

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LEGEND

- AE - AERIAL EASEMENT
- BL - BUILDING LINE
- BLDG - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- CIR - CAPPED IRON ROD
- "STS" - STAMPED SOUTH TEXAS SURVEYING
- HCCF - HARRIS COUNTY CLERKS FILE
- HCDR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- x- BARBED WIRE FENCE
- o- CHAIN LINK FENCE
- o- CONCRETE
- COVERED CONCRETE
- E- OVERHEAD ELECTRIC LINES
- WOOD FENCE
- WROUGHT IRON FENCE
- GUY WIRE
- CATCH BASIN
- CABLE BOX
- ELECTRIC BOX
- ELECTRIC MH
- FIRE HYDRANT
- FIBER OPTIC MARKER
- FLAG POLE
- GAS METER
- GAS VALVE
- CURB INLET
- LIGHT POLE
- MANHOLE
- MONITORING WELL
- PIPELINE MARKER
- POWER POLE
- SERVICE POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- UNDERGROUND CABLE MARKER
- WATER WELL
- WATER METER
- WATER VALVE
- BENCHMARK

STANDING OAKS LANE
(60' PUBLIC R.O.W.)

2.2621 ACRES
(98,540 SQ. FT.)

LAKE

LOT 18
1

NOTES

1. BEARING BASIS IS THE SOUTHEAST R.O.W. OF STANDING OAKS LANE BEING N 38°18'00" E.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY GF NO. 19-88545 OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2019. ALL RIGHTS RESERVED.
7. EASEMENT TO CITY OF BRAZOS COUNTRY, DATED JANUARY 12, 2017, EXECUTED BY CHARLES M ROWLAND, ET UX RECORDED IN/UNDER 170287 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS. AS SHOWN HEREON
8. PIPELINE RIGHT OF WAY DATED NOVEMBER 1, 1951, FROM PAUL CHEW, ET UX TO SHELL PIPE LINE CORPORATION, RECORDED IN/UNDER VOLUME 197, PAGE 482 OF THE DEED RECORDS OF AUSTIN COUNTY. BLANKET NOT PLOTTABLE
9. EASEMENT TO HOUSTON LIGHTING AND POWER CO. INC., DATED MARCH 15, 1978, EXECUTED BY JACK S. JOSEY, TRUSTEE, AND RECORDED IN/UNDER VOLUME 399, PAGE 817 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. DOES NOT AFFECT
10. EASEMENTS SHOWN ON PLAT OF BRAZOS COUNTRY, SECTION 3, RECORDED IN/UNDER VOLUME 1, PAGE 39 OF THE PLAT RECORDS AND IN/UNDER VOLUME 425, PAGE 374 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. AS SHOWN HEREON
11. 60' BUILDING LINE, AS SHOWN ON SURVEY DATED AUGUST 15, 2006, BY SOUTH TEXAS SURVEYING ASSOCIATES, INC. AS SHOWN HEREON
12. BUILDING LINES AS SHOWN ON THE PLAT RECORDED IN/UNDER VOLUME 1, PAGE 39 OF THE MAP RECORDS OF AUSTIN COUNTY, TEXAS. AS SHOWN HEREON
13. BUILDING LINES AND EASEMENTS SET FORTH IN DECLARATION RECORDED IN/UNDER VOLUME 450, PAGE 47 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS. AS SHOWN HEREON

SURVEYOR'S CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY:

GF 19-88545 of COMMONWEALTH LAND TITLE INSURANCE COMPANY



Fred W. Lawton, Registered Professional Land Surveyor No. 2321

SURVEY OF

LOTS 19 & 20, BLOCK 1 OF BRAZOS COUNTRY, SECTION 3, A SUBDIVISION IN AUSTIN COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 39-40, MAP RECORDS OF AUSTIN COUNTY, TEXAS.

ADDRESS: 324 STANDING OAKS LANE
SEALY, TEXAS 77474



SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX: 281-556-9331
Firm Number: 10045400

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DRAWN BY: JM

DATE: 6-28-19

SCALE: 1"=40'

REVISION:

JOB NO.: 1432-19

SHEET 1 OF 1

JOB NO: 1432-19

PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 48015C 0425E/0350E, DATE 9-3-10, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.