



SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1B, CONDITION II SURVEY.

THE EASEMENTS SHOWN ON THIS DRAWING ARE THE BEST INTERPRETATION OF THE SURVEYORS BASED ON THE INFORMATION AVAILABLE TO US AT THE TIME OF THE DRAWING.

NO RECORDED BUILDING LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

BASIS OF BEARINGS, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

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

1.000 Acre (43,560 Square Feet)
H.T. & B.R.R. Company Survey, Abstract Number 224
Brazoria County, Texas

BEING a 1.000 acre (43,560 Sq. Ft.) tract of land situated in the H.T. & B.R.R. Co. Survey, A-1650, Brazoria County, Texas, being a portion of Lot 46, H.T. & B.R.R. Co. Survey No. 11, according to the plat recorded in Volume 16, Page 132, Deed Records, Brazoria County, Texas (D.R.B.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of that called 1.00 acre tract conveyed to Charlotte Hayes by deed of record under Clerk's File No. 2009043790, D.R.B.C.T. in the centerline of County Road 155 (60 feet wide) and for the northeast corner of the herein described tract;

THENCE, S 21°29'53" E, 330.00 feet with the southwest line of said Hayes tract to a fence post at the southeast corner of the herein described tract;

THENCE, S 68°30'07" W, 132.00 feet with the northwest line of that called 6.00 acre tract conveyed to David Carl Mink and Diane Marie Mink by deed of record under Clerk's File No. 2007024432, D.R.B.C.T. to the southwest corner of the herein described tract, from which a fence post found bears N 75° W, 0.6 feet;

THENCE, N 21°29'53" W, 330.00 feet with an east line of said Mink tract, passing at 297.30 feet a 1/2-inch iron rod found to the northwest corner of the herein described tract in the centerline of the aforementioned County Road 155;

THENCE, N 68°30'07" E, 132.00 feet with the centerline of said County Road 155 to the **POINT OF BEGINNING** and **CONTAINING** 1.000 acre (43,560 Sq. Ft.) of land.

LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	EASEMENT LINE
	CHICKEN WIRE FENCE
	OVERHEAD ELECTRIC
	HIGH BANK
	PROPERTY CORNER
	FOUND IRON ROD
	FENCE POST
	POWER POLE
	GUY ANCHOR
	CONTROL MONUMENT

GRAPHIC SCALE

0' 40' 80'

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to _____

and _____

that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: BEING A 1.000 ACRE PARCEL OF LAND recorded in Clerk's File 2018022969, of the Map/Deed and Plat Records of BRAZORIA County, Texas. located in the H.T. & B. RR. CO. SURVEY, A-224

Borrower/Owner: MAUREEN MOODY KIRL

Address: COUNTY ROAD 155, ALVIN, TX 77511 GF No. ---

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

Overland Consortium Inc. Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78209

"LAND TITLE" SURVEY

JOB NO.:	2503047477	NO.	REVISION	DATE
DATE:	04/01/25			
DRAWN BY:	HP/UB			
APPROVED BY:	RRR			

Rodric R. Reese

FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5883

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