

TRACT 19 OF THE
SUBDIVISION OF THE
H.T. & B.R.R. CO.
SURVEY, SECTION 12
ABSTRACT 481
VOL. 6, PG. 336
D.R.B.C.

5.0000 ACRES
(217,800 SQ.FT.)

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO KENNETH A. STANDLEY, RECORDED IN COUNTY CLERK'S FILE NO. 2022002036 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, 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. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 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 ON SUBJECT PROPERTY.
 6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEB. 17, 2022, UNDER G.F. NO. 2718140-14213.



TITLE COMPANY:




First American Title

G.F. #: 2718140-14213

ISSUE DATE: FEB. 17, 2022

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 5.0000 ACRES (217,800 SQUARE FEET) SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION 12, ABSTRACT 481, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR'S 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 MARCH 04, 2022 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RPLS# 4148

CLIENT:
HALEY FRENTZ

ADDRESS:
3412 COUNTY ROAD 755
www.survey1inc.com
survey1@survey1inc.com

DATE: 3-7-22

JOB# 3-108825-22

FIELD CREW: NG

TECH: AH

DRAFTER: AR

FINAL CHECK: EF

LEGEND

PIPELINE MARKER	GRAVEL	SEPTIC LID
APPROXIMATE HIGH BANK	COVERED AREA	WATER WELL
APPROXIMATE PIPELINE LOCATION	WOOD DECK	CONCRETE
	SERVICE POLE	BRICK
	ASPHALT	FENCE CHAIN LINK
		WIRE

**DESCRIPTION OF A TRACT OF LAND CONTAINING
5.0000 ACRES (217,800 SQUARE FEET) SITUATED
IN THE H. T. & B. R. R. CO. SURVEY, SECTION 12, ABSTRACT 481
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 5.0000 acres (217,800 square feet), situated in Tract 19 of the Subdivision of the H. T. & B. R. R. Co. Survey, Section 12, Abstract 481, a subdivision recorded in Volume 6, Page 481 of the Deed Records Brazoria County, Texas, being all of a tract of land conveyed unto Kenneth A. Standley by deed recorded under County Clerk's File No. 2022002036 of the Official Records of Brazoria County, Texas. Said 5.0000-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2-inch iron rod with cap marked "SURVEY 1" in the north line of said Tract 19, from which point the northeast corner of said tract 19 of said subdivision bears North 72°00'00" East, a distance of 330.00 feet for the northeast corner of the said tract herein described tract 19-B;

THENCE South 18°00'00" East, passing a found 1/2-inch iron rod at a distance of 645.00 feet in the north right-of-way line of County Road 755 (30.00 feet wide) and continuing for a total distance of 660.00 feet to the centerline of said County Road 755 for the southeast corner of the said tract herein described;

THENCE South 72°00'00" West, along centerline of said County Road 755, a distance of 330.00 feet to a found railroad spike for the southwest corner of the said tract herein described;

THENCE North 18°00'00" West, passing a set 1/2-inch iron rod with cap marked "SURVEY 1" at a distance of 15.00 feet in the north right-of-way line of said County Road 755 and continuing for a total distance of 660.00 feet to the northwest corner of the said tract herein described (from which a found 1-inch iron pipe bears South 48°37' East, a distance of 1.1 feet);

THENCE North 72°00'00" East, a distance of 330.00 feet to the POINT OF BEGINNING and containing 5.0000 acres (217,800 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated 03-07-22, job number 3-108825-22.

