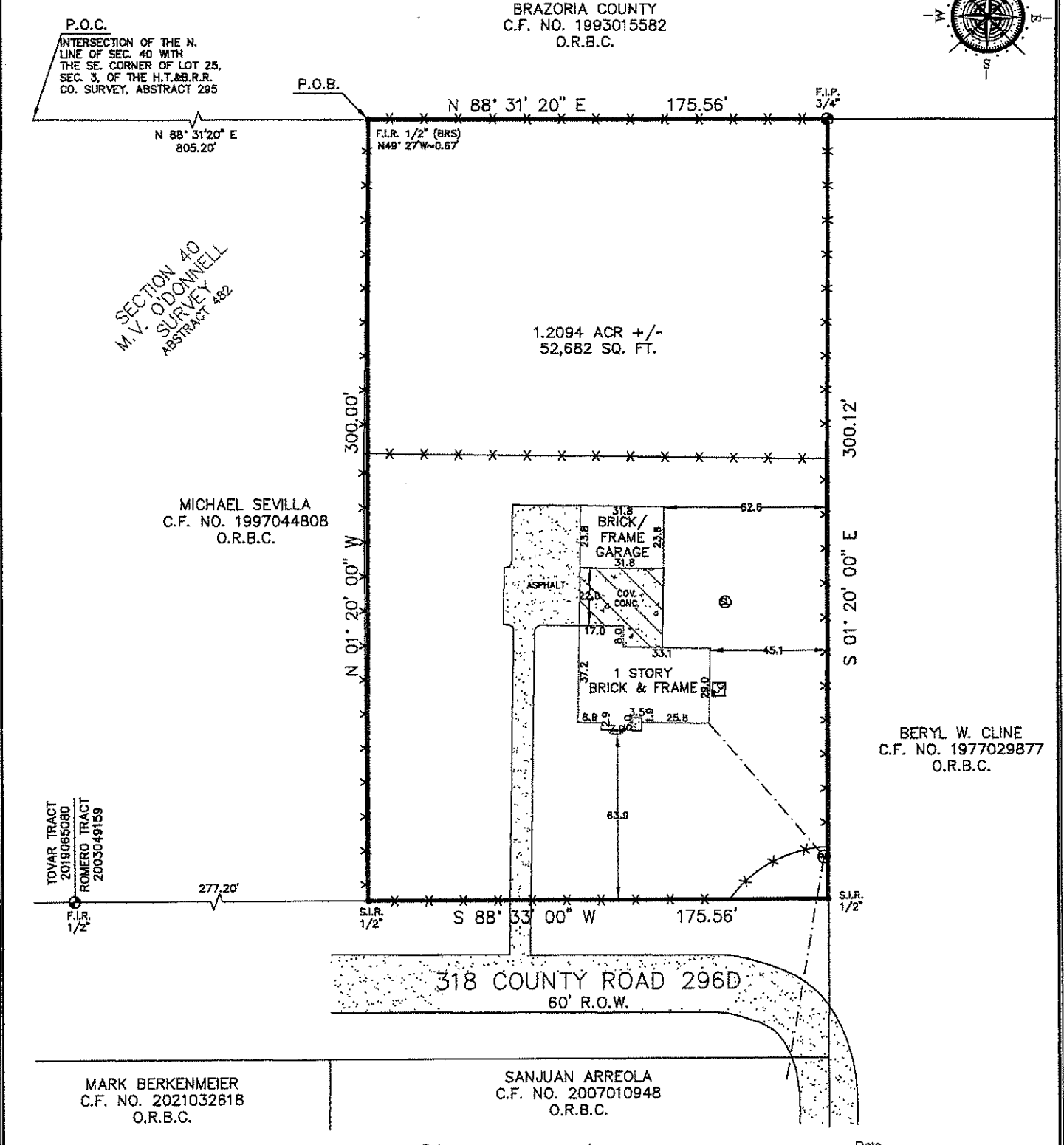
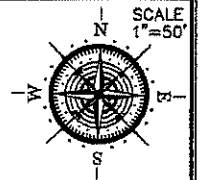


Please sign here: *Urw L Martinez*

LEGEND - ITEMS THAT MAY APPEAR IN DRAWING BELOW		NOT TO SCALE		CONTROL MONUMENT		WOODEN FENCE	
A.E. = AERIAL EASEMENT	M.P. = METAL POST	P.R.C. = POINT OF REVERSE CURVATURE	⊕ = GUY ANCHOR	⊙ = CONTROL MONUMENT	—x—	—x—	—x—
B.L. = BUILDING LINE	M.U.E. = MUNICIPAL UTILITY EASEMENT	P.T. = POINT OF TANGENCY	⊖ = POWER POLE	⊙ = PROPERTY CORNER	—x—	—x—	—x—
BRS = BEARS	P.A.E. = PERMANENT ACCESS EASEMENT	P.U.E. = PUBLIC UTILITY EASEMENT	⊖ = SERVICE DROP	⊙ = PROPERTY LINE	—x—	—x—	—x—
C.F.# = CLERK'S FILE NUMBER	P.C. = POINT OF CURVATURE	S.I.R. = SET IRON ROD		⊙ = EASEMENT LINE	—x—	—x—	—x—
D.E. = DRAINAGE EASEMENT	P.C.C. = POINT OF COMPOUND CURVATURE	S.S.E. = SANITARY SEWER EASEMENT		⊙ = BUILDING SETBACK LINE	—x—	—x—	—x—
E.E. = ELECTRIC EASEMENT	P.E. = POOL EQUIPMENT	ST.M.S.E. = STORM SEWER EASEMENT		⊙ = BUILDING WALL	—x—	—x—	—x—
F.I.P. = FOUND IRON PIPE	P.O.C. = POINT OF COMMENCING	U.T.S. = UNABLE TO SET					
F.I.R. = FOUND IRON ROD	P.O.B. = POINT OF BEGINNING	U.E. = UTILITY EASEMENT					
FND. = FOUND	P.P. = POWER POLE	W.L.E. = WATER LINE EASEMENT					
SQ.FT. = SQUARE FEET	R.O.W. = RIGHT-OF-WAY	W.P. = WOODEN POST					
		W.S.E. = WATER & SEWER EASEMENT					



Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____	
<b>NOTES:</b> - BEARING BASIS: PLAT - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES - PUBLIC UTILITY COMPANY EASEMENT RECORDED IN VOLUME 1357, PAGE 929 D.R. (DOES NOT AFFECT SUBJECT PROPERTY)	<b>LEGAL DESCRIPTION</b> A TRACT OF LAND CONTAINING 1.2094 ACRE (52,682 SQUARE FEET) IN SECTION 40 OF THE M.V. O'DONNELL SURVEY, ABSTRACT 482, BRAZORIA COUNTY, TEXAS--SAID TRACT FURTHER DESCRIBED ON THE REFERENCED PAGE 2.
	<b>ADDRESS</b> 318 COUNTY ROAD 296D
	<b>JOB #</b> 2110632 <b>DATE</b> 11/4/2021 <b>GF#</b> 2680933-14213
	<b>PRO-SURV</b> P.O. BOX 1366, FRIENDSWOOD, TX 77549 PHONE: 281-996-1113 FAX: 281-996-0012 EMAIL: orders@prosurv.net T.B.P.E.L.S. FIRM #10119300 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION © 2021 PRO-SURV - ALL RIGHTS RESERVED
	<p>I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.</p>

*Urw L Martinez 12-15-21*

FIELD NOTES OF  
A SURVEY OF

A TRACT OF LAND CONTAINING 1.2094 ACRE (56,682 SQUARE FEET), MORE OR LESS, IN SECTION 40 OF THE M.V. O'DONNELL SURVEY, ABSTRACT 482, BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO ANA YANETH SALINAS, BY DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 1995021494 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY TEXAS--SAID TRACT FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 40 WITH THE SOUTHEAST CORNER OF LOT 25 IN SECTION 3 OF THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 295;

THENCE NORTH 88°31'20" EAST, A DISTANCE OF 805.20 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED (FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 49°27' WEST AT A DISTANCE OF 0.67 FEET);

THENCE CONTINUING NORTH 88°31'20" EAST, ALONG THE COMMON LINE OF A TRACT OF LAND CONVEYED UNTO BRAZORIA COUNTY, BY DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 1993015582 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, A DISTANCE OF 175.56 FEET TO A FOUND 3/4-INCH IRON PIPE FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 01°20'00" EAST, ALONG THE COMMON LINE OF A TRACT OF LAND CONVEYED UNTO BERYL W. CLINE, BY DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 1977029877 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, A DISTANCE OF 300.12 FEET TO A SET 1/2-INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 88°33'00" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 296D, A DISTANCE OF 175.56 FEET TO A SET 1/2-INCH IRON ROD FOR THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 01°20'00" WEST, ALONG THE COMMON LINE OF A TRACT OF LAND CONVEYED UNTO MICHAEL SEVILLA, BY DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 1997044808 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, A DISTANCE OF 300.00 FEET, RETURNING TO THE POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED.

