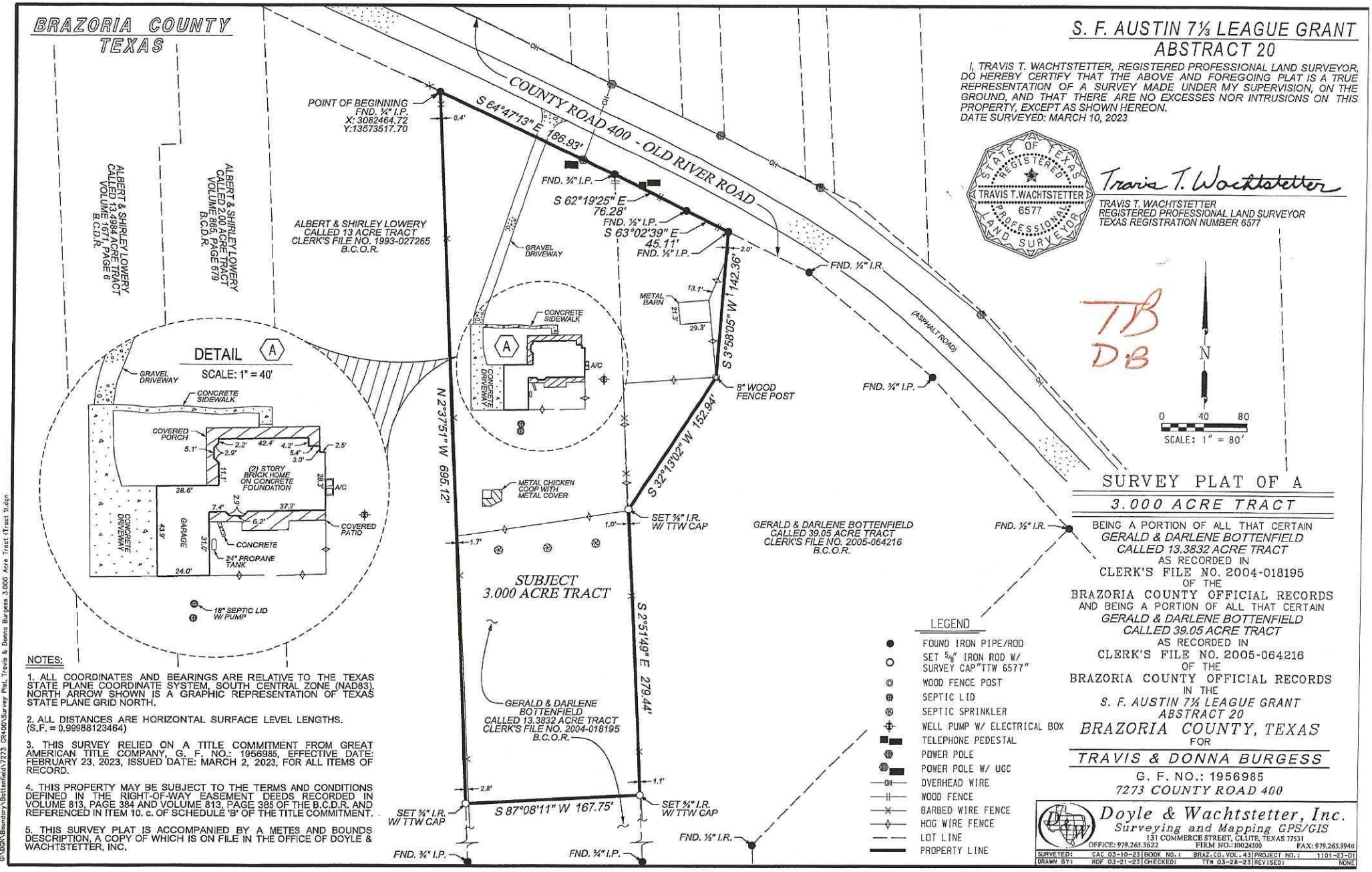
BRAZORIA COUNTY
TEXAS
S. F. AUSTIN 7⅓ LEAGUE GRANT
ABSTRACT 20
I, TRAVIS T. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN HEREON.
DATE SURVEYED: MARCH 10, 2023
STATE OF TEXAS REGISTERED TRAVIS T. WACHTSTETTER 6577 PROFESSIONAL LAND SURVEYOR
Travis T. Wachtstetter
TRAVIS T. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6577
COUNTY ROAD 400 - OLD RIVER ROAD
POINT OF BEGINNING
FND. ¾" I.P.
X: 3082464.72
Y:13573517.70
S 64°47'13" E 186.93'
FND. ¾" I.P.
S 62°19'25" E 76.28'
FND. ½" I.P.
S 63°02'39" E 45.11'
FND. ½" I.P.
S 3°58'05" W 142.36'
FND. ½" I.R.
(ASPHALT ROAD)
FND. ¾" I.P.
8" WOOD FENCE POST
S 32°13'02" W 152.94'
N 2°37'51" W 695.12'
SET ⅝" I.R. W/ TTW CAP
FND. ½" I.R.
ALBERT & SHIRLEY LOWERY
CALLED 13.4984 ACRE TRACT
VOLUME 1671, PAGE 6
B.C.D.R.
ALBERT & SHIRLEY LOWERY
CALLED 2.00 ACRE TRACT
VOLUME 865, PAGE 679
B.C.D.R.
ALBERT & SHIRLEY LOWERY
CALLED 13 ACRE TRACT
CLERK'S FILE NO. 1993-027265
B.C.O.R.
GRAVEL DRIVEWAY
METAL BARN
CONCRETE SIDEWALK
CONCRETE DRIVEWAY
A/C
METAL CHICKEN COOP WITH METAL COVER
GERALD & DARLENE BOTTENFIELD
CALLED 39.05 ACRE TRACT
CLERK'S FILE NO. 2005-064216
B.C.O.R.
SUBJECT
3.000 ACRE TRACT
S 2°51'49" E 279.44'
GERALD & DARLENE BOTTENFIELD
CALLED 13.3832 ACRE TRACT
CLERK'S FILE NO. 2004-018195
B.C.O.R.
S 87°08'11" W 167.75'
SET ¾" I.R. W/ TTW CAP
SET ⅝" I.R. W/ TTW CAP
FND. ¾" I.P.
FND. ¾" I.P.
FND. ½" I.R.
DETAIL A
SCALE: 1" = 40'
GRAVEL DRIVEWAY
CONCRETE SIDEWALK
COVERED PORCH
(2) STORY BRICK HOME ON CONCRETE FOUNDATION
A/C
GARAGE
CONCRETE DRIVEWAY
COVERED PATIO
CONCRETE
24" PROPANE TANK
18" SEPTIC LID W/ PUMP
TB
D.B
N
0 40 80
SCALE: 1" = 80'
SURVEY PLAT OF A
3.000 ACRE TRACT
BEING A PORTION OF ALL THAT CERTAIN GERALD & DARLENE BOTTENFIELD CALLED 13.3832 ACRE TRACT AS RECORDED IN CLERK'S FILE NO. 2004-018195 OF THE BRAZORIA COUNTY OFFICIAL RECORDS AND BEING A PORTION OF ALL THAT CERTAIN GERALD & DARLENE BOTTENFIELD CALLED 39.05 ACRE TRACT AS RECORDED IN CLERK'S FILE NO. 2005-064216 OF THE BRAZORIA COUNTY OFFICIAL RECORDS IN THE S. F. AUSTIN 7⅓ LEAGUE GRANT ABSTRACT 20 BRAZORIA COUNTY, TEXAS FOR
TRAVIS & DONNA BURGESS
G. F. NO.: 1956985
7273 COUNTY ROAD 400
LEGEND
FOUND IRON PIPE/ROD
SET ⅝" IRON ROD W/ SURVEY CAP "TTW 6577"
WOOD FENCE POST
SEPTIC LID
SEPTIC SPRINKLER
WELL PUMP W/ ELECTRICAL BOX
TELEPHONE PEDESTAL
POWER POLE
POWER POLE W/ UGC
OVERHEAD WIRE
WOOD FENCE
BARBED WIRE FENCE
HOG WIRE FENCE
LOT LINE
PROPERTY LINE
NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). NORTH ARROW SHOWN IS A GRAPHIC REPRESENTATION OF TEXAS STATE PLANE GRID NORTH.
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S.F. = 0.99988123464)
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM GREAT AMERICAN TITLE COMPANY, G. F. NO.: 1956985, EFFECTIVE DATE: FEBRUARY 23, 2023, ISSUED DATE: MARCH 2, 2023, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT TO THE TERMS AND CONDITIONS DEFINED IN THE RIGHT-OF-WAY EASEMENT DEEDS RECORDED IN VOLUME 813, PAGE 384 AND VOLUME 813, PAGE 385 OF THE B.C.D.R. AND REFERENCED IN ITEM 10. c. OF SCHEDULE 'B' OF THE TITLE COMMITMENT.
5. THIS SURVEY PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION, A COPY OF WHICH IS ON FILE IN THE OFFICE OF DOYLE & WACHTSTETTER, INC.
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: CAC 03-10-23 BOOK NO.: BRAZ. CO. VOL. 43 PROJECT NO.: 1101-23-01
DRAWN BY: RDF 03-21-23 CHECKED: TTW 03-28-23 REVISED: NONE
USER: Untitled Workspace
DATE: 3/28/2023 11:23:17 AM
G:\DGN\Boundary\Bottenfield\7273 CR400\Survey Plat, Travis & Donna Burgess 3.000 Acre Tract (Tract 1).dgn

Ex. "A"