

HOOPER AND WADE
SURVEY
ABSTRACT 420

MMM MORRISON LLC
C.F. NO. 2023023295
O.R.B.C.

FAMB'S TRUST
C.F. NO. 2014085669
O.R.B.C.

JULIE MARIE JORDON
C.F. NO. 2014050106
O.R.B.C.

0' 25' 50' 100'
SCALE 1"=50'
FELIPE GARZA, JR.
C.F. NO. 1983036600
O.R.B.C.

JESSICA TOLER
C.F. NO. 2022047783
O.R.B.C.

NICOLE DAVIS &
LOUIS EDELSON
C.F. NO. 2025062964
O.R.B.C.

JEROME V. JOZWIAK
C.F. NO. 1984009959
O.R.B.C.

DREW MANSFIELD &
RUTH ANN MANSFIELD
C.F. NO. 1997034910
O.R.B.C.

MELVIN GLENN EBERHARDT
C.F. NO. 2018056493
O.R.B.C.

SUBDIVISION OF
HOOPER AND WADE SURVEY
SECTION 23
ABSTRACT 420
VOL. 1, PG. 10
P.R.B.C.

FINAL PLAT OF
SUNSET RANCH
SECTION 1
C.F. NO. 2018025982
P.R.B.C.

LEGEND

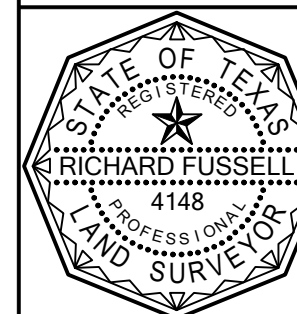
CONCRETE	FENCE
COVERED AREA	WOOD
WOOD DECK	WIRE
GRAVEL	SEPTIC LID
	WATER WELL
	POWER POLE
	ASPHALT
	OVERHEAD UTILITY LINES
① = 1'x2' FRAME SHED ON CONCRETE	
② = 12'x24' FRAME SHED ON CONCRETE	
③ = 8'x12' FRAME SHED ON GROUND	

NOTES

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO GAIL ALBERTA EDAM, RECORDED IN COUNTY CLERK'S FILE NO. 2024013341, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. POINTS (A) AND (B) WERE USED FOR HORIZONTAL CONTROL.
- THIS SURVEY IS CERTIFIED TO GAIL EDAM FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE CLIENT. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDING PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 15.00 ACRES (653,398 SQUARE FEET) SITUATED IN THE HOOPER AND WADE SURVEY, ABSTRACT 420, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



SURVEYOR 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
JULY 6, 2026 AND THAT THE PLAT SUBSTANTIALLY
COMPLIES WITH THE CURRENT REQUIREMENTS AS SET BY
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND
SURVEYORS, AND THAT THERE ARE NO ENCUMBRANCES OR
PROTRUSIONS EXCEPT AS SHOWN.

RICHARD FUSSELL
PROFESSIONAL SURVEYOR
NO. 4148

CLIENT:
GAIL EDAM
ADDRESS:
1355 COUNTY ROAD 145
www.survey1inc.com
survey1@survey1inc.com
DRAFTER:
MH
DATE:
JULY 7, 2026
JOB#
7-167122-26

Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Ackerly, TX 77812 | (281) 353-1382

FIELD CREW:
JF
TECH:
SF
FINAL CHECK:
EF