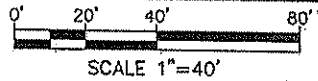


LAND TITLE SURVEY



LINDA THAO LE  
C.F. NO. 2015049417  
O.R.B.C.

H.T.&B. RAILROAD  
COMPANY  
SURVEY NO. 48  
A.K.A.  
W.H. DENNIS SURVEY  
ABSTRACT 511

COUNTRYSIDE ESTATES  
SECTION 1  
(UNRECORDED)

LOT 3  
LU A. RAMOS  
C.F. NO. 2015030799  
O.R.B.C.

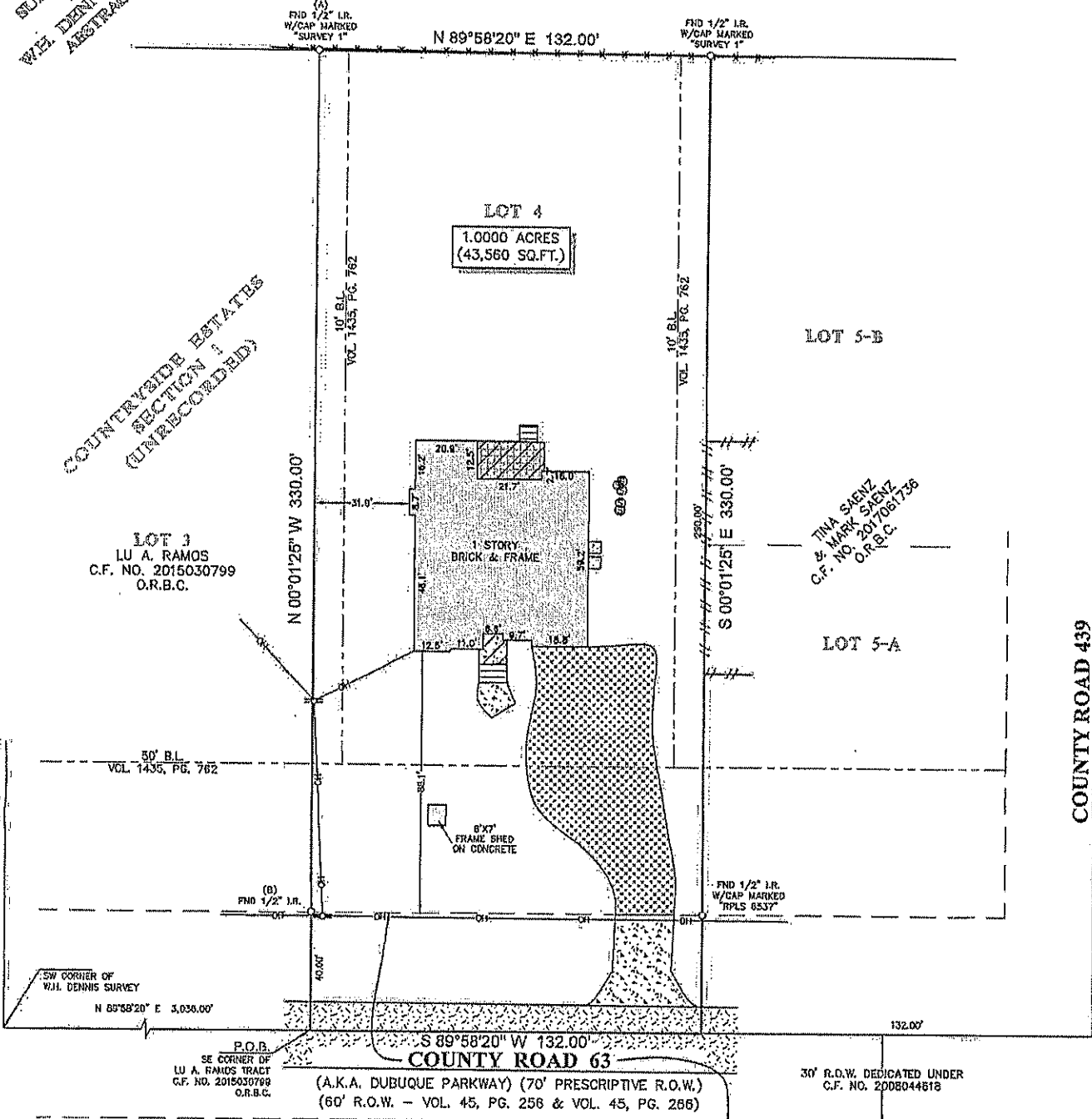
LOT 4  
1.0000 ACRES  
(43,560 SQ.FT.)

LOT 5-B

TINA SHERZ  
& MARK SHERZ  
C.F. NO. 2017081738  
O.R.B.C.

LOT 5-A

COUNTY ROAD 439  
(A.K.A. COUNTRYSIDE DRIVE) (60' R.O.W.)



BLOCK 1 - AMENDING PLAT OF  
MAGNOLIA BEND, SEC. 1

All matters appearing hereon, including encroachments or protrusions, have been reviewed and accepted by the undersigned.

By: Monica Charmayne Moore Date: 4/21/25

LEGEND

	CONCRETE		TILE		FENCE
	COVERED AREA		STEPS		WOOD
	GRAVEL		OVERHEAD UTILITY LINES		
	ASPHALT		POWER POLE		
			SEPTIC LIDS		B.L. - BUILDING LINE

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO CARLOS ALBERTO CASAS UNDER COUNTY CLERK'S FILE NO. 2021CR2088 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY SHOWN HEREON, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY SHOWN HEREON FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL DISTRIBUTIONS OR SUBSEQUENT OWNERS.
  - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
  - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE D OF THE TITLE COMMITMENT ISSUED ON MARCH 11, 2025, UNDER C.F. NO. 21-0318-4903182400341X.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.0000 ACRES (43,560 SQUARE FEET) SITUATED IN THE H.T.&B. RAILROAD COMPANY SURVEY NO. 48, A.K.A. W.H. DENNIS SURVEY, ABSTRACT 511, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: MONICA CHARMAYNE MOORE		ADDRESS: 4627 COUNTY ROAD 63	
	SURVEYOR'S CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A LAND TITLE SURVEY CONDUCTED UNDER MY SUPERVISION ON APRIL 4, 2025 AND THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2 SURVEY, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.		
		TITLE COMPANY: StarTex TITLE COMPANY, LLC 201-412-2405	
G.P. # 21-0318-4903182400341X		ISSUE DATE: MARCH 11, 2025	
www.survey1inc.com survey1@survey1inc.com Firm Registration No. 160795-00 P.O. Box 2543   Alvin, TX 77812 (281)393-1382   Fax (281)393-1393		FIELD CREW JF	TECH: SF
Survey 1, Inc. Your Land Survey Company		DRAFTER: MC	FINAL CHECKER: EF
		DATE: APRIL 8, 2025 JOB # 4-149152-25	