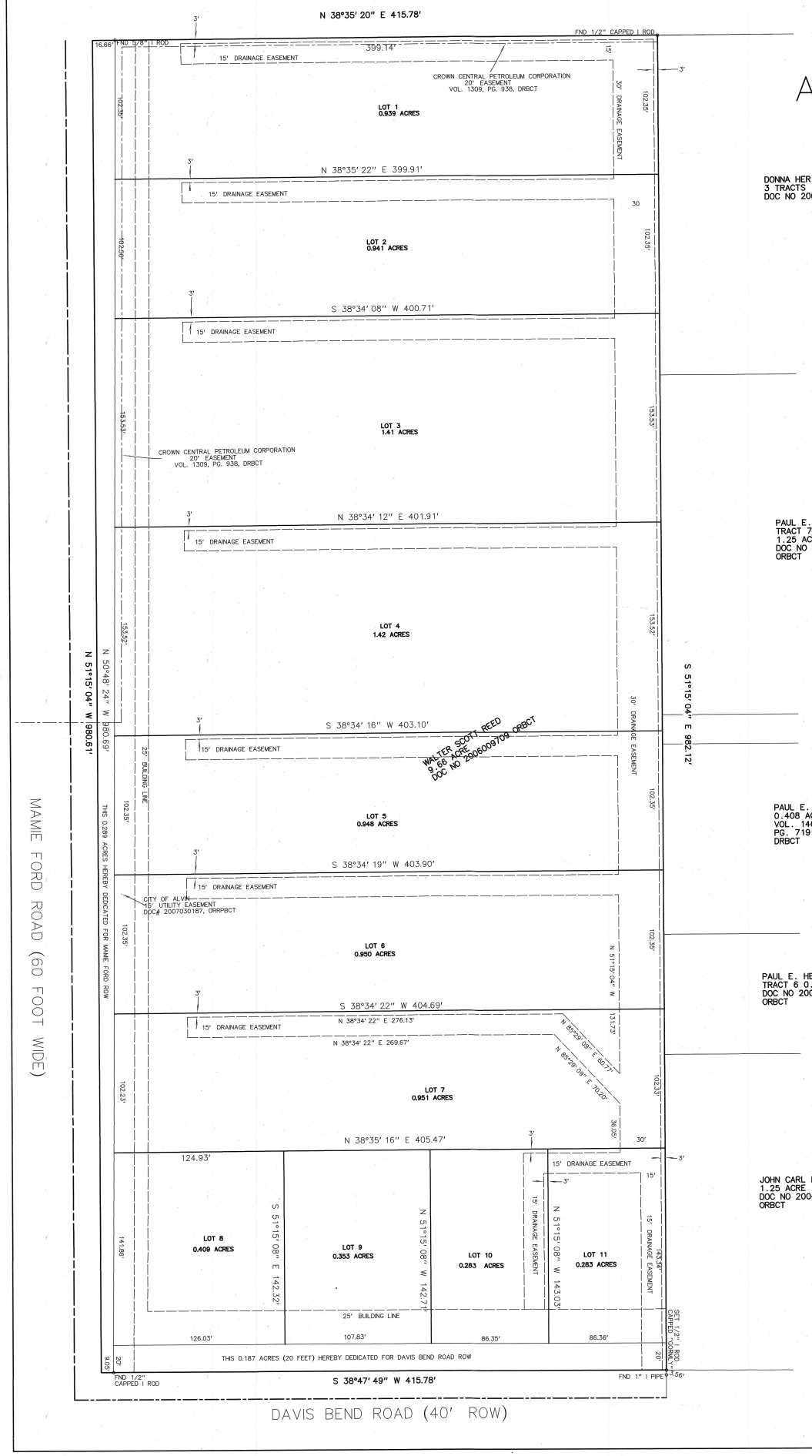


H.T. & B.R.R. CO. SURVEY
SECTION 17
ABSTRACT 228

DONNA HERING LAWRENCE
3 TRACTS
DOC NO 2004066387 ORBCT

PAUL E. HERING
TRACT 7
1.25 ACRE
DOC NO 2004066389
ORBCT

PAUL E. HERING
0.408 ACRE
VOL. 1464,
PG. 719
DRBCT

PAUL E. HERING
TRACT 6 0.84 ACRE
DOC NO 2004066389
ORBCT

JOHN CARL HERING
1.25 ACRE
DOC NO 2004066391
ORBCT

LEGEND:

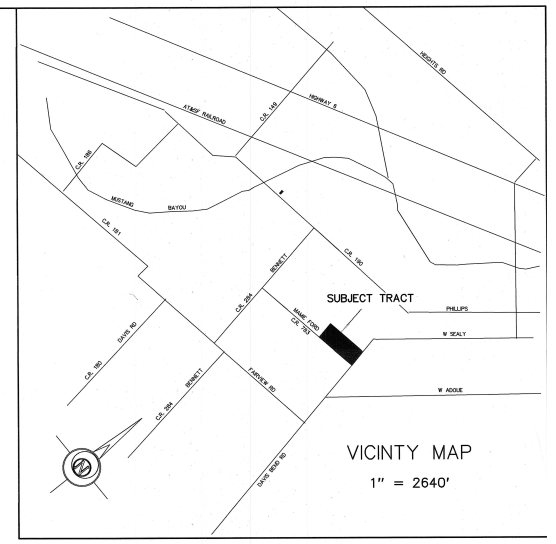
ORRPBCT – OFFICIAL RECORDS OF REAL PROPERTY, BRAZORIA COUNTY, TEXAS
ORPBCT – OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS
PRBCT – PLAT RECORDS, BRAZORIA COUNTY, TEXAS
DRBCT – DEED RECORDS, BRAZORIA COUNTY, TEXAS
I ROD – IRON ROD
I PIPE – IRON PIPE
FND – FOUND
SQ. FT. – SQUARE FEET
AC. TR. – ACRE TRACT

GRAPHIC SCALE

100 75 50 25 0 50 100

1 inch = 50 feet

Conformed Copy
2021081035



APPROVED BY CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THIS 2ND DAY OF September, 2021.

PAUL HORN — MAYOR

MICHELLE SEGOVIA — CITY ENGINEER

DIXIE ROBERTS — CITY SECRETARY

METES AND BOUNDS

9.37 acres of land, being all of a called 9.66 acre tract, as described in Document Number 2006009709, Official Records of Real Property, Brazoria County, Texas, out of Lot 9, H. T. & B. R. R. Company Survey, Section 17, Abstract 228, Brazoria County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a point in the West line of County Road 179, for the south corner of aforesaid 9.66 acre tract;

THENCE North 51 deg. 15 min. 04 sec. West, along the southwest line of said 9.66 acre tract, a distance of 980.61 feet to a point for the west corner of the herein described tract of land, the west corner of said 9.66 acres, and the south corner of a 9.999 acre tract of land as recorded in Volume 1308, Page 162, Deed Records, Brazoria County, Texas;

THENCE North 38 deg. 35 min. 20 sec. East, at 16.66 feet pass a 5/8 inch iron rod found for reference and continue for a total distance of 415.78 feet to a 1/2 inch iron rod found for the north corner of said 9.66 acre tract of land and the west corner of a tract of land as recorded in Document Number 2004066387, Official Records of Real Property, Brazoria County, Texas;

THENCE South 51 deg. 15 min. 04 sec. East, along the northeast line of said 9.66 acre tract of land, a distance of 982.12 feet to 1/2 inch iron rod capped GORMLY SURVEYING set for the most east corner of the herein described tract, in the northwest line of Davis Bend Road (County Road 179) and the east corner of said 9.66 acre tract;

THENCE South 38 deg. 47 min. 49 sec. West, along the southeast line of said 9.66 acre tract and the Northwest line of Davis Bend Road (County Road 179), a distance of 415.78 feet to the PLACE OF BEGINNING and containing 9.37 acres of land.

NOTES:

1. CHAD A. GORMLY HAS NOT PERFORMED AN ABSTRACT OF TITLE ON THE ABOVE SURVEYED TRACTS OF LAND.
2. SOURCE OF BEARING BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83(NA2011) AS COMPUTED FROM THE LEICA TEXAS SMARTNET RTK GPS NETWORK.
3. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF REQUIRED.
4. MAINTENANCE OF STORM DRAINAGE IMPROVEMENTS, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE CITY OF ALVIN OR THE BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT #3.
5. ALL DRAINAGE EASEMENTS MUST REMAIN FREE OF STRUCTURES, FENCES, AND OBSTRUCTIONS AND SWALES WITHIN THESE EASEMENTS MAY NOT BE FILLED IN.
6. NO BUILDINGS CAN BE LOCATED ANY CLOSER THAN 50 FEET FROM ANY EXISTING PIPELINE, ACCORDING TO CHAPTER 16, OIL AND GAS WELLS AND PIPELINES, IN THE CODE OF ORDINANCES FOR THE CITY OF ALVIN, TEXAS.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

I, Chad A. Gormly, Registered Professional Land Surveyor No. 5796, do hereby certify that this plat correctly represents a survey made under my supervision on the ground in accordance with the information provided me and correctly represents the fact as found at the time of survey and is true and correct and that all lot corners, angle points, and points of curvature are properly marked with 1/2" iron rods or as shown on plat.

WITNESS MY HAND AND SEAL THIS 30 DAY OF NOVEMBER 2021,

Chad A. Gormly, Registered Professional Land Surveyor No. 5796
Gormly Surveying, Inc.
P. O. Box 862, Alvin, Texas 77512-0862 Phone (281) 331-0883
FIRM# 10095700

STATE OF TEXAS
5796
REGISTERED
CHAD A. GORMLY
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZORIA

I, JOYCE HUDMAN, County Clerk of Brazoria County, Texas, do hereby certify that the written instrument with its authentication was filed for registration in my office on _____, 2021, at _____o'clock ____. M. in Document Number _____.

Witness my hand and seal of office, at Angleton, Brazoria County, Texas, the day and date last written above.

Deputy _____ County Clerk of Brazoria County, Texas.

2021081035 Conformed Copy
Brazoria County - Joyce Hudman, County Clerk
12/09/2021 03:17 PM
Total Pages: 1
Fee: 123.00

OWNER: SCOTT AND PHYLLIS REED

ADDRESS: P.O. BOX 243
ALVIN, TX 77512

STATE OF TEXAS

COUNTY OF BRAZORIA

We, SCOTT AND PHYLLIS REED, owners of the property subdivided in the above and foregoing map of REED RANCH SUBDIVISION, being 9.66 acres, out of the H.T. & B.R.R. Company, Section 17, Abstract 228, Brazoria county, Texas, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown hereon, and dedicate for public use, the streets, alleys, parks and easements shown hereon, forever, and do hereby waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind myself, my heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

WITNESS my hand in ALVIN (City), BRAZORIA County, Texas, this 30TH day of NOVEMBER, 2021.

SCOTT REED

PHYLLIS REED

STATE OF TEXAS

COUNTY OF BRAZORIA:

BEFORE ME, the undersigned authority, on this day personally appeared SCOTT REED Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of Office, this 30TH day of NOVEMBER, 2021.

Notary Public in and for the State of Texas.

My Commission Expires:

YVONNE GONZALEZ
Notary Public, State of Texas
Comm. Expires 05-16-2022
Notary ID 126530253

STATE OF TEXAS

COUNTY OF BRAZORIA:

BEFORE ME, the undersigned authority, on this day personally appeared PHYLLIS REED Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of Office, this 30TH day of NOVEMBER, 2021.

Notary Public in and for the State of Texas.

My Commission Expires:

YVONNE GONZALEZ
Notary Public, State of Texas
Comm. Expires 05-16-2022
Notary ID 126530253

FINAL PLAT

OF

REED RANCH ESTATES

NOVEMBER 30, 2021

11 LOTS, 1 BLOCK

A PLAT OF 9.66 ACRES, BEING ALL OF A TRACT AS RECORDED IN DOCUMENT NUMBER 2006009709, OFFICIAL RECORDS OF REAL PROPERTY, BRAZORIA COUNTY, TEXAS, SITAUTED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 17, ABSTRACT 228, BRAZORIA COUNTY, TEXAS.

SURVEYOR:

GORMLY SURVEYING, INC.
P.O. BOX 862
ALVIN, TX 77511
281.331.0883
FIRM# 10095700
CONTACT: CHAD A. GORMLY

OWNER(S):

SCOTT AND PHYLIS REED
P.O. BOX 243
ALVIN, TX 77512
713.805.3430