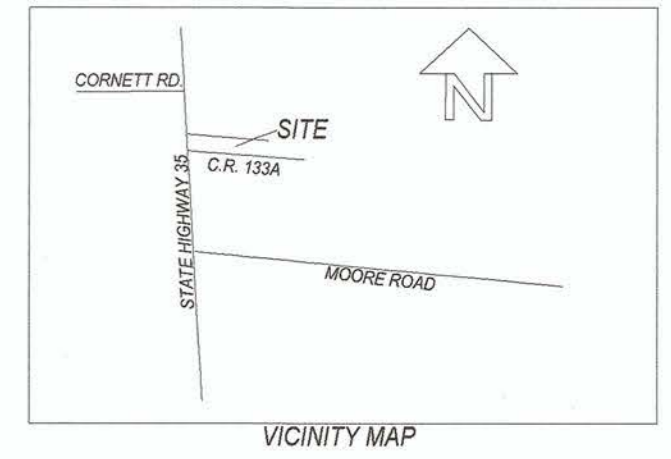
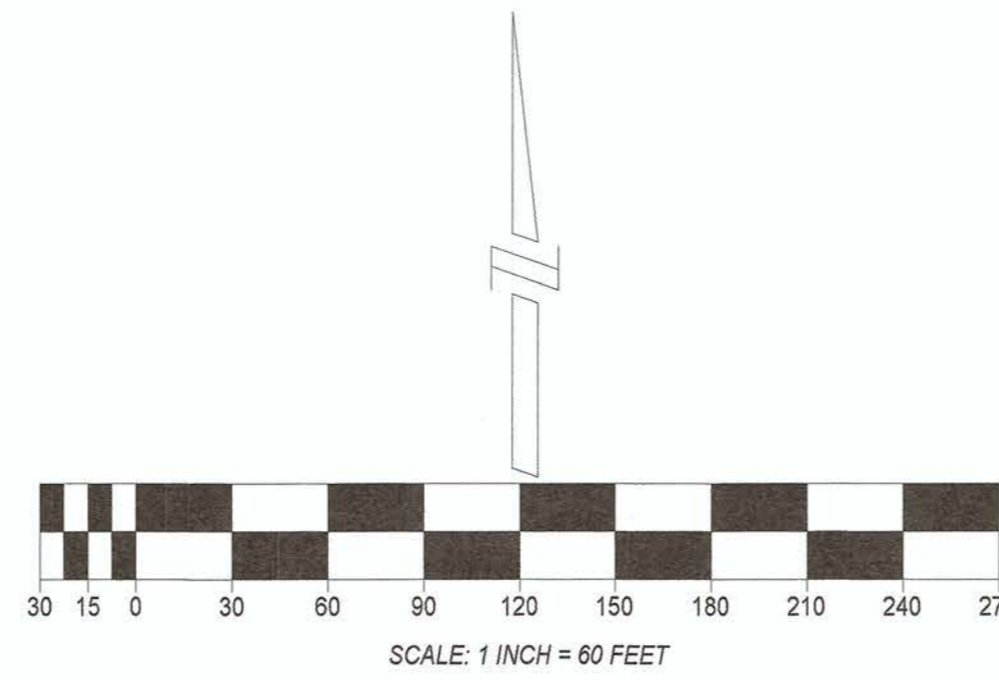


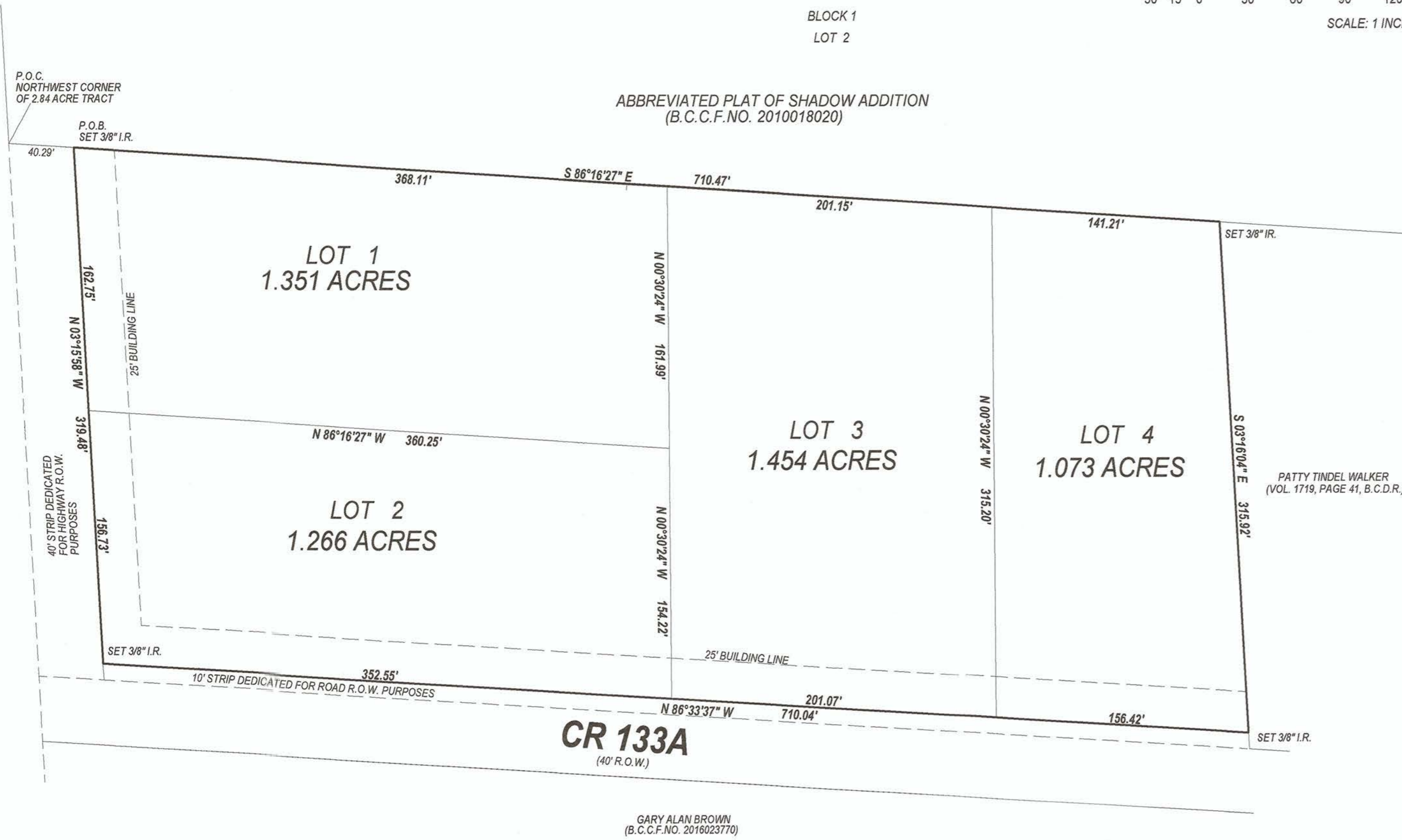
PREPARED BY:
LAND SURVEY CO LLC
P.O. BOX 128
KEMAH TX 77565
281-338-4008

PREPARED FOR:
PATTY TINDEL WALKER
530 C.R. 133A
ALVIN TX 77511



NOTES:
BASIS OF BEARINGS IS THE RIGHT OF WAY OF HIGHWAY 35, AS DESCRIBED AND MONUMENTED.
ACCORDING TO FIRM COMMUNITY PANEL NO. 48039C01751, DATED 9/22/99, THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X".
THIS PROPERTY LIES WITHIN THE ALVIN INDEPENDENT SCHOOL DISTRICT.
FLOOR ELEVATIONS OF STRUCTURES TO BE DETERMINED BY FEMA FIRM AND ORDINANCES IN EFFECT IN THE CITY OF ALVIN AND THE COUNTY OF BRAZORIA.
SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL THE STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
PROPERTY SUBJECT TO UNLOCATED/UNDEFINED PIPELINE EASEMENTS IN FAVOR OF STANLIND OIL AND GAS COMPANY AS SET FORTH IN VOL. 395, PAGE 46; VOL. 388, PAGE 345; VOL. 405, PAGE 164 AND VOL. 426, PAGE 440, AS PARTIALLY RELEASED UNDER VOL. 86254, PAGE 646, ALL IN THE BRAZORIA COUNTY DEED RECORDS.

STATE HIGHWAY 35
(60' R.O.W.)



CR 133A
(40' R.O.W.)

GARY ALAN BROWN
(B.C.C.F. NO. 2019023770)

STATE OF TEXAS }
COUNTY OF BRAZORIA }

I, PATTY TINDEL WALKER, owner of the property in the above and foregoing map of FINAL PLAT OF WALKER ESTATES, do hereby make subdivision on said property according to the lines, lots, and building lines therein shown, and designate said subdivision as FINAL PLAT OF WALKER ESTATES in Brazoria County, Texas.

This is to certify that I, PATTY TINDEL WALKER, owner, has complied with or will comply with the existing regulations heretofore on file and adopted by the City of Alvin and Brazoria County in Brazoria County, Texas.

WITNESS my hand in _____, Brazoria County, Texas, this ____ day of _____, 2018.

PATTY TINDEL WALKER

STATE OF TEXAS }
COUNTY OF BRAZORIA }

BEFORE ME, the undersigned authority, on this day personally appeared PATTY TINDEL WALKER, 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018

Notary Public in and for Brazoria County, Texas.

My Commission Expires:

We, Chocolate Bayou Federal Credit Union, owner and holder of a lien against the property described in the plat known as WALKER ESTATES, said lien being evidenced by instrument of record in the Clerk's File No. 2014036908 of the Official Records of Brazoria County, Texas, do hereby in all things subordinate our interest in said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said subdivision plat and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

by:
STATE OF TEXAS }

COUNTY OF BRAZORIA }

BEFORE ME, the undersigned authority, on this day personally appeared _____, 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2018



I, Christopher Trusky am authorized under the laws of the State of Texas to practice the profession surveying and hereby certify the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent material) pipes or rods that have an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet, and that the plat boundary corners have been tied to the nearest survey corner.

Christopher Trusky
Registered Professional Surveyor No. 5247

I, JOYCE HUDMAN, County Clerk, Brazoria County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2018 at ____ O'clock ____ M, and duly recorded on _____, 2018, at ____ O'clock ____ M in Brazoria County Clerk's File No. _____.

WITNESS my hand and seal of office, at Angleton, Texas, the day and date above written.

Joyce Hudman
County Clerk
Brazoria County, Texas.

by: _____
Deputy

SUBDIVISION APPROVED

MAYOR

CITY SECRETARY

CITY ENGINEER

A 5.144 ACRE TRACT OUT OF THE H. STEVENS SURVEY, ABSTRACT 595, BRAZORIA COUNTY, TEXAS, BEING OUT OF THOSE CERTAIN 3.46 ACRE TRACT AND 2.84 ACRE TRACT CONVEYED TO PATTY ANN WALKER UNDER BRAZORIA COUNTY CLERK'S FILE NOS. 97-018568 AND 2006035160, RESPECTIVELY

Said 5.144 acre tract being more fully described by metes and bounds as follows:

COMMENCING at the Northwest corner of said 2.84 acre tract, said point being the intersection of the Easterly right of way line of State Highway 35 with the South line of a tract of land conveyed to Jeffrey Mats under Brazoria County Clerk's File No. 94-008914;

THENCE South 86 deg. 16 min. 27 sec. East along the Northerly line of said 2.84 acre tract, same being the South line of said Mats Tract, a distance of 40.29 feet to a 3/8 inch iron rod set for the Northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE South 86 deg. 16 min. 27 sec. East along the Northerly line of said 2.84 and 3.46 acre tracts, same being the South line of said Mats Tract, a distance of 710.47 feet to a 3/8 inch iron rod set for the Northeast corner of the herein described tract, same being the Northeast corner of said 3.46 acre tract and the Northwest corner of a tract of land conveyed to Patty Tindel Walker in Volume 1719, Page 41 of the Brazoria County Deed Records;

THENCE South 03 deg. 16 min. 04 sec. East along the East line of said 3.46 acre tract and West line of said Patty Tindel Walker Tract, a distance of 315.92 feet to a 3/8 inch iron rod set for the Southeast corner of the herein described tract;

THENCE North 86 deg. 33 min. 37 sec. West and across said 3.46 acre tract and said 2.84 acre tract, a distance of 710.04 feet to a 3/8 inch iron rod set for the Southwest corner of the herein described tract on the proposed East right of way line of State Highway 35, same being the West line of said 2.84 tract;

THENCE North 03 deg. 15 min. 58 sec. West along said proposed West line and said East right of way line, a distance of 319.48 feet to the PLACE OF BEGINNING.

FINAL PLAT OF
WALKER ESTATES
4 LOTS 1 BLOCK 5.144 ACRES
BEING A TRACT OF LAND OUT OF THE H. STEVENS SURVEY,
ABSTRACT 595, BRAZORIA COUNTY, TEXAS.
AUGUST 15, 2018