

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, JAVIER DELEON, SR. AND YOLANDA DELEON, 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 THERON 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 _____ COUNTY, TEXAS,
THIS _____ DAY OF 20____.

JAVIER DELEON, SR.

YOLANDA DELEON

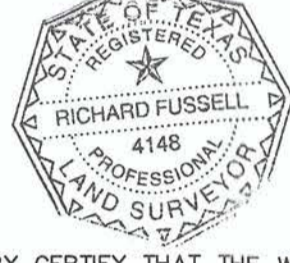
STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER DELEON, SR. AND YOLANDA DELEON, 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.

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 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



I, JOYCE HUDMAN, COUNTY CLERK OF 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

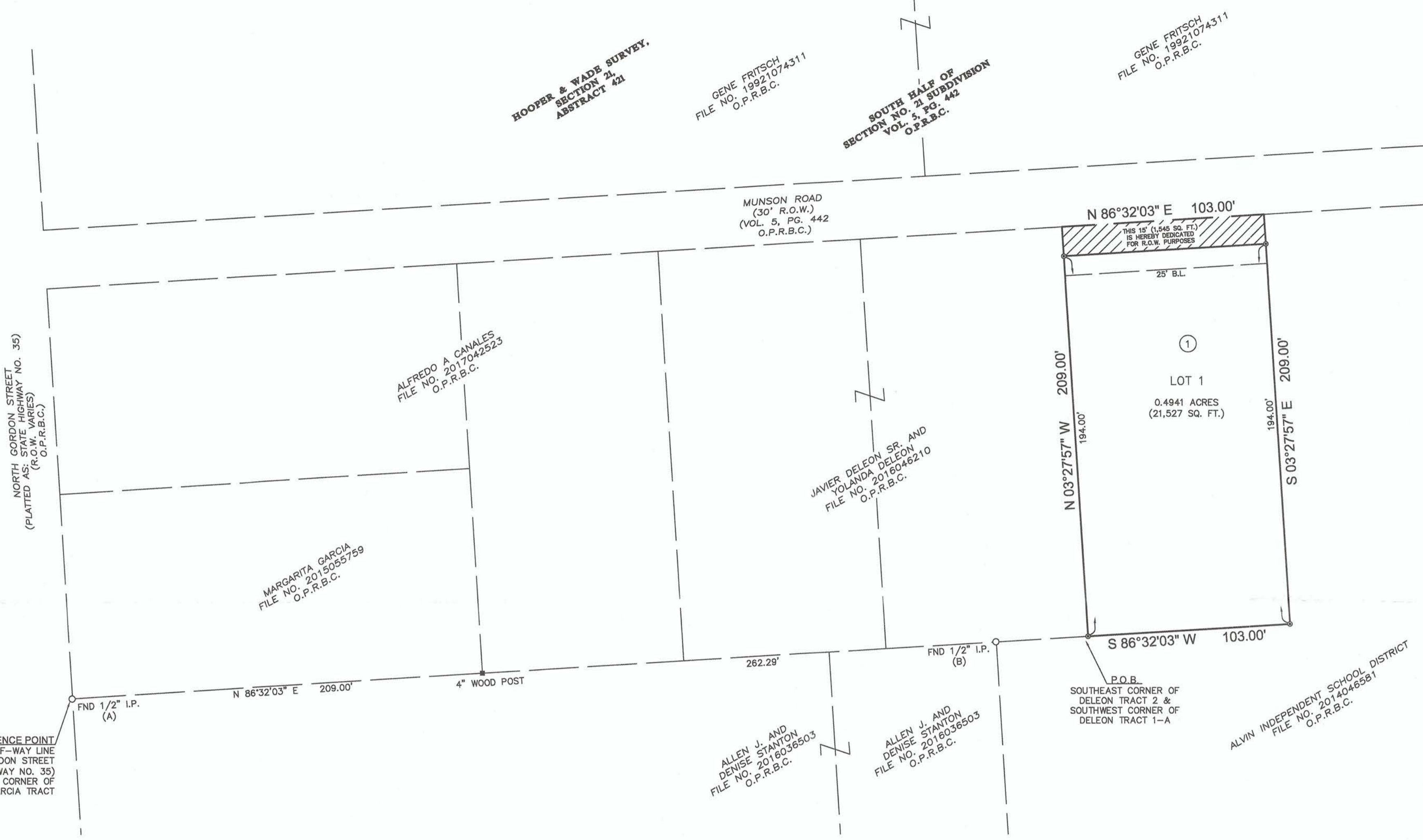
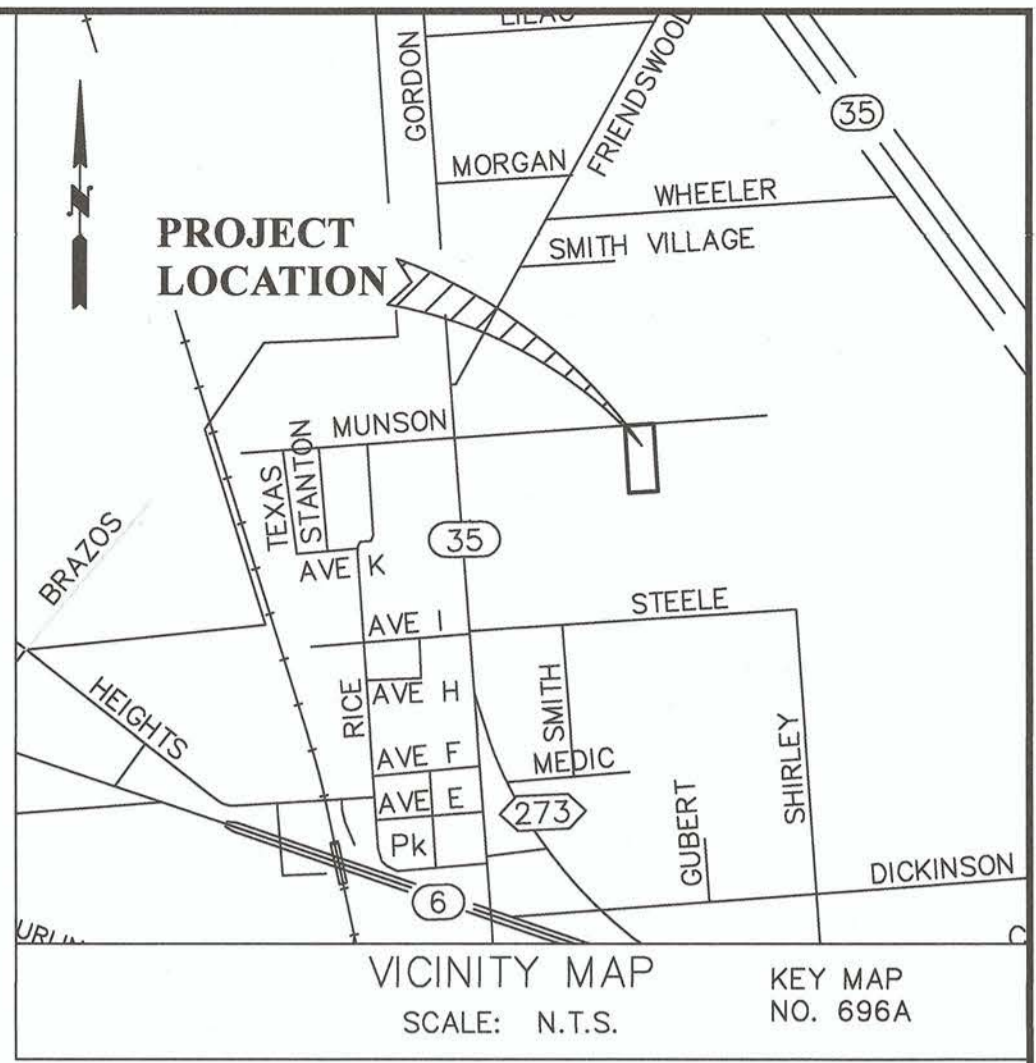
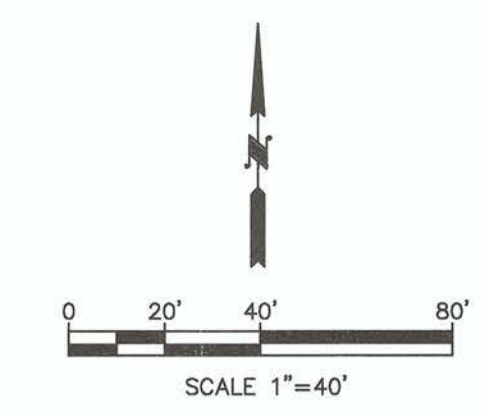
BY: _____
DEPUTY

SUBDIVISION APPROVED

MAYOR PAUL HORN

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

CITY SECRETARY DIXIE ROBERTS, TRMC



- GENERAL NOTES:
1. THE BEARING AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 2. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF REQUIRED.
 3. STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT, IF APPLICABLE.
 4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C 0175I, WITH THE EFFECTIVE DATE OF SEPTEMBER 22, 1999, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF) THE 100 YEAR FLOODPLAIN.

LEGEND:

B.L.	= BUILDING LINE
D.R.B.C.	= DEED RECORDS OF BRAZORIA COUNTY
P.R.B.C.	= PLAT RECORDS OF BRAZORIA COUNTY
R.O.W.	= RIGHT OF WAY
VOL.	= VOLUME
PG.	= PAGE
⊙	= SET 1/2" IR W/CAP MARKED "SURVEY 1"
⊙	= POINT OF BEGINNING
I.R.	= IRON ROD
I.P.	= IRON PIPE
①	= BLOCK NUMBER

REFERENCE POINT/
EAST RIGHT-OF-WAY LINE
NORTH GORDON STREET
TIED AS STATE HIGHWAY NO. 35
AND SOUTHWEST CORNER OF
SAID GARCIA TRACT

DESCRIPTION OF A TRACT OF LAND CONTAINING
0.4941 ACRES (21,527 SQUARE FEET) SITUATED IN
THE HOOPER AND WADE SURVEY, SECTION 21, ABSTRACT 421
BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 0.4941 ACRES (21,527 SQUARE FEET) IN THE HOOPER AND WADE SURVEY, SECTION 21, ABSTRACT 421, BRAZORIA COUNTY, TEXAS, BEING PART OF LOTS 21 & 22 OF SOUTH HALF OF SECTION NO. 21, A SUBDIVISION RECORDED IN VOLUME 5, PAGE 442, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED UNTO MONA MUNSON TRAVIS BY DEED RECORDED IN CLERK'S FILE NO(S) 1991026788 & 1991010264 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 0.4318 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A REFERENCE POINT FOUND 1/2 INCH IRON PIPE IN THE EAST RIGHT-OF-WAY LINE OF NORTH GORDON STREET (PLATTED AS: STATE HIGHWAY NO. 35 (RIGHT-OF-WAY VARIES)) FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED UNTO MARGARITA GARCIA, BY DEED RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2015055769 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

THENCE, NORTH 86°32'03" EAST, PASS A 4" WOOD POST AT 209.00 FEET, PASS A FOUND 1/2 INCH IRON ROD AT 262.29 FEET, FOR A TOTAL DISTANCE OF 518.00 FEET TO A SET 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO JAVIER DELEON SR., AND YOLANDA DELEON, AS RECORDED IN FILE NO. 2018046210 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, ALSO BEING A POINT IN THE NORTH LINE OF A TRACT OF LAND CONVEYED BY DEED TO ALVIN INDEPENDENT SCHOOL DISTRICT AS RECORDED IN FILE NO. 2014046591 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 03°27'57" WEST, PASS A 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT 199.00 FEET, FOR A TOTAL DISTANCE OF 209.00 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID DELEON TRACT, ALSO BEING A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF MUNSON ROAD (30 FEET WIDE) AS RECORDED IN VOLUME 5, PAGE 442, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, AND BEING THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 86°32'03" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MUNSON ROAD, A DISTANCE OF 103.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID ALVIN INDEPENDENT SCHOOL DISTRICT TRACT, AND BEING THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE, SOUTH 03°27'57" EAST, PASS A SET 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT 10.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 209.00 FEET TO A SET 1/2 INCH IRON ROD WITH CAP MARKED "SURVEY 1" AT AN INTERIOR POINT OF SAID ALVIN INDEPENDENT SCHOOL DISTRICT TRACT AND THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 86°32'03" WEST A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.4941 ACRES (21,527 SQUARE FEET), MORE OR LESS.

FINAL PLAT OF UDAVE'S PLACE

A SUBDIVISION OF 0.4941 ACRES (21,527 SQ FT) IN
THE HOOPER & WADE SURVEY, SECTION 21, A-421,
CITY OF ALVIN, BRAZORIA COUNTY, TEXAS

1 BLOCK 1 LOT
OCTOBER 10, 2018

OWNERS:
JAVIER DELEON, SR., AND YOLANDA DELEON
823 E. ADJUE STREET
ALVIN, TX 77511
346-420-1385

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)383-1382
PROJECT NO. 9-66925-18