

Curve Table					
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C3	164.99'	1040.00'	9°05'22"	S85°23'18"W	164.81'
C1	76.93'	1040.00'	4°14'19"	S87°48'50"W	76.92'
C2	88.05'	1040.00'	4°51'04"	S83°16'08"W	88.03'

Line Table		
Line No.	Length	Direction
L1	30.00'	S35°16'01"E
L2	332.70'	N74°32'44"W
L3	112.87'	N81°52'41"W
L4	397.21'	N47°38'33"E
L5	131.45'	S42°49'29"E
L6	246.38'	S67°02'18"E
L7	308.02'	S86°52'33"E
L8	226.80'	S76°53'34"E
L9	341.30'	S69°23'55"E
L10	105.09'	S61°53'40"E
L11	17.47'	S54°59'03"E
L12	188.95'	S58°22'18"E
L13	117.24'	S55°27'58"E
L14	174.05'	S64°13'26"E
L15	81.65'	S65°19'41"E
L16	200.66'	S65°00'14"E
L17	147.11'	S61°21'33"E
L18	464.90'	S55°36'35"E
L19	331.49'	S59°24'45"E
L20	426.51'	S60°17'51"E

Line Table		
Line No.	Length	Direction
L21	206.40'	S77°07'11"E
L22	267.42'	S79°23'00"E
L23	135.05'	N78°32'49"E
L24	106.72'	N76°50'57"E
L25	160.13'	N68°41'15"E
L27	68.54'	N46°56'42"E
L28	79.94'	N46°56'42"E
L29	108.79'	N34°52'29"E
L30	289.08'	N39°03'01"E
L31	172.69'	N39°57'34"E
L32	168.59'	N34°28'13"E
L33	87.67'	N42°10'30"E
L34	58.32'	N42°08'47"E
L35	74.45'	N53°58'46"E
L36	74.45'	N53°58'46"E
L37	92.46'	N48°54'20"E
L38	97.58'	N50°52'03"E
L39	145.07'	N51°08'05"E
L40	79.52'	N60°53'42"E
L41	416.02'	N62°47'40"E

Line Table		
Line No.	Length	Direction
L42	589.97'	N86°21'14"E
L43	79.65'	S50°59'42"E
L44	62.79'	S36°12'58"E
L45	41.24'	S39°27'05"E
L46	33.82'	S37°50'37"E
L47	17.59'	S43°15'50"E
L48	45.52'	S14°23'04"E
L49	26.62'	S05°06'53"E
L50	407.67'	S35°16'50"E
L51	368.80'	N45°06'52"E
L52	398.14'	N21°52'50"E

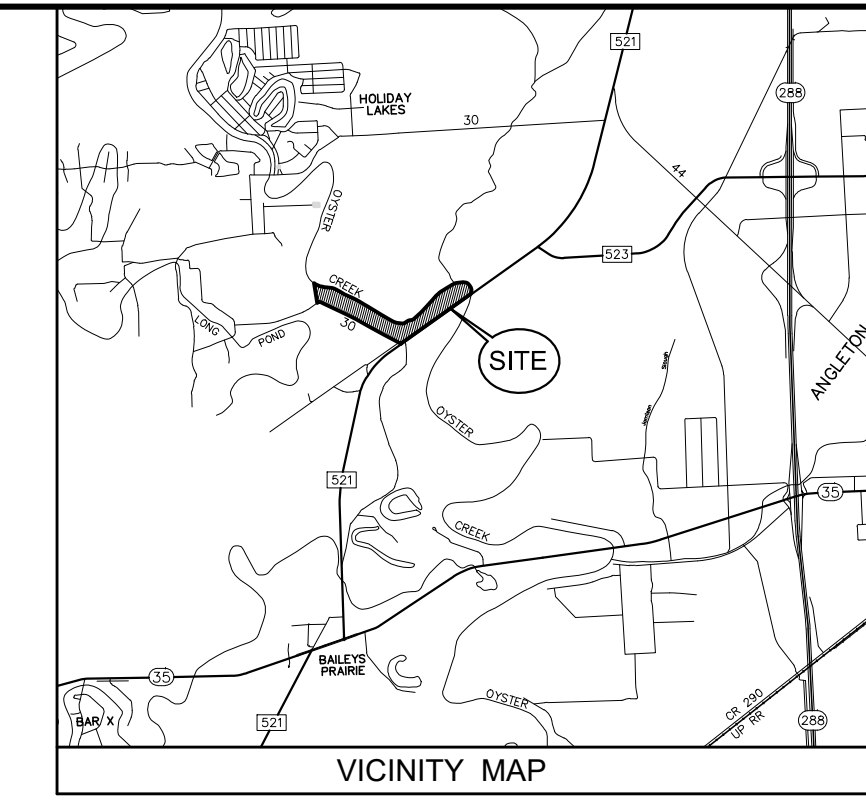
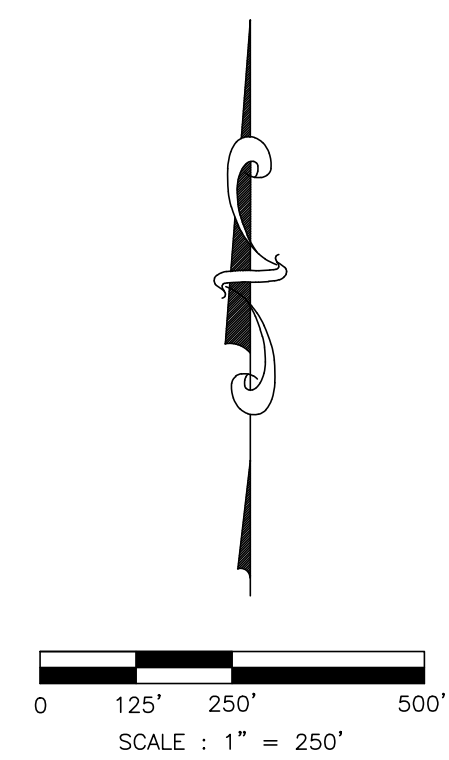
Parcel Table		
LOT No.	ACRES	SQUARE FEET
1	17.379	757,030
2	15.377	669,816
3	11.527	502,126
4	5.006	218,074
5	5.000	217,800
6	5.000	217,800
7	5.156	224,594
8	5.112	222,672
9	5.112	222,672
10	5.065	220,610
11	5.065	220,610
12	5.070	220,835
13	5.070	220,835
14	5.000	217,800
15	5.352	233,147

**LEGEND**

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE  
 B.C.D.R. = BRAZORIA COUNTY DEED RECORDS  
 B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS  
 BM = BENCHMARK  
 D.M.E. = DRAINAGE/MAINTENANCE EASEMENT  
 FND = FOUND  
 C.I.R. = CAPPED IRON ROD  
 I.R. = IRON ROD  
 P.C.E. = POWER COMPANY EASEMENT  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 No. = NUMBER  
 R.O.W. = RIGHT-OF-WAY  
 VOL. Pg. = VOLUME PAGE  
 P.C.E. = POWER COMPANY EASEMENT  
 U.E. = UTILITY EASEMENT  
 A.E. = AERIAL EASEMENT  
 D.E. = DRAINAGE EASEMENT

**SYMBOLS**

○ = SET 5/8" I.R. W/CAP "BAKER & LAWSON"  
 ● = FOUND MONUMENT (AS NOTED)  
 ⊕ = (TBM) TEMPORARY BENCHMARK



REMAINDER OF CALLED 735 ACRES VOL. 767, Pg. 506 B.C.D.R.

**JOHN BRADLEY SURVEY A-45**

CALLLED 330.02 ACRES UNITED STATES OF AMERICA B.C.C.F. No. 2009050819

- NOTES**
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, G.F. No. 1403937220, EFFECTIVE DATE OF JANUARY 26, 2014, ISSUED DATE OF FEBRUARY 5, 2014, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
  - ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0440H AND 48039C0420H, REVISED DATE OF JUNE 18, 2007, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED.
  - THE SURVEYED TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN B.C.C.F. No. 2009050819
  - THE SURVEYED TRACT IS SUBJECT TO BLANKET EASEMENTS RECORDED IN VOL. 830, Pg. 229, VOL. 857, Pg. 740, VOL. 874, Pg. 255, VOL. 885, Pg. 387, VOL. 153, Pg. 100, VOL. 425, Pg. 433, VOL. 771, Pg. 326, VOL. 425, Pg. 435, VOL. 493, Pg. 542, AND VOL. 661, Pg. 197 B.C.D.R. EASEMENTS ARE NOT PLOTTABLE PER RECORD DESCRIPTION.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 15 LOTS.

APPROVED BY THE COMMISSIONERS COURT OF BRAZORIA COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

L.M. "MATT" SEBASTA, Jr.  
 COUNTY JUDGE

DONALD "DUDE" PAYNE  
 COMMISSIONER, PRECINCT 1

RYAN CADE  
 COMMISSIONER, PRECINCT 2

STACY L. ADAMS  
 COMMISSIONER, PRECINCT 3

DAVID LINDER  
 COMMISSIONER, PRECINCT 4

**CERTIFICATE OF COUNTY ENGINEER**

I, MATT HANKS, P.E. COUNTY ENGINEER OF BRAZORIA COUNTY DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE COMMISSIONER'S COURT OF BRAZORIA COUNTY, TEXAS.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 MATT HANKS, P.E. COUNTY ENGINEER

STATE OF TEXAS  
 COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

I, GEORGE JENKS, OWNERS OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT OF JENKS PLACE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND RIGHT-OF-WAYS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF 15 LOTS BEING A SUBDIVISION OF 105.27 ACRES IN BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GEORGE JENKS

STATE OF TEXAS  
 COUNTY OF BRAZORIA

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GEORGE JENKS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACTING OWNER FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
 DEVIN R. ROYAL REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6667


REVISED: \_\_\_\_\_

# PRELIMINARY PLAT

## JENKS PLACE

### A 105.27 ACRE, 15-LOT SUBDIVISION

LOCATED IN THE  
 JOHN BRADLEY SURVEY, ABSTRACT No. 45  
 BRAZORIA COUNTY, TEXAS



**BAKER & LAWSON, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS

300 EAST CEDAR ST.  
 ANGLETON, TEXAS 77515  
 OFFICE: (979) 849-6681  
 TBPLS No. 10052500  
 REG. NO. F-825

PROJECT NO.: 13271	SCALE: 1" = 100'	DRAWN BY: DRR/BB
DRAWING NO.: 13271-PLAT	DATE: 12/13/2019	CHECKED BY: DRR

OWNER:  
GEORGE JENKS