













**LEGEND**

These standard symbols will be found in the drawing.

-  BOUNDARY LINE
-  WOOD FENCE
-  WROUGHT IRON FENCE
-  CHAINLINK FENCE
-  OVERHEAD ELECTRIC
-  SET 1/2" IRON ROD WITH CAP
-  FOUND IRON ROD
-  FENCE POST
-  ELECTRIC METER
-  POWER POLE
-  SUPPLY POLE
-  CM 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.

ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).

FLOOD INFORMATION  
FIRM: 48039C PANEL: 0165 K  
REV. DATE: 12/30/2020  
ZONE: "UNSHADED X"

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.

THIS IS TO CERTIFY THAT I, LUTHER J. DALY, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6150, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

  
LUTHER J. DALY  
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS  
REGISTRATION NO. 6150



MATIAS G. RAMIREZ & ALICIA RAMIREZ  
28.67 ACRES TRACT  
(CF NO. 2003063733)  
O.P.R.H.C.T.

ANN M. WILSON  
0.310 ACRE TRACT  
(CF NO. 2023001555)  
O.P.R.H.C.T.

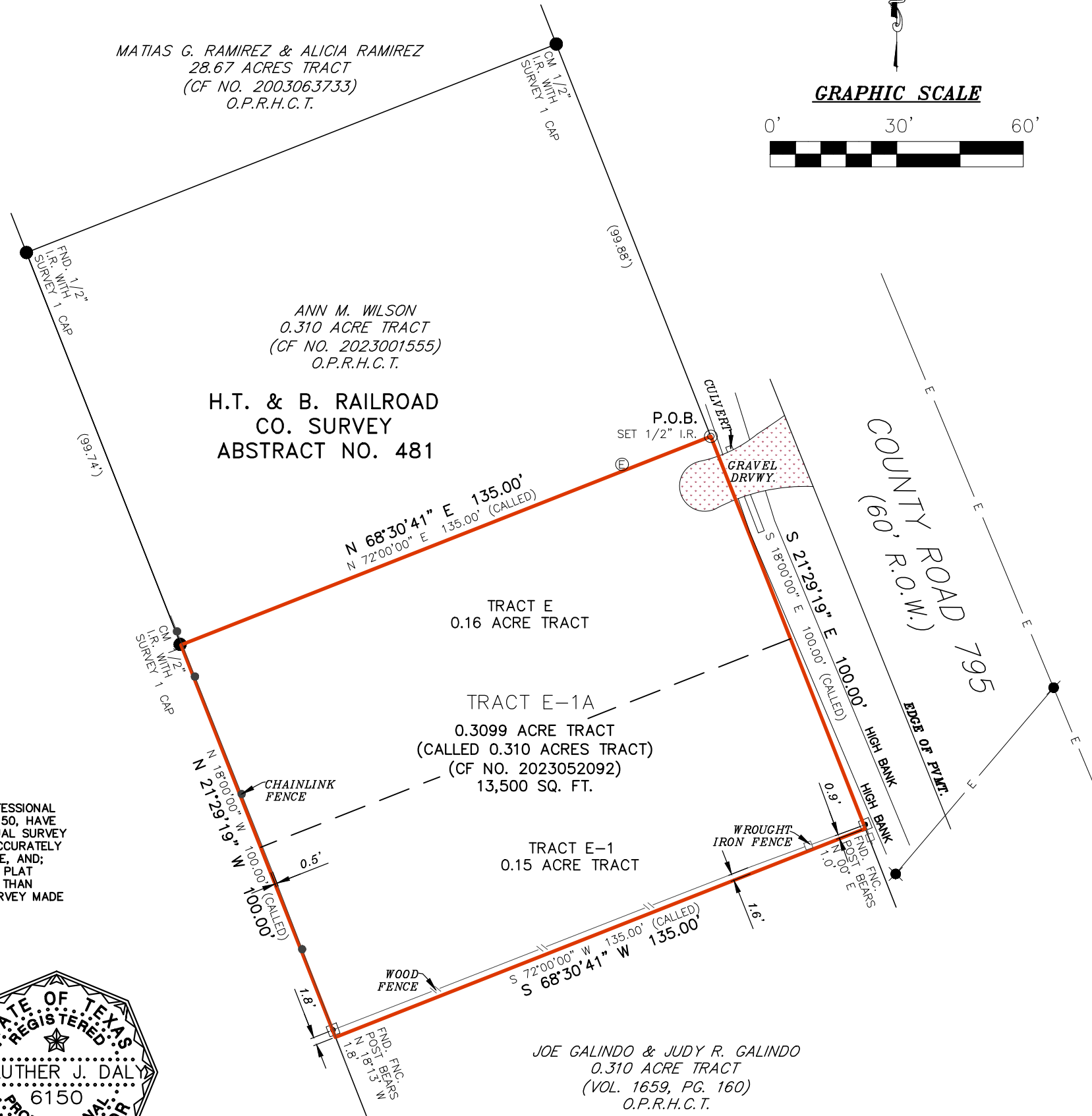
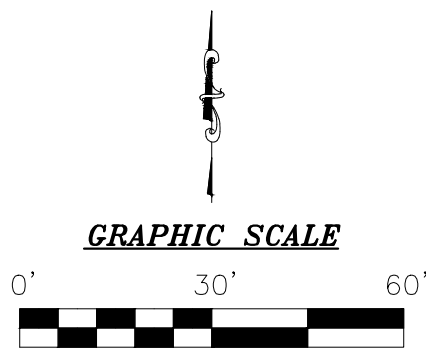
H.T. & B. RAILROAD  
CO. SURVEY  
ABSTRACT NO. 481

TRACT E  
0.16 ACRE TRACT

TRACT E-1A  
0.3099 ACRE TRACT  
(CALLED 0.310 ACRES TRACT)  
(CF NO. 2023052092)  
13,500 SQ. FT.

TRACT E-1  
0.15 ACRE TRACT

JOE GALINDO & JUDY R. GALINDO  
0.310 ACRE TRACT  
(VOL. 1659, PG. 160)  
O.P.R.H.C.T.



**METES AND BOUNDS**

BEING A 0.3099 ACRE TRACT OF LAND LOCATED IN THE HT&BRR CO. SURVEY, ABSTRACT 481, BRAZORIA COUNTY, TEXAS; SAID 0.3099 ACRE TRACT BEING A PORTION OF LOT "E" OF THE SUBDIVISION OF THE NORTHEAST 1/2 OF TRACT 53, SECTION 12, AS RECORDED IN VOLUME 6, PAGE 336, DEED RECORDS, BRAZORIA COUNTY (D.R.B.C.), AND BEING ALL OF A CALLED 0.310-ACRE TRACT OF LAND GRANTED TO RADIK INVESTMENTS, LLC IN CLERK'S FILE NUMBER 2023052092, OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS (O.P.R.B.C.), SAID 0.3099 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT 1/2-INCH IRON ROD WITH CAP STAMPED "OSC" SET ON THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 795 (CALLED 60' WIDE) FOR THE NORTHEAST CORNER OF SAID 0.310-ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.310-ACRE TRACT (WILSON TRACT) GRANTED TO ANN MUÑOZ WILSON IN CLERK'S FILE NUMBER 2023001555 OF THE O.P.R.B.C. FROM WHICH A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVEY 1" BEARS N21°29'19"W, 99.88';

THENCE, SOUTH 21 DEGREES 29 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.00 FEET, WITH THE COMMON LINE OF SAID SOUTHWEST RIGHT-OF-WAY LINE AND SAID 0.310-ACRE TRACT, TO THE COMMON EAST CORNER OF SAID 0.310-ACRE TRACT AND A CALLED 0.310-ACRE TRACT (GALINDO TRACT) CONVEYED TO JOE AND JUDY R. GALINDO IN VOLUME 1659, PAGE 160 OF THE D.R.B.C., FROM WHICH A METAL FENCE POST BEARS N 00°21'00" E, 1.0';

THENCE, SOUTH 68 DEGREES 30 MINUTES 41 SECONDS WEST, A DISTANCE OF 135.00 FEET, WITH THE COMMON LINE OF SAID 0.310-ACRE TRACT AND SAID GALINDO TRACT, TO THE COMMON WEST CORNER OF SAID 0.310-ACRE TRACT AND SAID GALINDO TRACT FROM WHICH A METAL FENCE BEARS N18°13'W, 1.8';

THENCE, NORTH 21 DEGREES 29 MINUTES 19 SECONDS WEST, A DISTANCE OF 100.00 FEET, WITH THE WEST LINE OF SAID 0.310-ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "SURVEY 1" FOUND FOR THE COMMON WEST CORNER OF SAID 0.310-ACRE TRACT AND SAID WILSON TRACT FROM WHICH ANOTHER FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "SURVEY 1" BEARS N21°29'19"W, 99.74';

THENCE, NORTH 68 DEGREES 30 MINUTES 41 SECONDS EAST, A DISTANCE OF 135.00 FEET, WITH THE COMMON LINE OF SAID 0.310-ACRE TRACT AND SAID WILSON TRACT, TO THE POINT OF BEGINNING AND CONTAINING 0.3099 ACRES OF LAND.

PLAT OF SURVEY  
**0.3099 ACRES**  
BEING ALL OF A CALLED 0.310 ACRES  
C.F. NO. 2023052092, O.R.B.C.  
LOCATED IN THE H.T. & B.R.R.  
COMPANY SURVEY, A-481  
BRAZORIA COUNTY, TEXAS  
MARCH 18, 2024

OWNER: SURVEYOR:

KEVIN BAZAZZADEH  
4922 DUNSHERE ST  
HOUSTON, TX 77018  
713-256-7439

Overland Consortium Inc.  
4922 DUNSHERE ST  
HOUSTON, TX 77018  
713-256-7439

SURVEYOR OF RECORD:  
OVERLAND SURVEYORS  
999 E BASSE ROAD  
SUITE 180 BOX 521  
SAN ANTONIO, TX 78212  
FIRM NO. 10190722