



SURVEY PLAT
OF
26.775 ACRES

KNOWN AS
TRACT 3
BEING A PORTION OF A
30.785 ACRE TRACT

RECORDED IN
CLERK FILE NO. 2017-030191
OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE
**S.F. AUSTIN 7 1/3 LEAGUES GRANT
ABSTRACT 20
BRAZORIA COUNTY, TEXAS**
FOR
VICTOR AND RUAL JUAREZ
COUNTY ROAD 400

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.9998794)
3. THIS PROPERTY IS LOCATED PARTIALLY WITHIN THE LIMITS OF ZONE "AO" AND ZONE "X", PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0595H, DATED JUNE 5, 1989.
4. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM ALAMO TITLE FOR ITEMS OF RECORD. EASEMENTS LISTED IN SCHEDULE B, ITEMS C, D AND F DO NOT APPLY TO SUBJECT PROPERTY. EASEMENT LISTED IN ITEM E, VOL. 813, PG. 390 APPLIES TO SUBJECT PROPERTY AS SHOWN ON SURVEY AND DESCRIBES COUNTY ROAD 400 (80' R.O.W.)
5. AT TIME OF SURVEY, FENCE MEANDERS PROPERTY LINE PLUS OR MINUS 2.0 FROM PROPERTY LINE.

LEGEND

- FOUND PIPE/IRON ROD
- SET 5/8" IRON ROD
- ✕ BARB WIRE FENCE

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN. DATE SURVEYED: NOVEMBER 27, 2017



Terry Singletary
TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808

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Surveying and Mapping GPS/GIS
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SURVEYED:	11-27-17	BOOK:	BRAZORIA VOL. 11	PROJ NO:	7975-17-04
DRAWN BY:	MCLEOD/11-27-17	CHECKED:	TRS/11-27-17	REVISED:	02-05-19