



BRAZORIA COUNTY TEXAS

LOT 4

TRACT 205

FND. CONC. MON. P.O.C.

LOT 10

B.T. ARCHER LEAGUE ABSTRACT 9



LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ SURVEY CAP "CCW 6587"
- ⊕ SEPTIC LID
- ⊙ POWER POLE
- OH— OVERHEAD WIRE
- - - EASEMENT LINE
- - - BUILDING LINE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD27)
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF= 0.999883754)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM GREAT AMERICAN TITLE COMPANY, G. F. NO: 55154-GAT81, EFFECTIVE DATE: JULY 16, 2017, ISSUED DATE: JULY 25, 2017, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT TO BUILDING RESTRICTIONS RECORDED IN VOLUME 1004, PAGE 437 B.C.D.R.
5. THIS PLAT IS PART OF A SURVEY REPORT INCLUDING A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICES OF DOYLE AND WACHTSTETTER, INC.

LOT 3

BLOCK 3

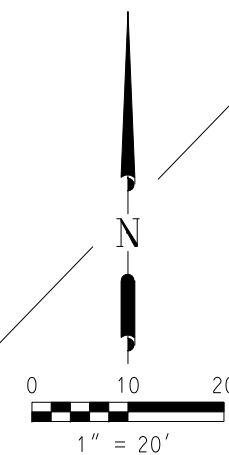
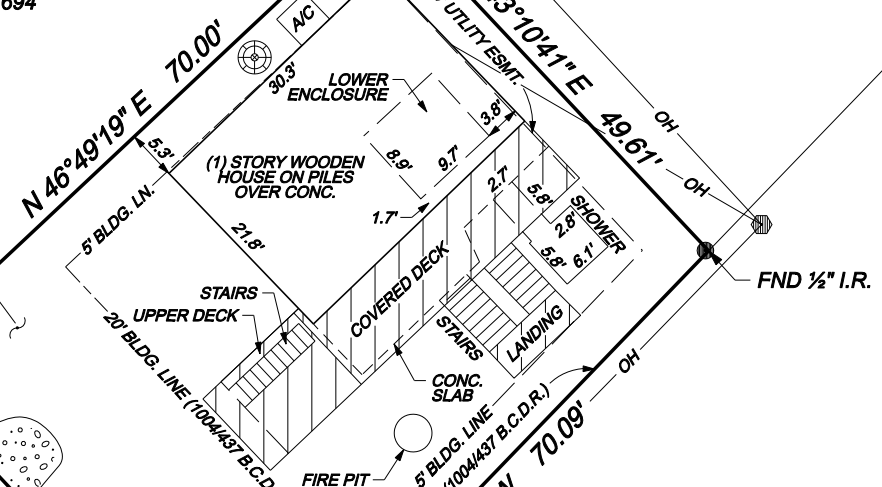
SEA BREEZE SUBDIVISION VOLUME 7, PAGE 113 B.C.P.R.

LOT 11

LOT 2 WARREN J. AND PATSY R. MANUEL CALLED 0.080 ACRE VOL. 1727, PG. 694 B.C.D.R.

SUBJECT 0.083 ACRE JOHN JOSEPH AND BERNADETH URE 13-060130 B.C.O.R.

SAND PEBBLE (60' R.O.W. 1004/437 B.C.D.R.)



LOT 3

BLOCK 4

LOT 2

FND 1/2" I.R.

FND 1/2" I.R.

15" RCP



ASPHALT

FND 1/2" I.R.

LOT 1

FND 1/2" I.R.

COUNTY ROAD 257 (BLUEWATER HIGHWAY) 120' R.O.W.

SURVEY PLAT OF

A 0.083 ACRE TRACT

KNOWN AS  
**LOT 1, BLOCK 3**  
 OF THE  
**UNRECORDED SUBDIVISION OF TRACT 205**  
 OUT OF THE  
**BRAZOS COAST INVESTMENT COMPANY SUBDIVISION No. 1**  
 RECORDED IN  
 VOLUME 2, PAGE 142  
 OF THE  
 BRAZORIA COUNTY PLAT RECORDS  
 IN THE  
**B.T. ARCHER LEAGUE ABSTRACT 9**  
 BRAZORIA COUNTY, TEXAS  
 FOR

PATRICIA FILLIPS AND ROBERT FILLIPS

G.F.NO.: 55154-GAT81  
1647 BLUEWATER HIGHWAY

**Doyle & Wachtstetter, Inc.**  
 Surveying and Mapping GPS/GIS  
 131 COMMERCE STREET, CLUTE, TEXAS 77531  
 OFFICE: 979.265.3622 FIRM NO.: 10024500 FAX: 979.265.9940

SURVEYED: 08-04-17	BOOK NO.: SURFSIDE VOL. 67	PROJECT NO.: 8077-17-01
DRAWN BY: LOFTUS 08-08-17	CHECKED: CCW 08-08-17	REVISED: NONE

I, CHRISTOPHER C. WACHTSTETTER, 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: AUGUST 4, 2017



**Christopher C. Wachtstetter**  
 CHRISTOPHER C. WACHTSTETTER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NUMBER 6587