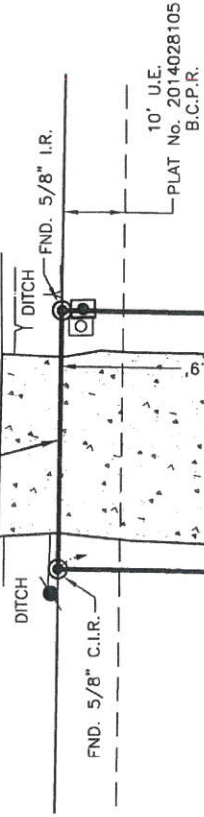
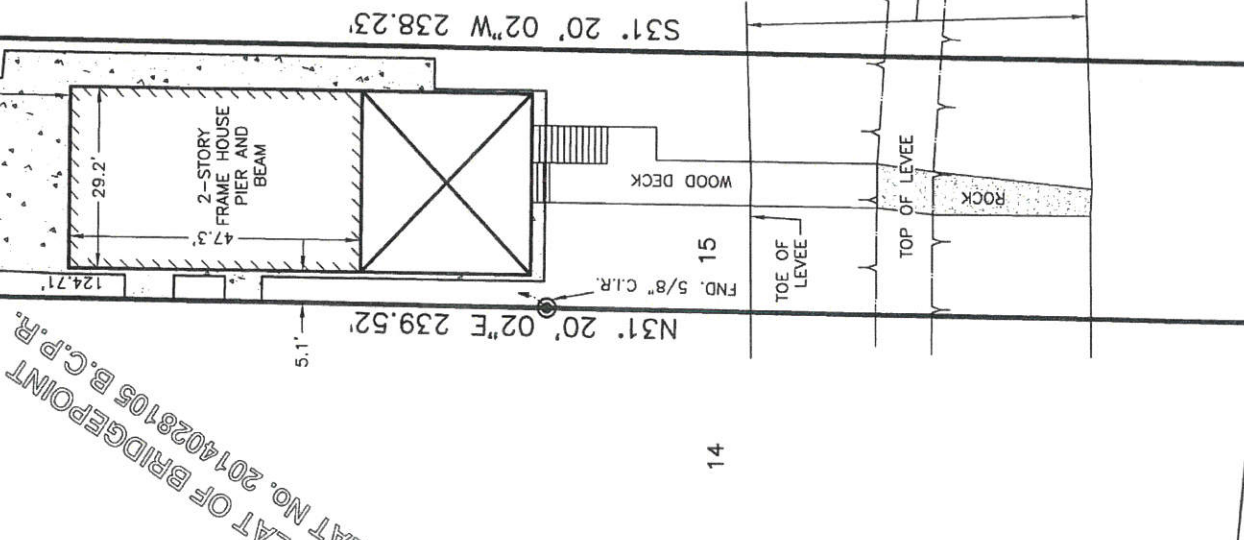


SOUTH FRONT STREET
(40' R.O.W.)
(VOL. 32, Pg. 14 B.C.D.R.)

S58° 39' 58"E 41.67'



REPLAT OF BRIDGEPOINT
PLAT No. 2014028105 B.C.P.R.



OLD BRAZOS RIVER

NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE No. 19-413574-LJ, EFFECTIVE DATE OF APRIL 12, 2019, 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. 48039C0780I, 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 ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED.
- THE SURVEYED TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN VOL. 25, Pg. 512 B.C.D.R. AND B.C.C.F. No. 2013045815, 2014028105 AND 2014029477.
- THE SURVEYED TRACT IS SUBJECT TO TERMS RECORDED IN B.C.C.F. No. 2013015361, 201401210, 2014020712, 2014019662, 2014030735 AND 2014025011.

LEGEND

—	AERIAL EASEMENT
—	BRAZORIA COUNTY CLERK'S FILE
—	BRAZORIA COUNTY DEED RECORDS
—	BRAZORIA COUNTY PLAT RECORDS
—	BUILDING LINE
—	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
⊙	FOUND MONUMENT AS NOTED
⊙	SET 5/8" CIR "BAKER&LAWSON"
⊗	GAS METER
⊗	WATER METER
—●—	POWER POLE

FOR: DANNY R. BOAZ SR. AND INA P. BOAZ
ADDRESS: 229 S FRONT ST, FREEPORT
COMMITMENT No.: 19-413574-LJ EFFECTIVE DATE: APRIL 12, 2019

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 17TH DAY OF MAY 2019.

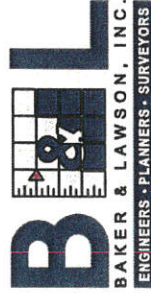


Devin Royal 5-23-19
DATE

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

PLAT OF SURVEY

BEING A 0.2285 ACRE TRACT
LOT 15 OF REPLAT OF BRIDGEPOINT
PLAT No. 2014028105 B.C.P.R.
IN THE ELI MITCHELL SURVEY, ABSTRACT No. 99
IN BRAZORIA COUNTY, TEXAS



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