

STATE OF TEXAS  
 COUNTY OF BRAZORIA  
 WE, PRASERT SANANIKONE AND SAENGCHAN SANANIKONE, OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE 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 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 US THE ALTERATION ON THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN \_\_\_\_\_ COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_  
 PRASERT SANANIKONE

BY: \_\_\_\_\_  
 SAENGCHAN SANANIKONE

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PRASERT SANANIKONE AND SAENGCHAN SANANIKONE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY 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 \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 MY COMMISSION EXPIRES ON \_\_\_\_\_

THIS IS TO CERTIFY THAT I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, 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.

*[Signature]*  
 RICHARD FUSSELL  
 REGISTERED PROFESSIONAL LAND SURVEYOR #4148



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

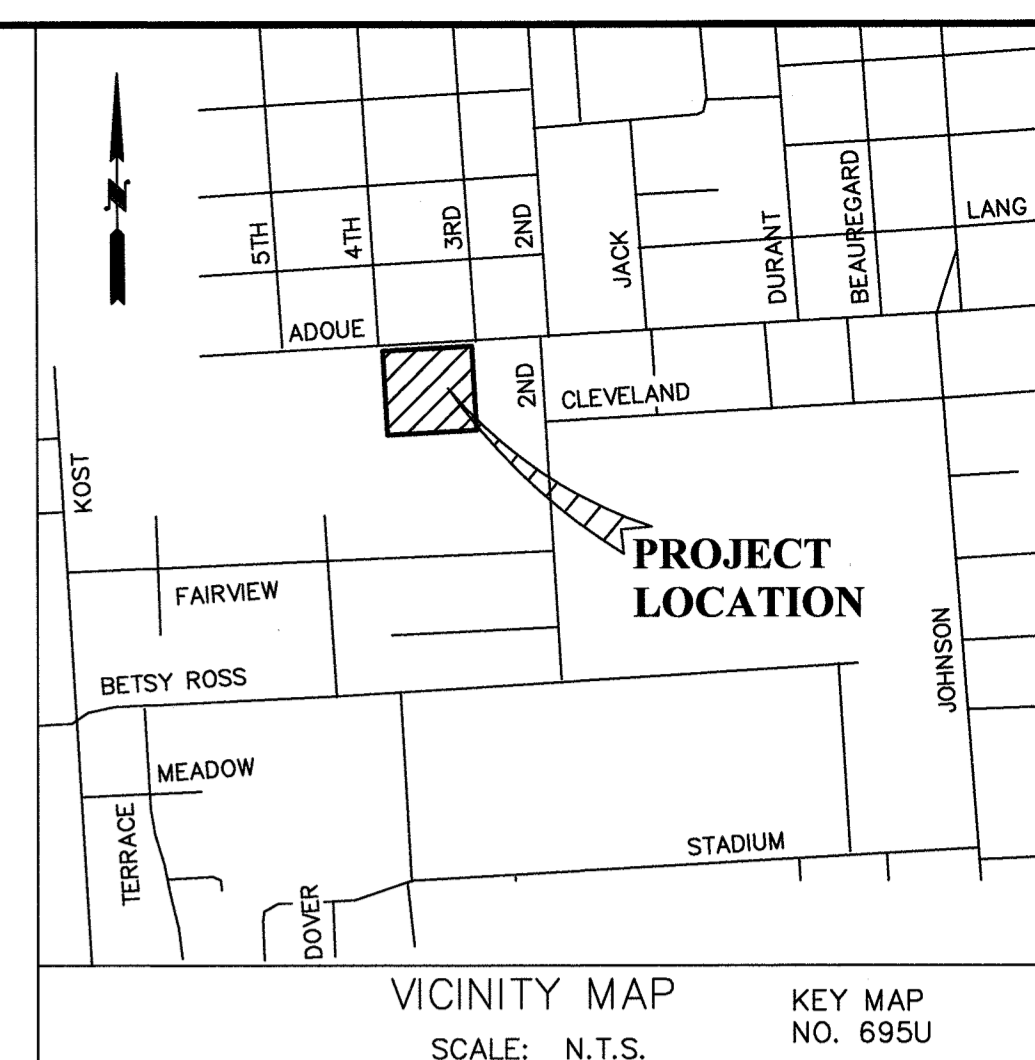
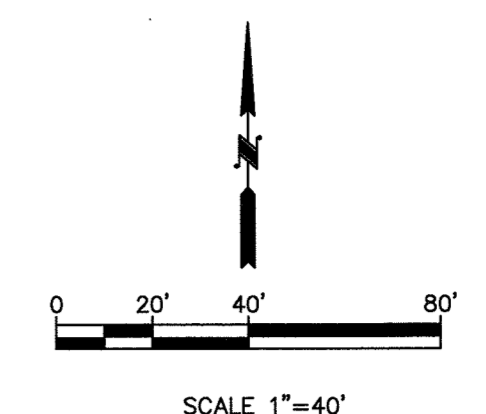
BY: \_\_\_\_\_  
 DEPUTY

SUBDIVISION APPROVED

MAYOR PAUL HORN

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

CITY SECRETARY DIXIE ROBERTS, TRMC



VICINITY MAP SCALE: N.T.S. KEY MAP NO. 695U

- GENERAL NOTES
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99986656012. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
  - STAKEWORK 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 5, 1989, THE PROPERTY IS LOCATED IN ZONE "AE" (AREAS DETERMINED TO BE INSIDE OF) THE 100 YEAR FLOODPLAIN.
  - ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
  - SANITARY SEWER AND/OR WATER LINE EASEMENTS DO NOT AFFECT THE SUBJECT PROPERTY AS RECORDED IN VOLUME 796, PAGE 471, D.R.B.C.
  - SIDEWALK EASEMENT DOES NOT AFFECT THIS PROPERTY, AS RECORDED IN CLERK'S FILE NO. 2016048768, D.R.B.C.

- LEGEND:
- B.L. = BUILDING LINE
  - D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
  - M.R.B.C. = MAP RECORDS OF BRAZORIA COUNTY
  - O.R.B.C. = OFFICIAL RECORDS OF BRAZORIA COUNTY
  - R.O.W. = RIGHT OF WAY
  - VOL. = VOLUME
  - PG. = PAGE
  - ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"
  - ⊙ = IRON ROD
  - I.P. = IRON PIPE

DESCRIPTION OF A TRACT OF LAND CONTAINING  
 0.6568 ACRES (28,611 SQUARE FEET) SITUATED  
 IN THE H.T. & B.R.R. SURVEY, SECTION 14, ABSTRACT 449  
 BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 0.6568 ACRES (28,611 SQUARE FEET), BEING A PORTION OF TRACT 2, IN BLOCK J, OF THE H.T. & B.R.R. SURVEY, SECTION 14, ABSTRACT 449, IN THE CITY OF ALVIN, BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO PRASERT SANANIKONE & SAENGCHAN SANANIKONE BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2015052705 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 0.6568-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY1" AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST ADOUE STREET (60.00 FEET WIDE AS OCCUPIED) AND THE EAST LINE A TRACT OF LAND CONVEYED UNTO SALVADOR RIOS AND ENIDENA RIOS BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2006049968 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 86°44'21" EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST ADOUE STREET, A DISTANCE OF 175.10 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED UNTO JOANN VICTORIA HALL BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 1996042852 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND FOR A NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 03°15'39" EAST, A DISTANCE OF 163.40 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY1" FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 86°44'21" WEST, A DISTANCE OF 175.10 FEET TO A FOUND 1" IRON PIPE, AND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 03°15'39" WEST, A DISTANCE OF 163.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.6568 ACRES (28,611 SQUARE FEET), MORE OR LESS.

## FINAL PLAT OF SANANIKONE PLACE

A SUBDIVISION OF 0.6568 ACRES (28,611 SQ FT)  
 IN THE H.T. & B.R.R. SURVEY, A-449, ALSO BEING  
 A PORTION OF TRACT 2, BLOCK J  
 IN THE CITY OF ALVIN,  
 BRAZORIA COUNTY, TEXAS

1 BLOCK 1 LOT  
 APRIL 11, 2018  
 OWNERS:  
 PRASERT AND SAENGCHAN SANANIKONE  
 514 SOUTH 2ND STREET  
 346-813-1257

www.survey1inc.com  
 survey1@survey1inc.com  
**Survey 1, Inc.**  
 Your Land Survey Company  
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 PROJECT NO. 3-61317-18