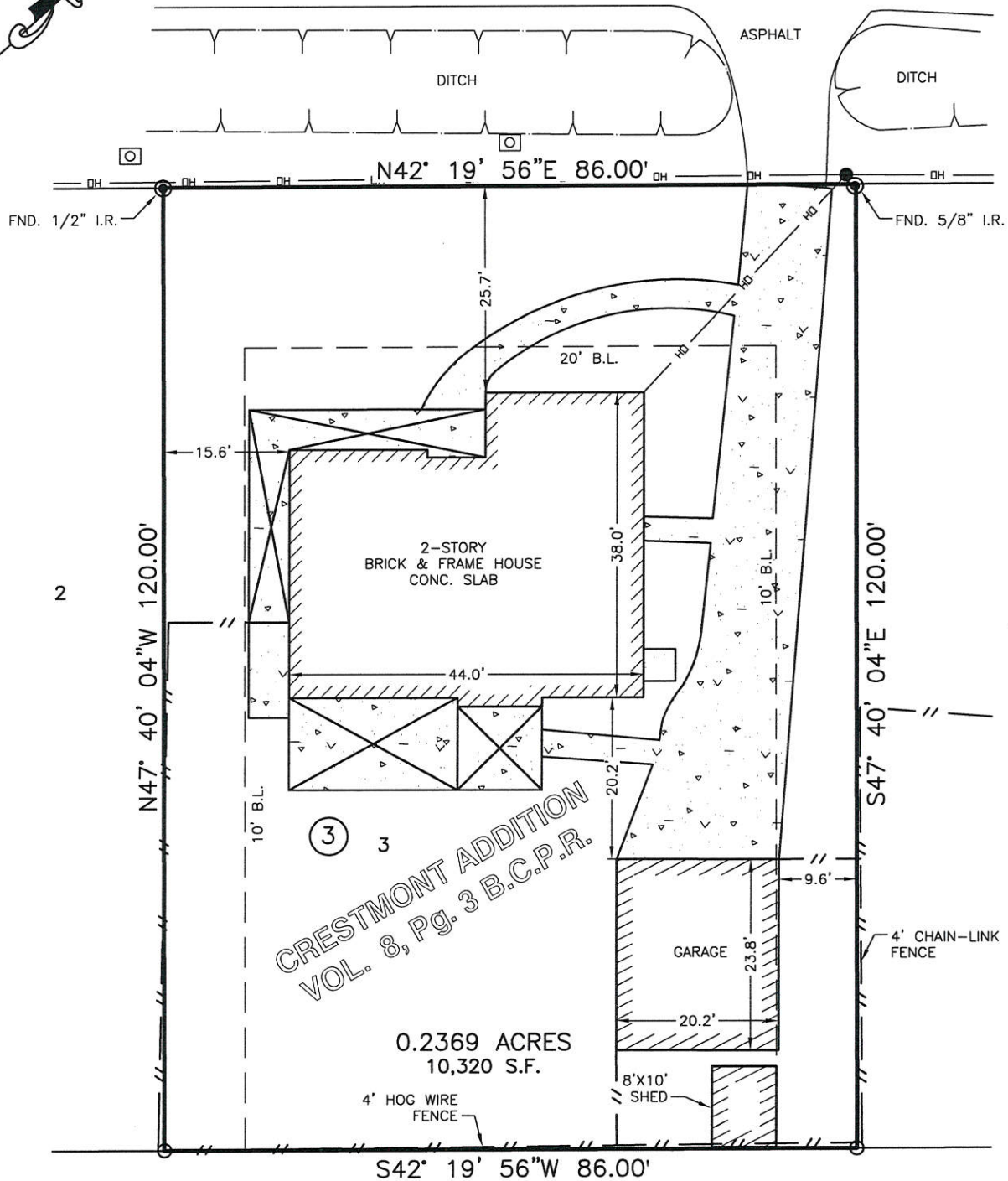


JOANN AVENUE
(60' R.O.W.)
(VOL. 8, Pg. 3 B.C.P.R.)

0 10' 20'
SCALE IN FEET
1"=20'



NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE No. 19-404491-LJ, EFFECTIVE DATE OF FEBRUARY 20, 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. 48039C0565H, 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.
- THE SURVEYED TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN VOL. 8, Pg. 3 B.C.P.R. AND VOL. 723, Pg. 565 B.C.D.R.
- BUILDING LINES AND EASEMENTS SHOWN HEREON ARE RECORDED IN VOL. 723, Pg. 565 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
⊙	= FOUND MONUMENT AS NOTED
○	= SET 5/8" CIR "BAKER&LAWSON"
●	= POWER POLE
⊠	= WATER METER

FOR: BRAD WIMBERLEY AND ALYSON WIMBERLEY
ADDRESS: 1104 AVENUE C, SWEENY
COMMITMENT No.: 19-404491-LJ EFFECTIVE DATE: FEBRUARY 20, 2019

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 7TH DAY OF MARCH, 2019.



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

Devin Royal 3-7-19

PLAT OF SURVEY
BEING A 0.2369 ACRE TRACT
LOT 3, BLOCK 3 OF CRESTMONT ADDITION
VOL. 8, Pg. 3 B.C.P.R.
IN THE ILMA KEEP SURVEY, ABSTRACT No. 79
IN BRAZORIA COUNTY, TEXAS



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