

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, RICHARD J. HAWKINS AND ADRIANNE L. HAWKINS, TRUSTEES OF THE HAWKINS LIVING TRUST, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE OWNER DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY US THE ALTERATION ON THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN _____, BRAZORIA COUNTY, TEXAS, THIS _____ DAY OF _____, 20____

BY: _____
RICHARD J. HAWKINS, TRUSTEE

BY: _____
ADRIANNE L. HAWKINS, TRUSTEE

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADRIANNE L. HAWKINS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD J. HAWKINS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON _____

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5565, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET. THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.


TOBY PAUL COUCHMAN
REGISTERED PROFESSIONAL LAND SURVEYOR #5565



STATE OF TEXAS
COUNTY OF BRAZORIA
I, JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK _____ M. IN DOCUMENT NUMBER _____ BRAZORIA COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, BRAZORIA COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

JOYCE HUDMAN
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

BY: _____
DEPUTY

SUBDIVISION APPROVED

MAYOR _____ PAUL HORN

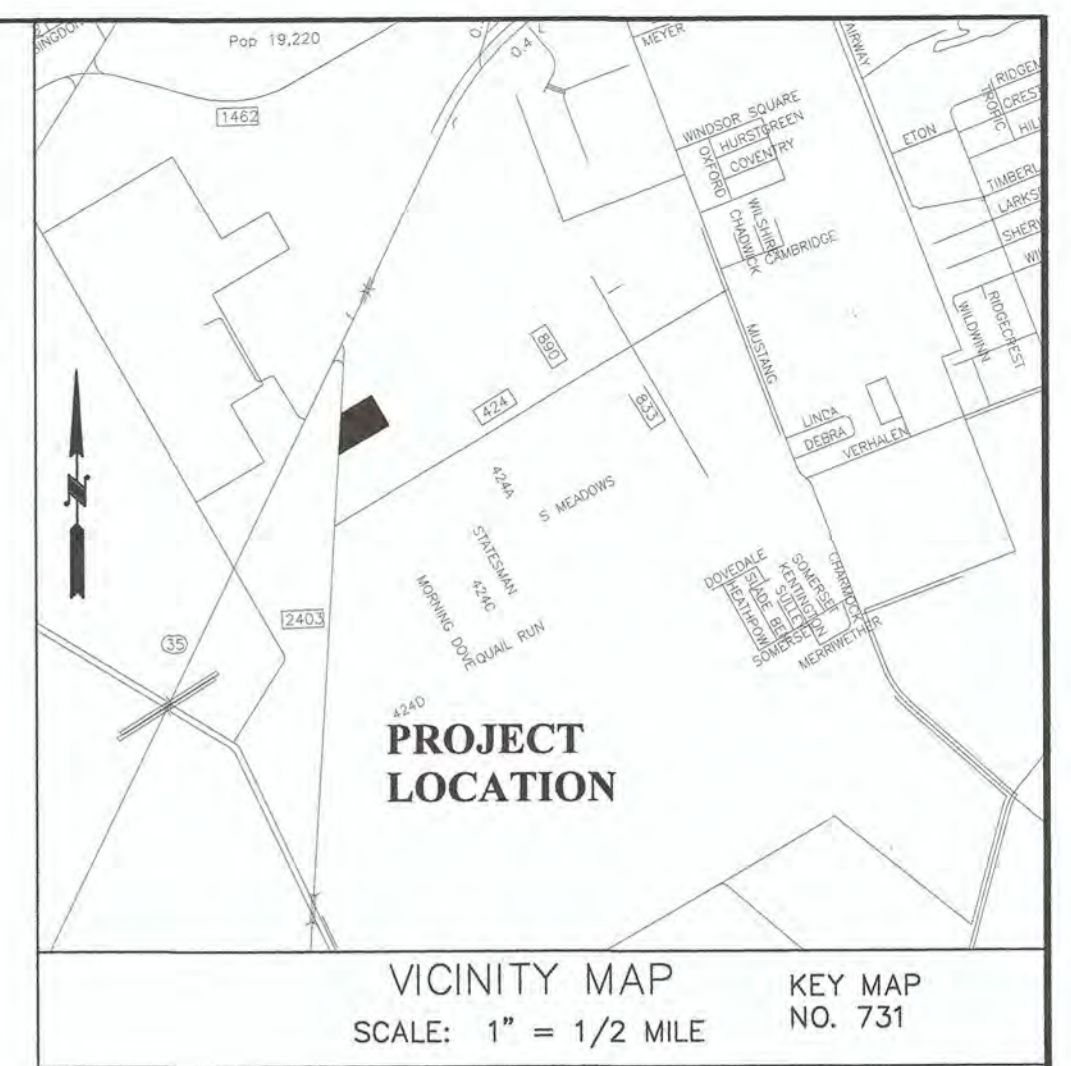
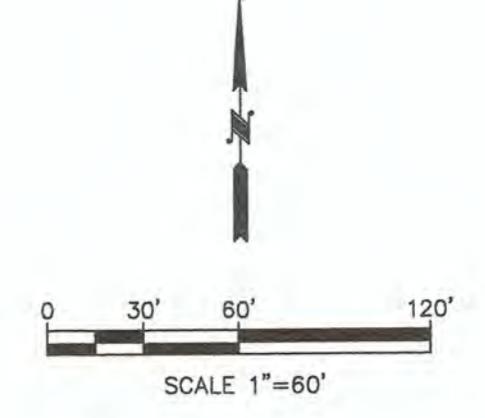
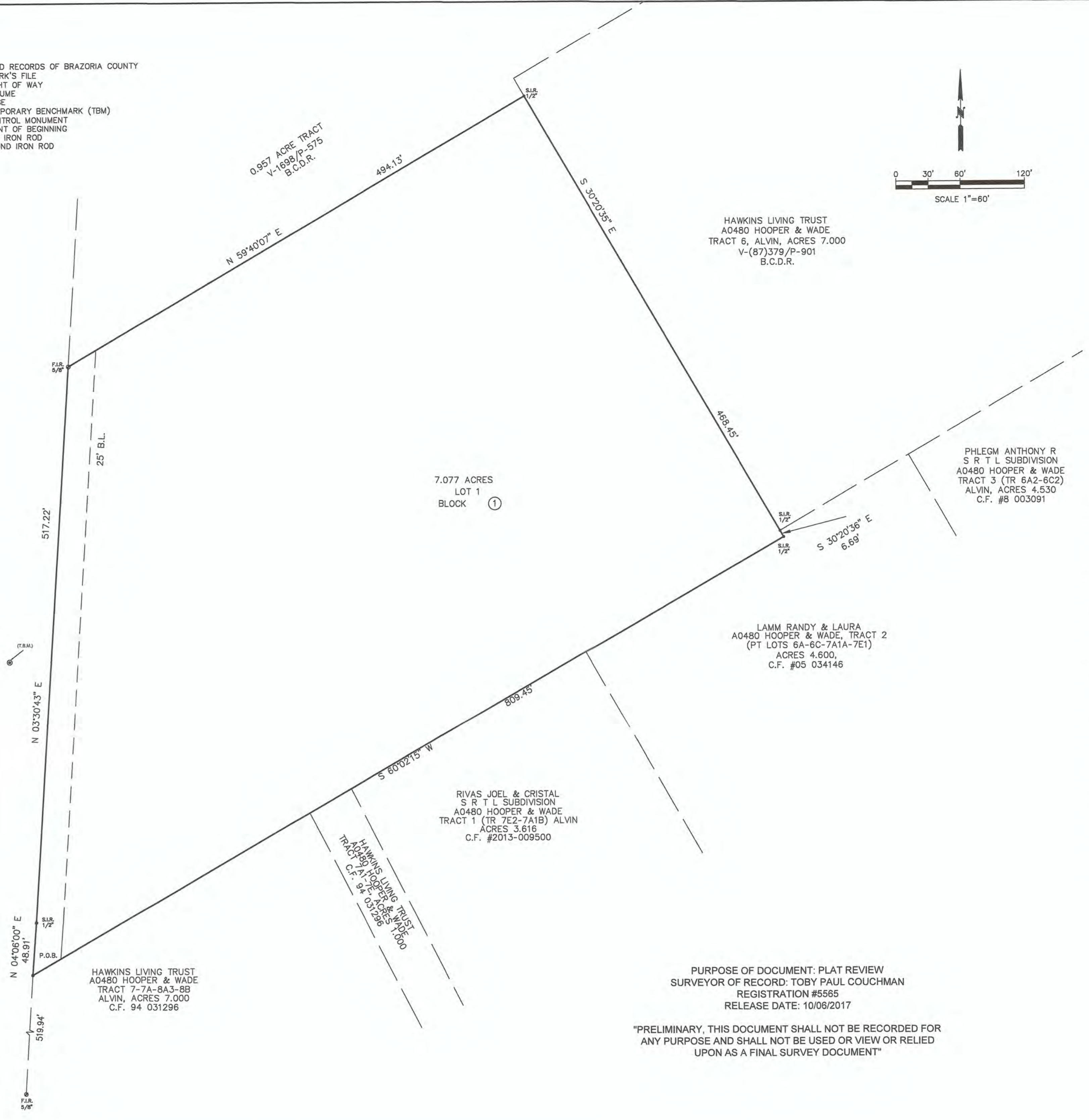
CITY ENGINEER _____ MICHELLE H. SEGOVIA, P.E., CFM

CITY CLERK _____ DIKIE ROBERTS, TRMC

LEGEND:

- D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
- C.F. = CLERK'S FILE
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- PG. = PAGE
- T.B.M. = TEMPORARY BENCHMARK (TBM)
- ⊙ = CONTROL MONUMENT
- P.O.B. = POINT OF BEGINNING
- S.I.R. = SET IRON ROD
- F.I.R. = FOUND IRON ROD

F.M. 2403
(120' R.O.W.)



FIELD NOTES
OF A SURVEY OF

A TRACT OF LAND CONTAINING 7.077 ACRES, MORE OR LESS, IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NO. 480, IN BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4 INCH IRON ROD SET ON THE EASTERLY RIGHT-OF-WAY LINE OF F.M. 2403 (120' WIDE) MARKING THE NORTHWEST CORNER OF A CALLED 7.000 ACRE TRACT CONVEYED TO HAWKINS LIVING TRUST (TRACTS 7-7A-8A3-8B) BY DEED RECORDED UNDER B.C.C.F.# 94-031296, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 04°06'00" EAST, ALONG THE EASTERLY LINE OF SAID F.M. 2403, A DISTANCE OF 48.91 FEET TO A 1/4 INCH IRON ROD SET MARKING AN ANGLE POINT;

THENCE NORTH 03°30'43" EAST, ALONG THE EASTERLY LINE OF SAID F.M. 2403, A DISTANCE OF 517.22 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF A 0.957 ACRE TRACT RECORDED IN VOLUME 1698, PAGE 575, D.R.B.C.;

THENCE NORTH 59°40'07" EAST, A DISTANCE OF 494.13 FEET TO A 1/4 INCH IRON ROD SET MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ON THE SOUTHWEST LINE OF A CALLED 7.000 ACRE TRACT (TRACT 6) CONVEYED TO HAWKINS LIVING TRUST BY DEED RECORDED IN VOLUME (87)379, PAGE 901, D.R.B.C.;

THENCE SOUTH 30°20'36" EAST, ALONG SAID SOUTHWEST LINE, A DISTANCE OF 488.45 FEET TO A 1/4 INCH IRON ROD SET FOR AN ANGLE POINT

THENCE SOUTH 30°20'36" EAST, A DISTANCE OF 6.69 FEET TO A 1/4 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ON THE NORTHWEST LINE OF THE "LAMB" TRACT RECORDED UNDER B.C.C.F.# 05-034146;

THENCE SOUTH 60°02'15" WEST, ALONG THE NORTHWEST LINE OF SAID "LAMB" TRACT, THE "RIVAS" TRACT RECORDED UNDER B.C.C.F.# 2013-009500, THE "HAWKINS LIVING TRUST" TRACT RECORDED UNDER B.C.C.F.# 94-031296 AND THE AFOREMENTIONED "HAWKINS LIVING TRUST" TRACT RECORDED UNDER B.C.C.F.# 94-031296, A DISTANCE OF 809.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.077 ACRES OF LAND, MORE OR LESS.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 10/06/2017

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

- GENERAL NOTES
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.9998697555. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
 - SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF REQUIRED.
 - STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT, IF APPLICABLE.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0145H, WITH THE EFFECTIVE DATE OF JUNE 05, 1989, THE PROPERTY IS LOCATED IN ZONE "AO1" (AREAS DETERMINED TO BE INSIDE OF) THE 100 YEAR FLOODPLAIN.
 - BENCHMARK ELEVATION: 38.27
DESCRIPTION: CITY OF ALVIN REFERENCE MONUMENT NO. 211 ADJUSTED TO NGVD 1929 (78 ADJ.)
TBM: SET 1/2" CAPPED IRON ROD ELEVATION: 34.06'
 - UNLOCATED PIPELINE EASEMENT GRANTED TO TRUNKLINE GAS COMPANY AS SET FORTH IN VOLUME 746, PAGE 92, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS
 - PIPELINE RIGHT-OF-WAY AGREEMENT, RECORDED IN VOLUME 777, PAGE 640, OF DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
 - SURFACE LEASE AND ACCESS EASEMENT CONVEYED TO SAN JACINTO GAS TRANSMISSION COMPANY, RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 03-03423
 - AFFIDAVIT TO PUBLIC IN CONNECTION TO ON-SITE SEWAGE FACILITIES FILE FOR RECORD UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2014027965

FINAL PLAT OF HAWKINS TRUST

A SUBDIVISION OF 7.077 ACRES LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NO. 480 IN BRAZORIA COUNTY, TEXAS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER(S) 34178 AND 34180

CITY OF ALVIN, BRAZORIA COUNTY, TEXAS
1 BLOCK 1 LOT
OCTOBER 10, 2017

PRO-SURV
SURVEYING & MAPPING SERVICES
T.B.P.L.S. FIRM #10119300
P.O. BOX 1366
FRIENDSWOOD, TEXAS 77549
PHONE 281-996-1113
orders@prosurv.net

OWNERS
RICHARD J. HAWKINS
ADRIANNE L. HAWKINS
TRUSTEES OF THE HAWKINS LIVING TRUST
2465 HIGHWAY 6
ALVIN, TX 77511
281-331-2739