

HT228 RR CO.
SECTION 23
ABSTRACT 230

ALLISON RICHEY GULF
COAST HOME CO.
SUBURBAN GARDENS
SECTION 23
SUBDIVISION
VOL. 2, PG. 89
O.R.B.C.

WINDSONG SUBDIVISION
VOL. 15, PG. 32
M.R.B.C.

SCALE 1"=50'

LOT 23

LOT 33

LOT 43

BRAZOS RIVER AUTHORITY IRRIGATION CANAL
(100' WIDE)
(NO DEED OF RECORD FOUND)

P.O.B.
COMMON CORNERS OF
LOTS 23, 24,
33, & 34

BRAZORIA COUNTY
C.F. NO. 2009052792
O.R.B.C.

LOT 34

9.5380 ACRES
(415,490 SQ.FT.)

PART OF
ORVILLE RAY MCLEAN
VOL. 1157, PG.14
D.R.B.C.

VACANT

LOT 24

LOT 44

LOT 25

LOT 45

224.14' L.R.
(04177E-15°)

N 87°14'30" E 810.00'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

S 02°45'30" E 668.19'
488.00'

(A)
FND 5/8" I.R.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

LOT 34
LOT 35

S 87°14'30" W 497.25'

HERMAN DWIGHT WAGNER
C.F. NO. 2018008997
O.R.B.C.

HERMAN DWIGHT WAGNER
& JACQUELYN COLEY WAGNER
C.F. NO. 1989009475
O.R.B.C.

HERMAN DWIGHT WAGNER
C.F. NO. 2018008997
O.R.B.C.

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

S 87°14'30" W 382.75'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

S 02°45'30" E 220.80'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

FND 5/8" I.R.

REMAINDER OF
ORVILLE RAY MCLEAN
VOL. 1157, PG.14
D.R.B.C.

MANUFACTURED HOME

MANUFACTURED HOME

ALLEN ROAD
(A.K.A. COUNTY ROAD 785)

N 02°45'30" W 220.80'

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
 3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW 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 OR SUBJECT PROPERTY.
 6. THIS SURVEY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON APRIL 25, 2019 UNDER G.F. NO. 1914981-LPHF.
 7. AN EASEMENT RECORDED IN VOL. 653, PG. 120 O.R.B.C.
 8. AN EASEMENT RECORDED IN VOL. 753, PG. 15 O.R.B.C.
 9. AN EASEMENT RECORDED IN VOL. 849, PG. 904 O.R.B.C.
 10. TERMS, CONDITIONS, AND STIPULATIONS IN AGREEMENT C.F. NO. 2017061759 O.R.B.C.

TITLE COMPANY: INDEPENDENCE TITLE COMPANY	
LAUREY PHILLIPS G.F. # 1914981-LPHF	281-485-7999 ISSUE DATE: APRIL 25, 2019
LEGAL DESCRIPTION: BEING A TRACT OF LAND CONTAINING 9.538 ACRES (415,498 SQUARE FEET), BEING PART OF LOTS 34 AND 35, OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBURBAN GARDENS SUBDIVISION IN THE H. T. & B. RR. COMPANY SURVEY NO. 23, ABSTRACT 230, A SUBDIVISION PLAT RECORDED IN VOLUME 2, PAGE 89 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 9.538-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.	
CLIENT: BRYCE K. FRIEDRICH, JR. ADDRESS: ALLEN ROAD (AKA COUNTY ROAD 785) www.survey1inc.com survey1@survey1inc.com	
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 04/25/2019 AND THIS PLAT SUBSTANTIALLY COMES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS EXCEPT AS SHOWN.	
FIELD CREW: JR. TECH: SF DRAFTER: RM FINAL CHECK: SF DATE: JUNE 13, 2019 JOB# 5-73638B-19	
Firm Registration No. 100758-00 P.O. Box 2543 Aledo, TX 77812 (281)393-1382	

LEGEND		
APPROXIMATE HIGH BANK	FENCE	WOOD CHAIN LINK
OVERHEAD UTILITY LINES	SERVICE POLE	SEPTIC LID
CONCRETE	WOOD DECK	GRAVEL
COVERED AREA	GRAVEL	WOOD RAMP
		ASPHALT

LINE	BEARING	DISTANCE
L1	S 02°45'30" E	7.00'
L2	N 87°14'30" E	30.00'
L3	N 02°45'30" W	7.00'
L4	N 87°14'30" E	40.00'