

STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

I OCTAVIO SOLIS, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT AND WHOSE NAME IS DESCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. THE OWNERS DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS AND DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20____.

OCTAVIO SOLIS, OWNER

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OCTAVIO SOLIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING REPRESENTATIVE FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY OF ALVIN SUBDIVISION APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____ BY THE CITY OF ALVIN, TEXAS.

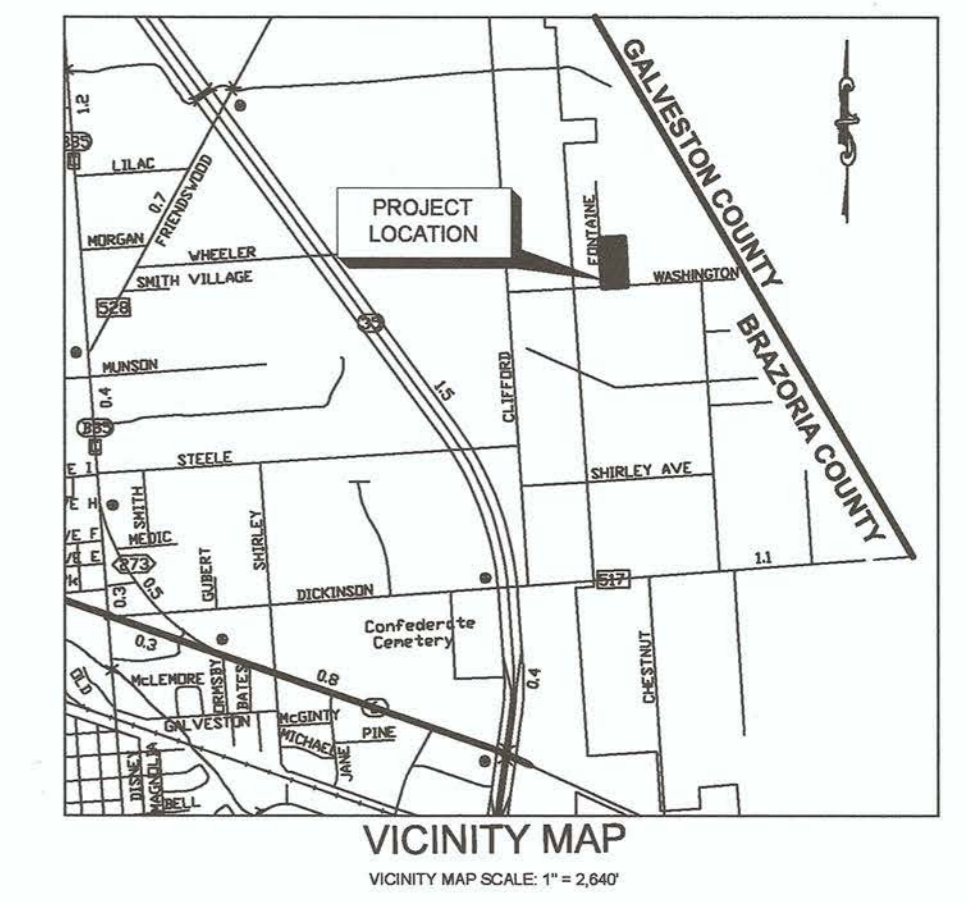
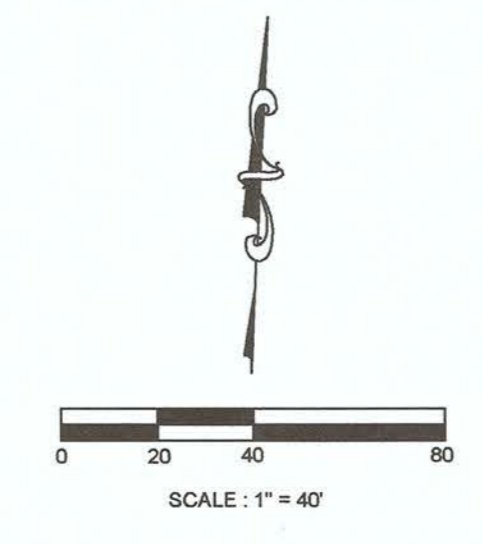
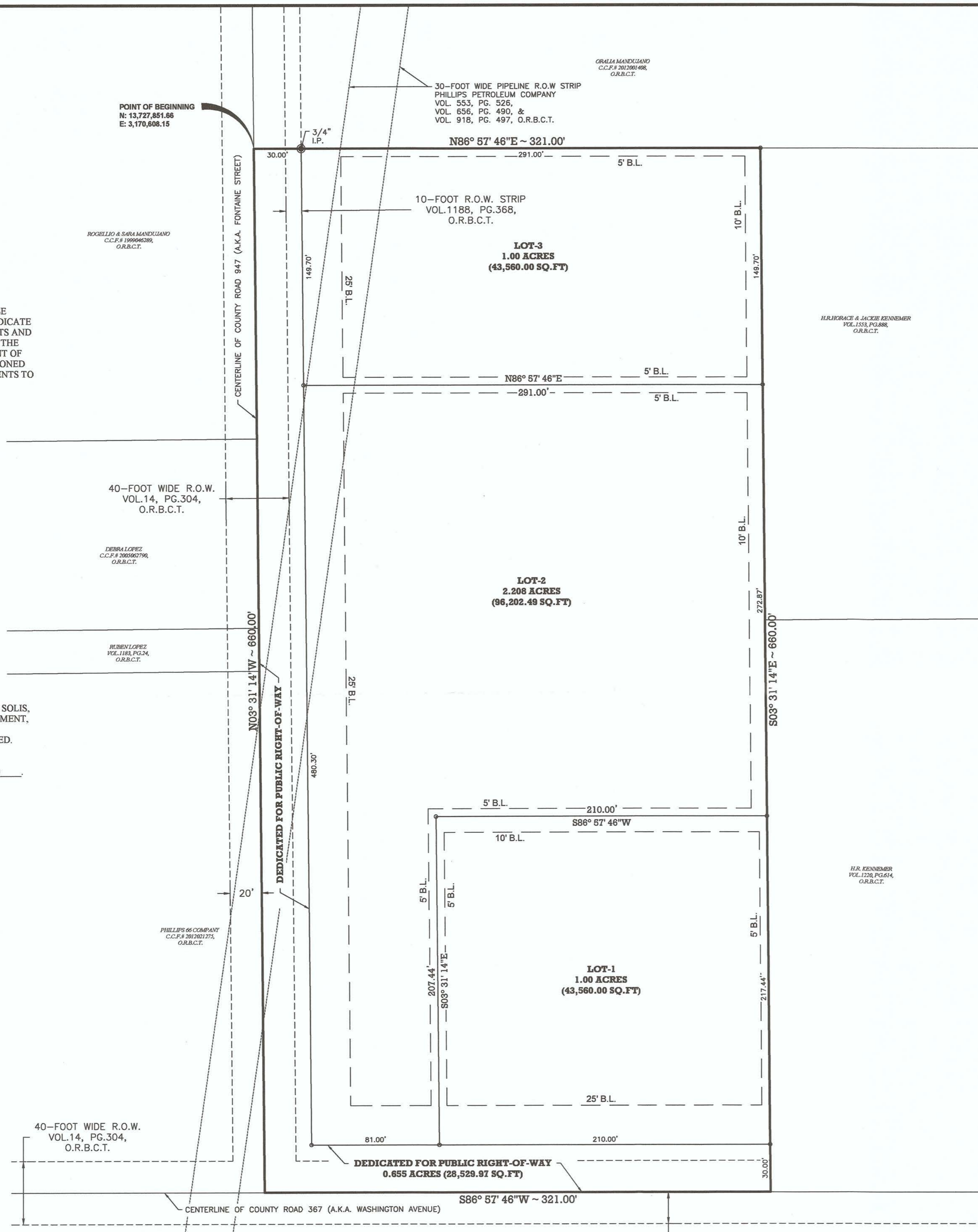
PAUL HORN, MAYOR

DIXIE ROBERTS, CITY SECRETARY

MICHELLE H. SEGOVIA, CITY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS AND DISTANCES SHOWN ON THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, SOUTH CENTRAL ZONE, U.S. SURVEY FEET.
- THE AREA INCLUDED IN THE SUBDIVISION IS IN ZONE "AO" (DEPTH 2-FOOT) AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD AS SHOWN AND DESCRIBED ON THE FEMA FIRM #48039C0151 WITH A REVISION DATE OF SEPTEMBER 22, 1999. WARNING: THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, AND WILL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- REFERENCE BENCHMARK: THE CITY OF ALVIN BENCHMARK # 112, HAVING A CALLED ELEVATION OF 35.85'.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
- IF APPLICABLE, SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
- THIS SURVEY WAS PERFORMED WITH A TITLE COMMITMENT ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY FILE NO. 18-387902-SP.



FIELD NOTES DESCRIPTION:

BEING A 4.86 ACRE TRACT OF LAND SITUATED IN THE I.&G.N. RAILROAD SURVEY, SECTION-24, ABSTRACT-463, BRAZORIA COUNTY, TEXAS, OUT OF LOT-6, BLOCK-10 OF HALL'S ADDITION AS PER THE PLAT RECORDED IN VOLUME 14, PAGE 304, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER (C.C.F.#) 1998023799, O.R.B.C.T. SAID 4.86 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF FONTAINE STREET, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT-6 AND THE HEREIN DESCRIBED TRACT;

THENCE N 86° 57' 46" E ALONG THE NORTH BOUNDARY LINE OF SAID LOT-6, AT A DISTANCE OF 30.00 FEET PASSING A 3/4-INCH IRON PIPE FOUND ON THE EAST RIGHT-OF-WAY LINE OF A CALLED 10-FOOT STRIP AS DESCRIBED AND RECORDED IN VOLUME 1188, PAGE 368, O.R.B.C.T., CONTINUING A TOTAL DISTANCE OF 321.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;


THENCE S 03° 31' 14" E, AT A DISTANCE OF 640.00 FEET PASSING A 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT-6 IN THE CENTERLINE OF WASHINGTON AVENUE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 86° 57' 46" W ALONG THE SOUTH BOUNDARY LINE OF SAID LOT-6 WITH THE CENTERLINE OF WASHINGTON AVENUE, A DISTANCE OF 321.00 FEET TO A POINT AT THE INTERSECTION WITH THE CENTERLINE OF FONTAINE STREET FOR THE SOUTHEAST CORNER OF SAID LOT-6 AND THE HEREIN DESCRIBED TRACT;

THENCE N 03° 31' 14" W ALONG THE WEST BOUNDARY LINE OF SAID LOT-6 WITH THE CENTERLINE OF FONTAINE STREET, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING 4.86 ACRES (OR 211,875.84 SQUARE FEET) OF LAND.


LEGEND	
●	FOUND MONUMENT (AS NOTED)
○	SET 5/8" IRON ROD
I.R.	IRON ROD
I.P.	IRON PIPE
B.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
C.C.F.#	COUNTY CLERK'S FILE NUMBER

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS.

SIGNED:  DATE: 06-14-2019
 JOSHUA A. MCGINN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6467



OWNER
 OCTAVIO SOLIS
 2127 COUNTY ROAD 367
 ALVIN, TEXAS 77511
 832-799-0857



SOUTH POINT SURVEYING, PLLC
 7717 JENKINS ROAD, PEARLAND, TEXAS 77584
 OFFICE: (281) 489-5656 ~ WWW.SP-SURVEYING.COM
 T.B.P.L.S. FIRM NO. 10194401

SCALE: 1" = 40'	REVISION NO.:	REVISION DESCRIPTION:	DRAWN BY: JM
DATE: 05-21-2019			CHECKED BY: AH
PROJECT NO.: 19046			DRAWING NO.: 1 OF 1

FINAL PLAT
OF OCTAVIO ESTATES
3-LOTS
BEING A TOTAL OF 4.86 ACRES OF LAND
OUT OF LOT-6, BLOCK-10 OF HALL'S
ADDITION AS PER THE PLAT RECORDED IN
VOLUME 14, PAGE 304, O.R.B.C.T.
SITUATED IN THE
I. & G.N. R.R. CO. SURVEY, A-463,
BRAZORIA COUNTY, TEXAS
CITY OF ALVIN E.T.J.
 JUNE 14, 2019

CPC CC