

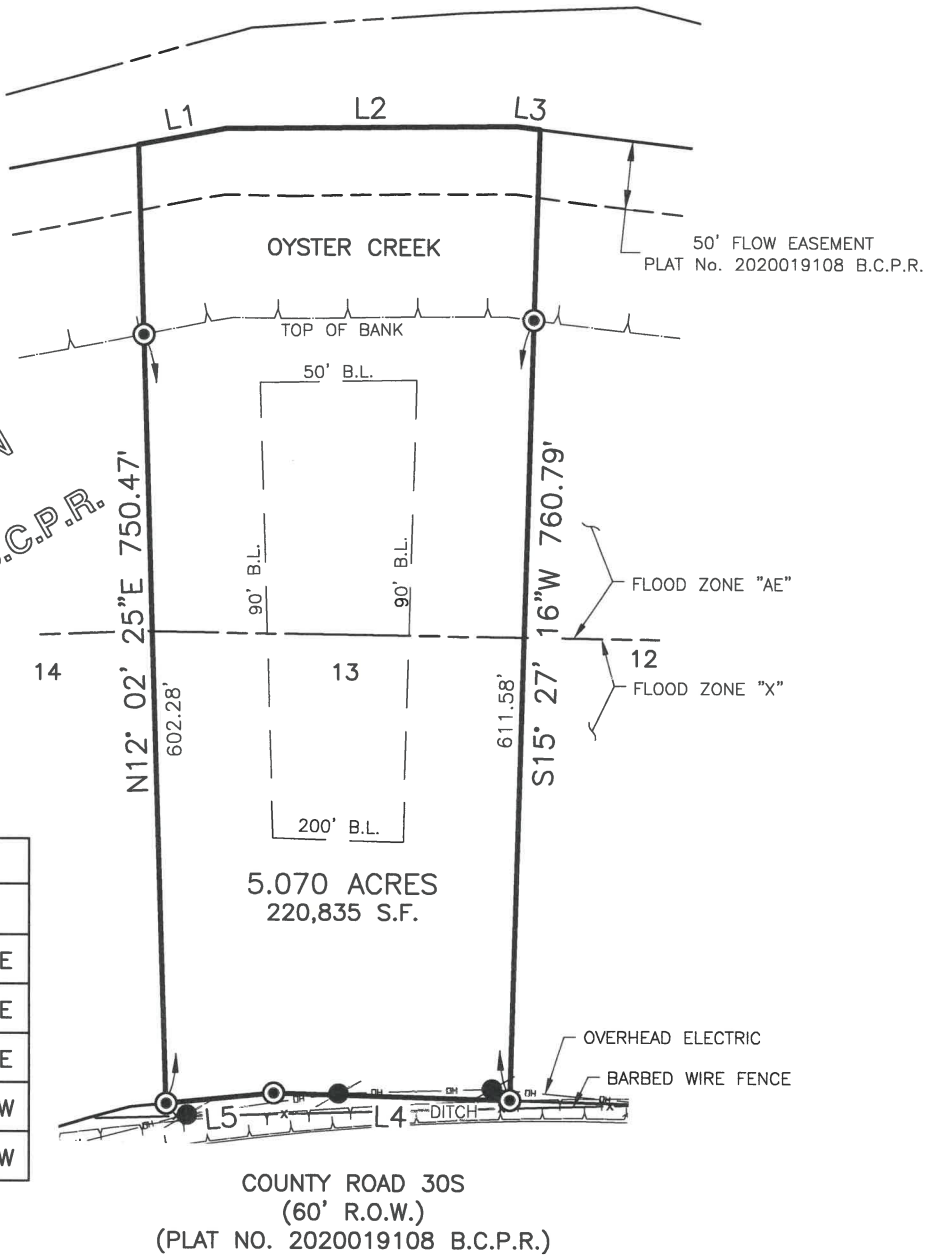
0 75' 150'



SCALE IN FEET
1"=150'

CALLED 520.98 ACRES
RCCADEN LLC
B.C.C.F. NO. 2014054756

CREEKSIDE FARMS ON
OYSTER CREEK
PLAT NO. 2020019108 B.C.P.R.



Line Table		
Line No.	Length	Direction
L1	69.54'	S86°52'33"E
L2	226.80'	S76°53'34"E
L3	18.77'	S69°23'55"E
L4	184.66'	N74°32'44"W
L5	84.58'	N81°52'41"W

NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, 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. 48039C0420H, REVISED DATE OF JUNE 5, 1989, 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. 2020019108 AND 2020022056.
- 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, VOL. 667, Pg. 103 B.C.D.R. AND B.C.C.F. No. 1998024056. EASEMENTS ARE NOT PLOTTABLE PER RECORD DESCRIPTION.
- BUILDING LINES SHOWN HEREON ARE RECORDED IN B.C.C.F. NO. 2020022056.
- THE SURVEYED TRACT IS NOT SUBJECT TO VOL. 1349, Pg. 249, VOL. 882, Pg. 687, VOL. 426, Pg. 57, VOL. 741, Pg.s 622 AND 628, VOL. 662, Pg. 624 B.C.D.R.

LEGEND

A.E.	= AERIAL EASEMENT
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
B.L.	= BUILDING LINE
FND	= FOUND
No.	= NUMBER
C.I.R.	= CAPPED IRON ROD
I.R.	= IRON ROD
I.P.	= IRON PIPE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
R.O.W.	= RIGHT-OF-WAY
S.F.	= SQUARE FEET
U.E.	= UTILITY EASEMENT
VOL., Pg.	= VOLUME, PAGE
⊙	= SET 5/8" CIR "BAKER&LAWSON"
●	= POWER POLE
⋄	= GUY
⊠	= TELEPHONE PEDESTAL

ADDRESS: COUNTY ROAD 30S, ANGLETON

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 11TH DAY OF JUNE 2019.

Devin Royal 6-17-2020
DEVIN R. ROYAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667



PLAT OF SURVEY
BEING A 5.070 ACRE TRACT
LOT 13, CREEKSIDE FARMS ON OYSTER CREEK
PLAT NO. 2020019108 B.C.P.R.
IN THE JOHN BRADLEY SURVEY, ABSTRACT No. 45
IN BRAZORIA COUNTY, TEXAS



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