

**BRAZORIA COUNTY
TEXAS**

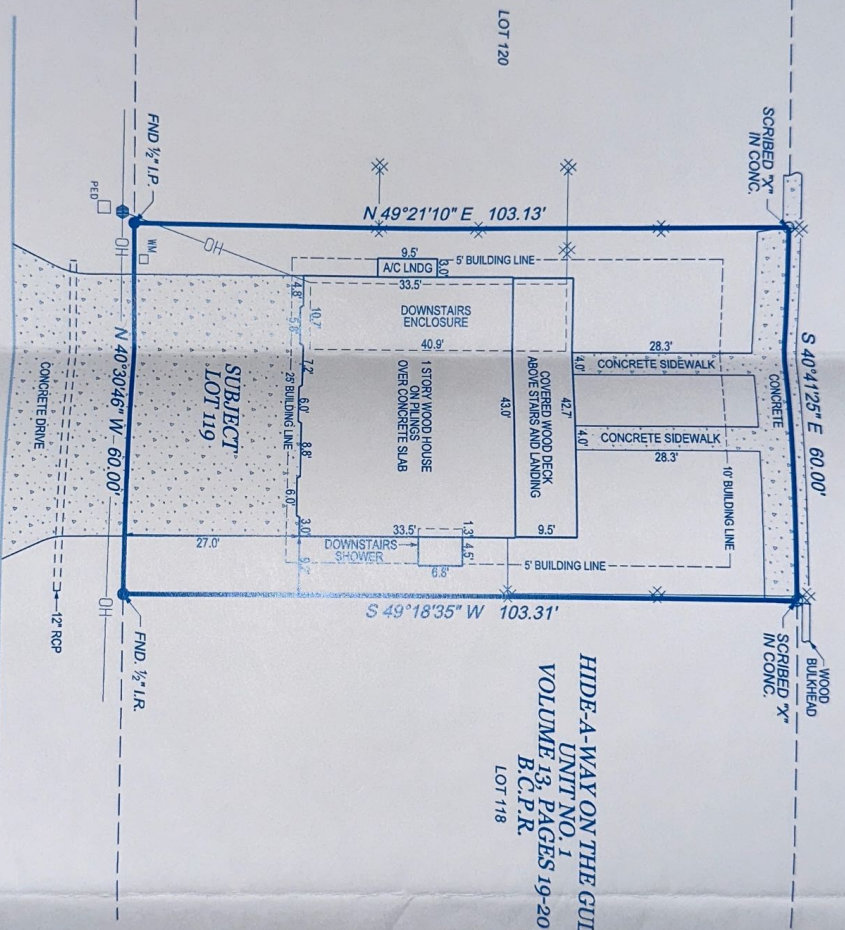
"K" CANAL (80' R.O.W.)

BRANCH T. ARCHER LEAGUE
ABSTRACT 9

- LEGEND**
- FOUND IRON PIPE/ROD
 - SET 5/8" IRON ROD W/ TRS CAP
 - POWER POLE
 - OH OVERHEAD WIRE
 - WM WATER METER
 - TELEPHONE PEDestal
 - ✕ WOOD FENCE
 - BUILDING LINE
 - EASEMENT
 - LOT LINE
 - PROPERTY LINE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (TMD 831).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (S_F = 0.999863379693)
 3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 4803900615N, DATED 12-30-20.
 4. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM WESTCOB LAND TITLE INSURANCE COMPANY FILE NO.: 100FPP, WITH AN EFFECTIVE DATE OF SEPTEMBER 23, 2021, AND AN ISSUE DATE OF OCTOBER 19, 2021, FOR ALL TERMS OF RECORD.
 5. ALL AREAS BETWEEN FRONT PROPERTY LINES OF LOTS AND BUILDING SETBACK LINES ARE ALSO DEDICATED TO THE PUBLIC AS UTILITY EASEMENTS, PER RECORDED PLAT.
 6. THERE IS AN UNOBSTRUCTED AERIAL EASEMENT 5 FOOT WIDE FROM THE 20 FOOT SETBACK TO THE GROUND GRAD, LOCATED ADJACENT TO ALL STEEL BEAMS AND CONCRETE SLABS. THE LINE AND UTILITY EASEMENT BY AN INSTRUMENT RECORDED IN COUNTY CLERK'S FILE NO. 1994-007545 OF THE BRAZORIA OFFICIAL RECORDS.
 7. FRONT BUILDING LINE IS PER RECORDED PLAT, SIDE AND REAR BUILDING LINES WERE RECORDED IN COUNTY CLERK'S FILE NO. 1996-005616 OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
 8. THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING INSTRUMENTS RECORDED IN VOLUME 911, PAGE 357, VOLUME 1051, PAGE 249, VOLUME 1638, PAGE 295, ALL OF THE BRAZORIA COUNTY DEED RECORDS, AND THOSE RECORDED IN COUNTY CLERK'S FILE NO. 2011-021689, 2002-066993, 2002-066994, 2010-031991, 2011-021689, 2002-066993, 2002-066994, 2010-031991, 2015-006881, 2015-006882, AND 2015-006894, ALL OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
1. 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: OCTOBER 4, 2021



HIDE-A-WAY ON THE GULF
UNIT NO. 1
VOLUME 13, PAGES 19-20
B.C.P.R.
LOT 118

SURVEY PLAT

OF
LOT 119

HIDE-A-WAY ON THE GULF
UNIT NO. 1
RECORDED IN

VOLUME 13, PAGES 19-20
OF THE

BRAZORIA COUNTY PLAT RECORDS
IN THE
BRANCH T. ARCHER LEAGUE
ABSTRACT 9
BRAZORIA COUNTY, TEXAS
FOR

CHRISTOPHER & KYONG JETTON

115 SAND SCHOOLS ROAD

Doyle & Wachstetter, Inc.
Surveying and Mapping GSI/GIS



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

SAND SCHOOLS ROAD (60' R.O.W.)

