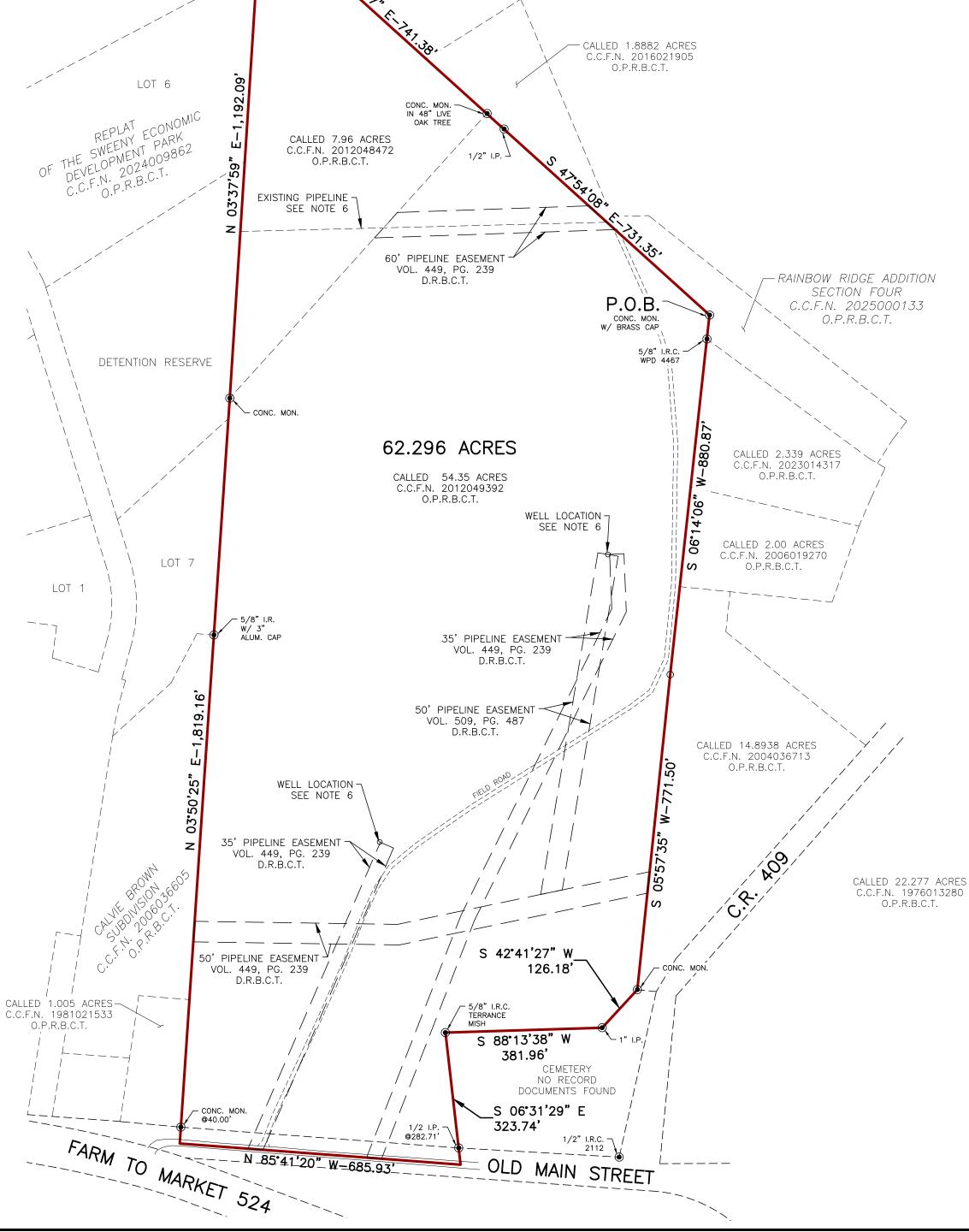
CALLED 9.5544 ACRES C.C.F.N. 2017010213 5/8" I.R. -O.P.R.B.C.T. W/ ALÚM. CAP LOT 5 CALLED 2.5083 ACRES C.C.F.N. 2022056717 O.P.R.B.C.T. 100' 0' 200' LOT 6 SCALE 1" = 200 CONC. MON. IN 48" LIVE REPLAI E THE SWEENY ECONON THE SWEENY PARK DEVELOPMENT PARK DEVELOPMENT PARK C.C.F.N. 2024009862 C.C.F.N. D.D.C.T OAK TREE CALLED 7.96 ACRES C.C.F.N. 2012048472 O.P.R.B.C.T. 59 EXISTING PIPELINE SEE NOTE 6 VOL. 449, PG. 239 D.R.B.C.T. DETENTION RESERVE – CONC. MON. O.P.R.B.C.T. LOT 7 LOT 1 FOR: C & D DEVELOPMENT, LLC - 5/8" I.R. ADDRESS: F.M. 524 SPUR 2, SWEENY TX W/ 3" ALUM. CAP TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO .: 2495878 ISSUED DATE: JANUARY 21, 2025 TITLE COMMITMENT NOTES: 10e. EASEMENT TO BRAZORIA COUNTY, AS RECORDED IN VOL. D.R.B.C.T. 231, PG. 352, D.R.B.C.T. - NOT LOCATABLE. 10f. PIPELINE EASEMENT, AS RECORDED IN VOL. 449, PG. 239 D.R.B.C.T. - PLOTTED HERON. WELL LOCATION -10g. PIPELINE EASEMENT, AS RECORDED IN VOL. 509, PG. 487 SEE NOTE 6 D.R.B.C.T. - PLOTTED HEREON. 03.5 35' PIPELINE EASEMENT Ζ VOL. 449, PG. 239 D.R.B.C.T.

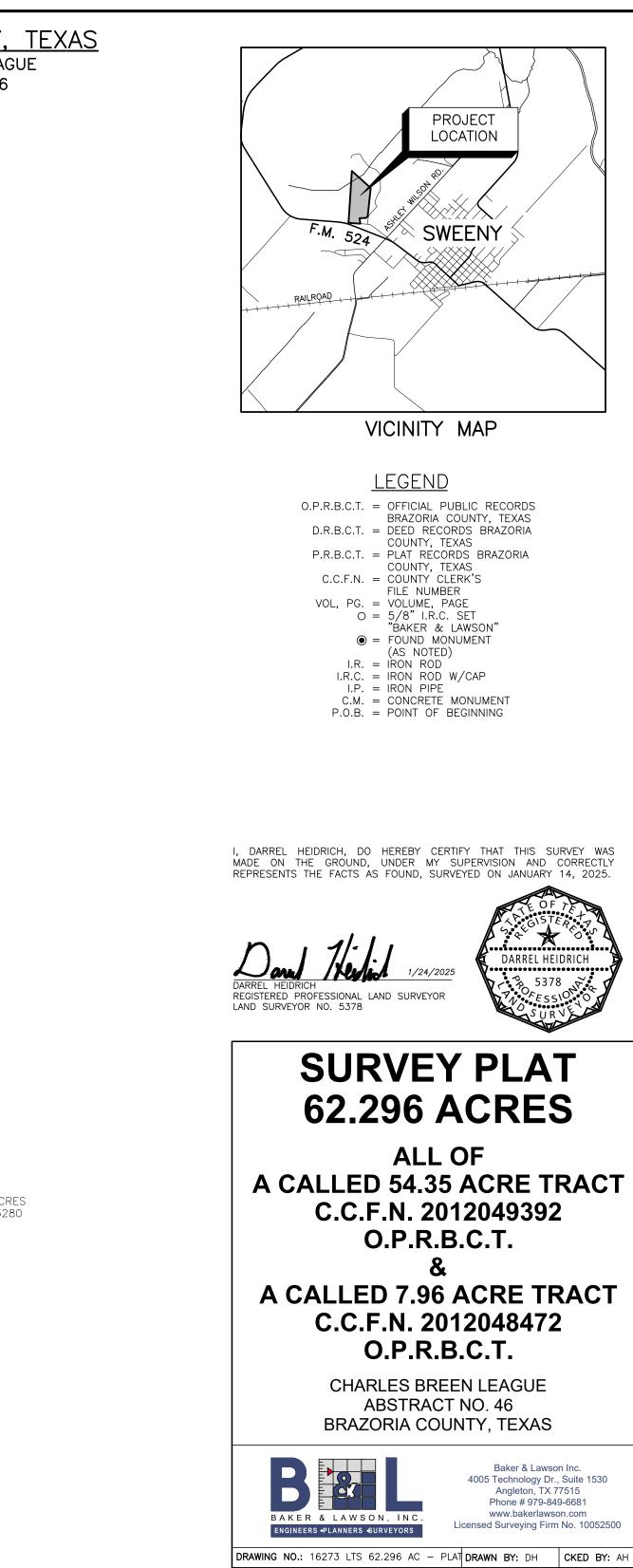
SURVEYORS NOTES

- 1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE 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 DOES NOT ADDRESS ANY MATTERS PERTAINING LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERALS OR MINERAL RIGHTS, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT ADDRESSED HEREON.
- 4. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
- 5. THIS SURVEY PLAT HAS BEEN PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF THE SUBJECT TRACT.
- 6. PIPELINES AND WELL LOCATIONS SHOWN HEREON ARE PER THE TEXAS RAILROAD COMMISSION DATABASE, THEY ARE SHOWN HEREON FOR REFERENCE ONLY AND HAVE NOT BEEN FIELD LOCATED OR VERIFIED BY SURVEYOR.
- 7. SOME PIPELINE EASEMENTS SHOWN HEREON ARE CALLED TO BE TIED TO AN EXISTING WELL LOCATION. SEE NOTE 6 IN REF. TO WELL LOCATIONS SHOWN HEREON.



BRAZORIA COUNTY, TEXAS

CHARLES BREEN LEAGUE ABSTRACT NO. 46



JOB NO.: 16273 | SCALE: 1" = 200'

DATE: 1/24/2025 REV. NO. 0