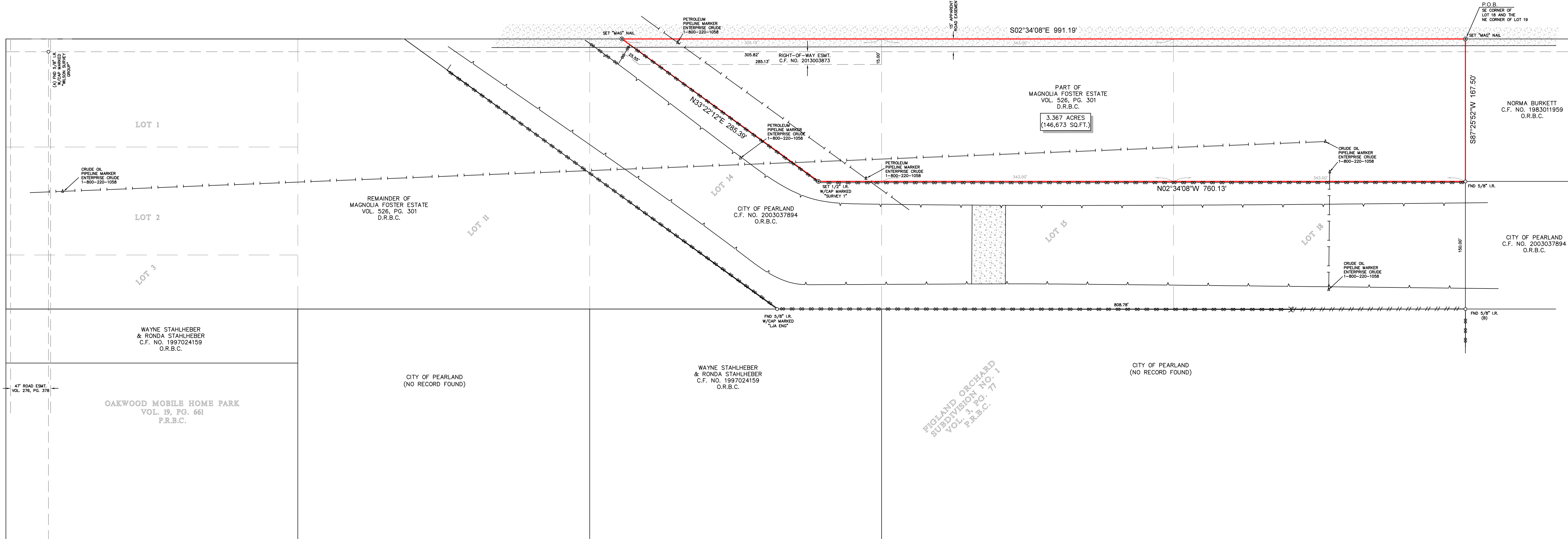


BROADWAY STREET
(100' R.O.W. AS OCCUPIED) (A.K.A. F.M. 516)

HATFIELD ROAD
(80' R.O.W. AS OCCUPIED) (A.K.A. COUNTY ROAD 387)



FIGLAND ORCHARD
SUBDIVISION NO. 1
VOL. 3, PG. 77
P.A.B.C. 77

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
 - ALL POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - PIPELINE RIGHT-OF-WAY AS RECORDED IN VOL. 412, PG. 264 D.R.B.C. (NOT LOCATABLE BY DEED).
 - PERMANENT EASEMENT AGREEMENT AS RECORDED UNDER C.F. NO. 2013037894 D.R.B.C.

LEGEND	
	CONCRETE
	CHAIN LINK
	ASPHALT
	FENCE
	APPROXIMATE HIGH BANK
	APPROXIMATE PIPELINE LOCATION

SELECT TITLE
where People come first

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 3.367 ACRES (146,673 SQUARE FEET) SITUATED IN THE H.T. & B. R. COMPANY SURVEY, SECTION 13, ABSTRACT 240, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

TITLE COMPANY: SELECT TITLE

DATE: 12-07-20

ISSUE DATE: 12-07-20

CLIENT: KHANH TRAN AND WAYNE NGO

ADDRESS: 5604 BROADWAY STREET

DATE: 12-21-20

JOB# 12-91463-20B

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 RECORDS ON 12/07/2020 AND THAT THIS PLAT SUBSTANTIALLY COMPLETES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND EXCEPT AS NOTED, THAT THERE ARE NO ENCUMBRANCES OR PROTRUSIONS.

RICHARD FUSSELL
RFLS 4148

FIELD CREW: JF
DRAFTER: JB
DATE: 12-21-20
JOB# 12-91463-20B

TECH: SF
FINAL CHECK: EF