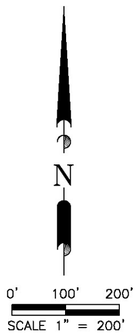
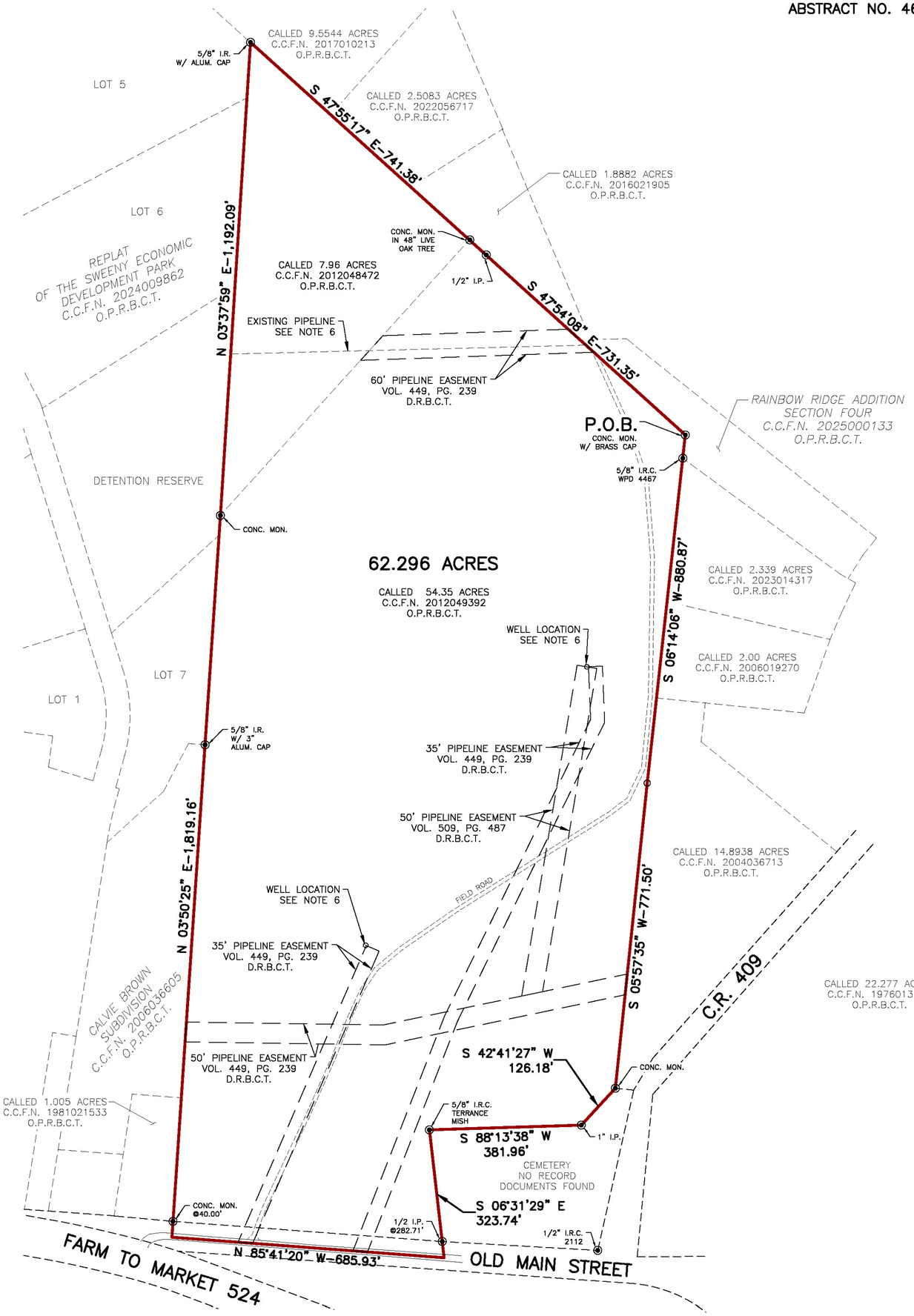
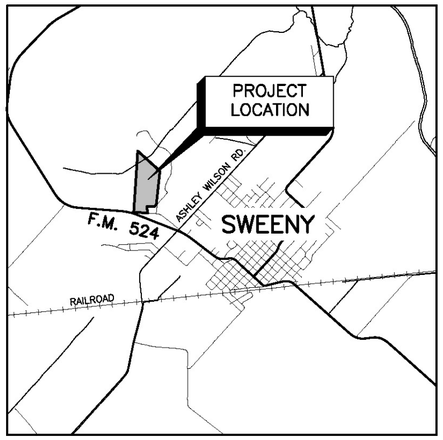
BRAZORIA COUNTY, TEXAS

CHARLES BREEN LEAGUE
ABSTRACT NO. 46







VICINITY MAP

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
O	=	5/8" I.R.C. SET "BAKER & LAWSON"
◉	=	FOUND MONUMENT (AS NOTED)
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD W/CAP
I.P.	=	IRON PIPE
C.M.	=	CONCRETE MONUMENT
P.O.B.	=	POINT OF BEGINNING

FOR: C & D DEVELOPMENT, LLC
ADDRESS: F.M. 524 SPUR 2, SWEENY TX

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. 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.

10g. PIPELINE EASEMENT, AS RECORDED IN VOL. 509, PG. 487 D.R.B.C.T. – PLOTTED HEREON.

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.

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 JANUARY 14, 2025.

Darrel Heidrich 1/24/2025

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

STATE OF TEXAS REGISTERED DARREL HEIDRICH 5378 PROFESSIONAL LAND SURVEYOR

SURVEY PLAT
62.296 ACRES

ALL OF
A CALLED 54.35 ACRE TRACT
C.C.F.N. 2012049392
O.P.R.B.C.T.
&
A CALLED 7.96 ACRE TRACT
C.C.F.N. 2012048472
O.P.R.B.C.T.

CHARLES BREEN LEAGUE
ABSTRACT NO. 46
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS •PLANNERS •SURVEYORS

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

DRAWING NO.: 16273 LTS 62.296 AC – PLAT		DRAWN BY: DH	CKED BY: AH
JOB NO.: 16273	SCALE: 1" = 200'	DATE: 1/24/2025	REV. NO. 0

J:\16000S\16200\16273\ENGINEERING–SURVEY\SURVEY\SURVEYS\BDY SURVEY\16273 LTS 62.296 AC – PLAT.DWG PLOT DATE:1/24/2025 DHeidrich