

TITLE COMPANY:

homeward

C.F. #

HIT-22-3478

ISSUE DATE:

FEBRUARY 18, 2022



B.B.B. & C. R.R.
CO. SURVEY
ABSTRACT 161

GREEN MEADOWS,
SECTIONS II & III
(UNRECORDED)

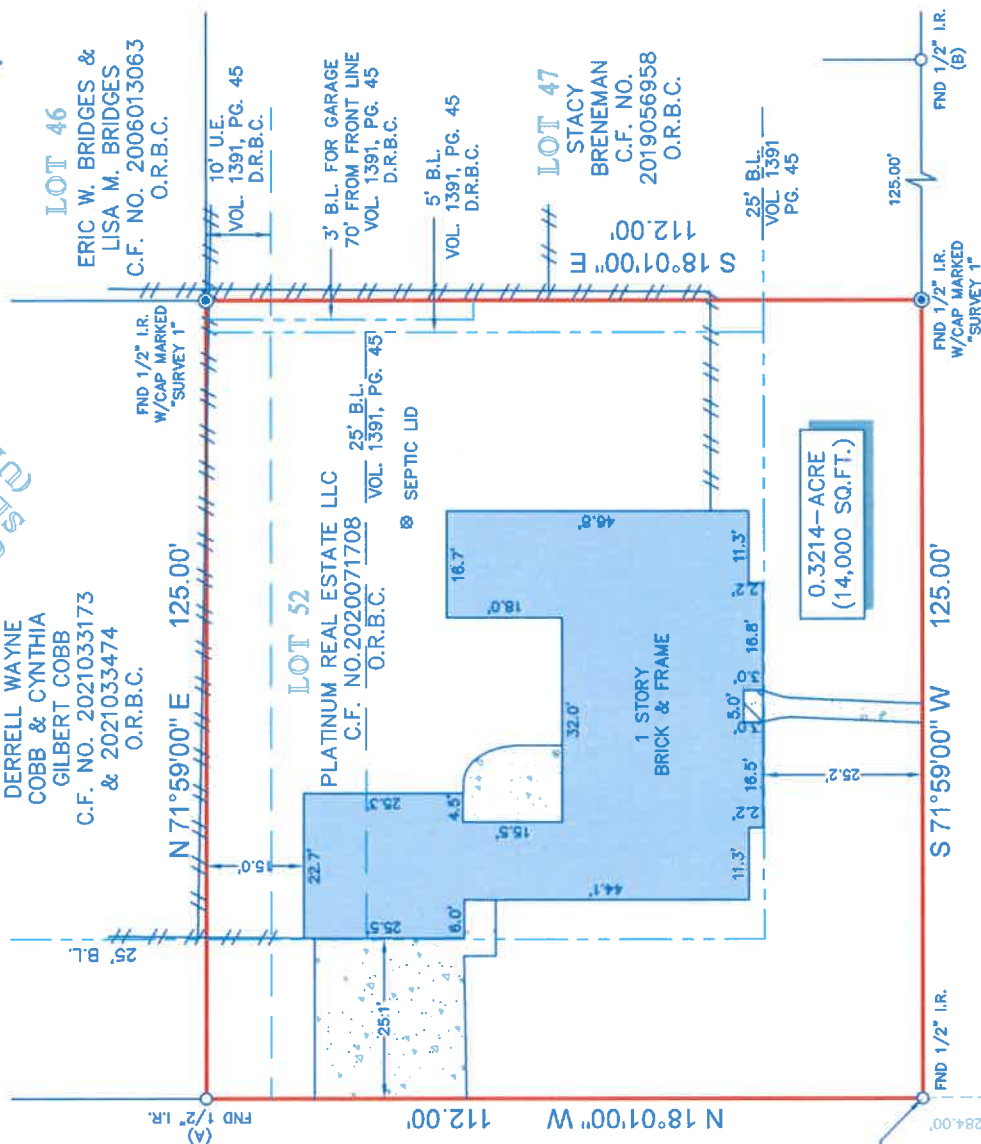


LOT 53
DERRELL WAYNE
COBB & CYNTHIA
GILBERT COBB
C.F. NO. 2021033173
& 2021033474
O.R.B.C.

LOT 46
ERIC W. BRIDGES &
LISA M. BRIDGES
C.F. NO. 2006013063
O.R.B.C.

LOT 52
PLATINUM REAL ESTATE LLC
C.F. NO. 2020071708
O.R.B.C.

LOT 47
STACY
BRENEMAN
C.F. NO.
2019056958
O.R.B.C.



DORIS CIRCLE
(60' R.O.W.)

ROBIN DRIVE
(A.K.A. COUNTY ROAD 350D)
(60' R.O.W.)

P.O.R.
SW CORNER OF
LOT 1, LAKESIDE
VILLAGE SUB.,
VOL. 12, PG. 94,
P.R.B.C.

LEGEND



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO PLATINUM REAL ESTATE LLC, RECORDED IN COUNTY CLERK'S FILE NOS. 2020071708 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
- PUBLIC INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO TRUENUE TECHNOLOGIES AND THE TITLE INSURANCE COMPANY LISTED ABOVE FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
- THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
- SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEBRUARY 18, 2022 UNDER G.F. NO. HIT-22-3478.
- RIGHT OF WAY EASEMENT IN FAVOR OF HOUSTON LIGHTING AND POWER COMPANY, AS RECORDED IN VOLUME 727, PAGE 435, D.R.B.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
- RIGHT OF WAY EASEMENTS IN FAVOR OF COMMUNITY PUBLIC SERVICE COMPANY, AS RECORDED IN VOLUME 846, PAGE 538, VOLUME 847, PAGE 141, VOLUME 1269, PAGE 153 AND VOLUME 1268, PAGE 25, D.R.B.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
- RIGHT OF WAY EASEMENT TO BRAZORIA COUNTY, AS RECORDED IN VOLUME 1488, PAGE 168 AND VOLUME 1402, PAGE 437, D.R.B.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
- RIGHT OF WAY EASEMENT TO BRAZORIA COUNTY, AS RECORDED IN VOLUME 1487, PAGE 348, D.R.B.C. (DOES NOT APPLY TO SUBJECT PROPERTY).
- RIGHT-OF-WAY EASEMENT AS RECORDED UNDER VOL. 1402 PG. 435, VOL. 1402 PG. 437, VOL. 1402 PG. 436, VOL. 1402 PG. 442 AND VOL. 1468 PG. 168 D.R.B.C.
- RIGHT-OF-WAY EASEMENT AS RECORDED UNDER VOL. 1487 PG. 48 D.R.B.C.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 0.3214 ACRE (14,000 SQUARE FEET), BEING A TRACT OF LAND KNOWN AS LOT 52 OF GREEN MEADOWS, SECTIONS II & III, AN UNRECORDED SUBDIVISION BEING A PART OF LOT 15 OF THE B.B.B. & C. R.R. COMPANY SURVEY, ABSTRACT 161, 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 IN COMPLIANCE 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.

CLIENT: TBD

ADDRESS: 9 ROBIN DRIVE

www.survey1inc.com
survey1@survey1inc.com

FIELD CREW: MW
TECH: SF

DRAFTER: JC
FINAL CHECK: EF

DATE: 03-02-2022

JOB# 2-108652-22



RICHARD FUSSELL
P.L.S. #4148

Firm Registration No. 100758-00
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