

HOOPER & WADE SURVEY ABSTRACT 429

FN 3403  
(PLATTED AS ALUM AND DORRANVILLE ROAD)

N 03°24'17" E 748.30'

7.0058 ACRES  
(305,176 SQ. FT.)  
(VACANT)

PAUL TREADGOLD  
C.F. NO. 2018023745  
D.R.B.C.

LOT 5  
FOURTH & GARDNER  
DUBOIS & HODGSON  
P.A.B.C. 11

FINAL PLAT OF  
RAILROAD STATION  
C.F. NO. 200009823  
P.A.B.C. 11

LOT 2

SCALE 1"=50'

DESCRIPTION OF A TRACT OF LAND CONTAINING 7.0058 ACRES (305,176 SQUARE FEET) SITUATED IN THE HOOPER & WADE, SECTION 5, SURVEY, ABSTRACT 429, BRAZORIA COUNTY, TEXAS, BEING A TRACT OF LAND CONTAINING 7.0058 ACRES (305,176 SQUARE FEET), SITUATED IN THE HOOPER & WADE, SECTION 5, SURVEY, ABSTRACT 429, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOT 5 OF THE JOHN A. OWENS SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREON RECORDED IN VOLUME 2, PAGE 42 OF THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED UNTO PAUL TREADGOLD BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2018023745 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 7.0058-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 3/4-INCH IRON ROD AT THE INTERSECTION OF THE SOUTHWEST LINE OF SAID SECTION 5, THE NORTHEAST LINE OF HOOPER & WADE, SECTION 5, SURVEY, ABSTRACT 428 AND THE EAST RIGHT-OF-WAY LINE OF FM 2403 (103.00 FEET WIDE) FOR THE WEST CORNER OF THE SAID TRACT HEREN DESCRIBED;

THENCE NORTH 03°24'17" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 2403, A DISTANCE OF 748.30 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTH CORNER OF THE SAID TRACT HEREN DESCRIBED;

THENCE NORTH 50°24'48" EAST, A DISTANCE OF 725.90 FEET TO A FOUND 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE SOUTHEAST LINE OF SAID SECTION 5 AND THE NORTHWEST LINE OF KATE R. BRIDGMAN, SECTION 6, SURVEY, ABSTRACT 457 AND THE WEST CORNER OF THE SAID TRACT HEREN DESCRIBED;

THENCE SOUTH 32°34'00" WEST, ALONG THE COMMON LINE OF SAID SECTIONS 5 AND 6, A DISTANCE OF 804.54 FEET TO A FOUND 2-INCH IRON PIPE IN THE NORTHEAST LINE OF SAID SECTION 3 FOR THE SOUTH CORNER OF SAID SECTION 6, THE WEST CORNER OF SAID SECTION 6 AND THE SOUTH CORNER OF THE SAID TRACT HEREN DESCRIBED;

THENCE NORTH 50°18'51" EAST, ALONG THE COMMON LINE OF SAID SECTIONS 3 AND 5, A DISTANCE OF 284.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.0058 ACRES (305,176 SQUARE FEET), MORE OR LESS.

JAMES H. FORD  
C.F. NO. 2000013482  
D.R.B.C.

ROY BEERY  
VOL. 408, PG. 439  
D.R.B.C.

LEGEND  
AL - ALIEN LINE

- NOTES
- ALL BOUNDARY CORNERS REFERENCED TO A POINT BEING CONVEYED UNTO PAUL TREADGOLD, RECORDED IN COUNTY CLERK'S FILE NO. 2018023745 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SHOULD BE FOUND AND MARKED BY THE SURVEYOR.
  - THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND THE METES AND BOUNDS TO BE CORRECT AND ACCURATE.
  - ALL BOUNDARY CORNERS REFERENCED TO A POINT BEING CONVEYED UNTO PAUL TREADGOLD, RECORDED IN COUNTY CLERK'S FILE NO. 2018023745 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SHOULD BE FOUND AND MARKED BY THE SURVEYOR.
  - THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE TRACT AND HAS FOUND THE METES AND BOUNDS TO BE CORRECT AND ACCURATE.
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TITLE COMPANY

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C.F. # 827824    ISSUE DATE: JULY 15, 2020

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 7.0058 ACRES (305,176 SQUARE FEET) SITUATED IN THE HOOPER & WADE SURVEY, SECTION 5, ABSTRACT 429, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

CLIENT: JOSE R. QUINTANILLA AND VICTOR H. GONZALEZ  
ADDRESS: FM 2403

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Survey 1, Inc.  
Your Land Survey Company

FIELD ENGINEER: J.R. [Signature]  
DRAFTER: [Signature]  
DATE: JULY 27, 2020  
7-86322-20