

BRAZORIA COUNTY, TEXAS

I.T. TINSLEY SURVEY
ABSTRACT NO. 375

CALLED 5.238 ACRES
C.C.F.N. 2022043888
O.P.R.B.C.T.

CALLED 1.690 ACRES
C.C.F.N. 2017027922
O.P.R.B.C.T.

CALLED 4.8687 ACRES
C.C.F.N. 2001040747
O.P.R.B.C.T.

1/2" I.R.C.
STROUD

5/8" I.R.

P.O.B.

1/2" I.R.

LOT 128
SUBDIVISION OF THE
I.T. TINSLEY SURVEY
VOL. 29, PG. 75
P.R.B.C.T.

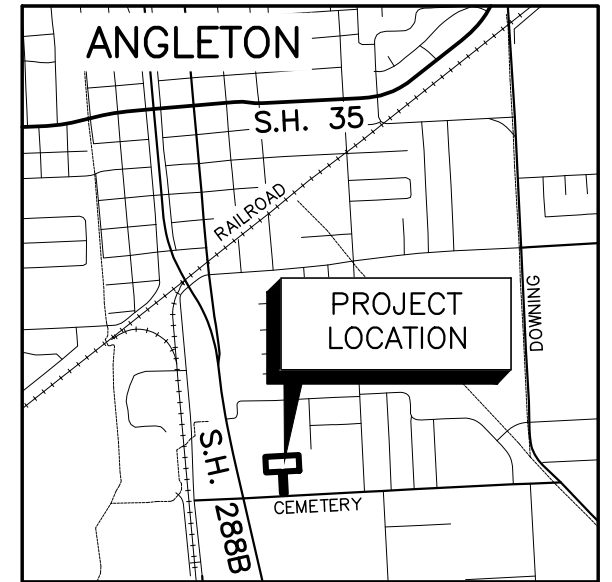
2.359 AC.

CALLED 4.8687 ACRES
C.C.F.N. 1999003305
O.P.R.B.C.T.

32" LIVE OAK TREE

S 02°49'36" E-204.00'

CALLED 6.920 ACRES
C.C.F.N. 2022008094
O.P.R.B.C.T.



VICINITY MAP

0' 37.5' 75'
SCALE 1" = 75'

CALLED 1.75 ACRES
C.C.F.N. 1998001370
O.P.R.B.C.T.

N 02°49'36" W-204.00'

S 86°52'55" W-192.00'

S 86°52'55" W-192.00'

30' ALLEY
NO RECORDING INFORMATION FOUND

S 02°49'36" E-284.67'

CALLED 4.8687 ACRES
C.C.F.N. 1999003305
O.P.R.B.C.T.

CALLED 4.8687 ACRES
C.C.F.N. 1999003305
O.P.R.B.C.T.

S 02°49'36" E-284.67'

N 02°49'36" W-284.67'

S 02°49'36" E-284.67'

1" I.P.

S 86°52'55" W-50.00'

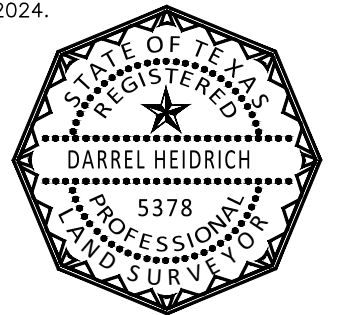
CEMETERY ROAD

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND, SURVEYED ON NOVEMBER 07, 2024.

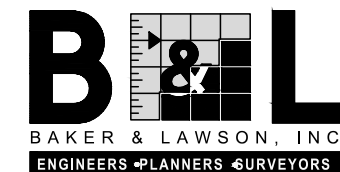
Darrel Heidrich

11/7/2024

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



SURVEY PLAT
2.359 ACRES
A PORTION OF A CALLED
4.8687 ACRE TRACT
C.C.F.N. 1999003305
O.P.R.B.C.T.
I.T. TINSLEY SURVEY
ABSTRACT NO. 375
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

SURVEYORS NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. THIS SURVEY PLAT HAS BEEN PREPARED ALONG WITH A METES & BOUNDS DESCRIPTION OF SUBJECT TRACT.

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- VOL, PG. = VOLUME, PAGE
- P.O.B. = POINT OF BEGINNING
- I.R. = IRON ROD
- I.R.C. = IRON ROD W/CAP
- I.P. = IRON PIPE

DRAWING NO.: 16214 2.359 AC.	DRAWN BY: DH	CKED BY: AH
JOB NO.: 16214	SCALE: 1" = 75'	DATE: 11/7/2024
		REV. NO. 0

J:\160005\16200\16214\ENGINEERING-SURVEY\SURVEY BASE\2.359 AC\16214 2.359 AC.DWG PLOT DATE:11/7/2024 Dheidrich