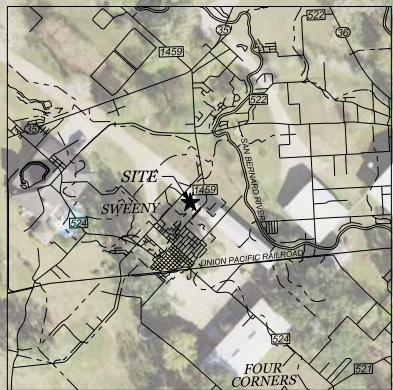


BRAZORIA COUNTY TEXAS

IMLA KEEP LEAGUE ABSTRACT 79



JOHN K. LINCECUM & LINDA J. WALLACE LINCECUM CALLED 25.483 ACRE TRACT CLERK'S FILE NO. 1994-044415 B.C.O.R.
MAGILL SUBDIVISION VOL. 2, PG. 94, B.C.P.R.
TRACT 9

DANIEL & MELISSA ANDERSON CALLED 4.48 ACRES TRACT CLERK'S FILE NO. 2008-021619 B.C.O.R.
TRACT 8

MASON & APRIL NICHOLS CALLED 4.33 ACRE TRACT CLERK'S FILE NO. 2020-017803 B.C.D.R.
TRACT 19

HILCORP ENERGY COMPANY CALLED 34.49 ACRE TRACT CLERK'S FILE NO. 1988-036233 B.C.O.R.
TRACT 10

COMMUNITY PUBLIC SERVICE COMPANY 30' WIDE ELECTRICAL EASEMENT VOL. 664, PG. 190 B.C.D.R.

TEOFILO & LAURA MILIAN CALLED 3.67 ACRE TRACT VOL. 821, PG. 394 B.C.O.R.

COMMUNITY PUBLIC SERVICE COMPANY ELECTRICAL EASEMENT VOL. 1447, PG. 388 B.C.D.R.

WILLIAM W. WORRELL, JR. & ROBERT WAYNE GOODRUM, JR. CALLED 35.423 ACRE TRACT CLERK'S FILE NO. 2010-017006 B.C.O.R.

VIOLA MAE SCHELLE SHELL SOUTHWEST 1/4 TRACT 17 VOL. 882, PG. 857 B.C.D.R.

STATE OF TEXAS 24' WIDE CALLED 1.00 ACRE TRACT VOL. 738, PG. 608 B.C.D.R.

BRAZORIA COUNTY 15' WIDE 0.31 ACRE TRACT VOL. 234, PG. 190 B.C.D.R.

- NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AND ARE REFERENCED TO N.G.S. CONTINUOUSLY OPERATING REFERENCE STATION "ST042621" AT EASTING (X) = 3117712.05 AND NORTHING (Y) = 13570155.16.
 2. ALL ELEVATIONS ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO N.G.S. MONUMENT "PLANT-B2 TRI-STATION", ELEVATION = 4.8 FT.
 3. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
 4. THIS SUBJECT TRACT OF LAND IS LOCATED WITHIN THE LIMITS OF ZONE "AE" & "AD", AREAS WITH BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48039C0565 K, DATED: DECEMBER 30, 2020.
 5. O DENOTES SET 5/8" IRON ROD, UNLESS OTHERWISE SPECIFIED.
 6. NO PRIVATE WATER WELL SHALL BE WITHIN 150 FEET OF ANY SEPTIC ABSORPTION SYSTEM.
 7. ALL LOTS EXCEED MINIMUM SIZE REQUIREMENT FOR SEPTIC APPROVAL.
 8. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOOD PLAIN MUST BE ELEVATED TO THE F.E.M.A. BASE FLOOD ELEVATION. NO BUILDING PERMITS WILL BE ISSUED IN A FLOODWAY BELOW THE BASE FLOOD ELEVATION (B.F.E.). CONTACT THE FLOOD PLAIN ADMINISTRATOR'S OFFICE FOR SPECIFIC INFORMATION.

30' PLATTED ROADWAY

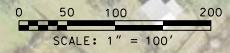
DRAINAGE DITCH

STATE HIGHWAY F.M. 1459 (120' R.O.W.)

PARTITION SURVEY PLAT OF 35.427 ACRE TRACT

BEING ALL THAT CERTAIN WILLIAM W. WORRELL, JR. & ROBERT WAYNE GOODRUM, JR. CALLED 35.423 ACRE TRACT AS RECORDED IN CLERK'S FILE NO. 2010-017006 OF THE BRAZORIA COUNTY OFFICIAL RECORDS IN THE IMLA KEEP LEAGUE ABSTRACT 79 BRAZORIA COUNTY, TEXAS TEXAS FARM-MARKET HIGHWAY #1459

- LEGEND
- FOUND IRON ROD UNLESS OTHERWISE NOTED
 - SET 5/8" IRON ROD W/SURVEY CAP MARKED "WPD 4467"
 - ⊙ DISK IN CONCRETE MONUMENT
 - PERMANENT REFERENCE MONUMENT
 - TRACT LINE
 - - - SUBJECT PROPERTY LINE
 - B.C.D.R. BRAZORIA COUNTY DEED RECORDS
 - B.C.O.R. BRAZORIA COUNTY OFFICIAL RECORDS
 - B.C.L.R. BRAZORIA COUNTY LAND RECORDS



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: JAC 7-07-22	BOOK: BRAZ. CO. VOL. 42	PROJ. NO.: 14418-22-0
DRAWN BY: WPD 7-07-22	CHECKED: WPD 7-15-22	REVISED: NONE

USER: Unfiled Workspace TIME: 4:17:58 PM
C:\DGN\Boundary\Sweeny\FM 1459\FM1459 Worrell\Survey Plat Worrell & Goodrum 35.427 Acre Survey FM 1459 Sweeny WPD 220715.dgn

I, WM. PATRICK DOYLE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING 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 HEREON.
DATE SURVEYED: JUNE 1, 2022

WM. PATRICK DOYLE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4467