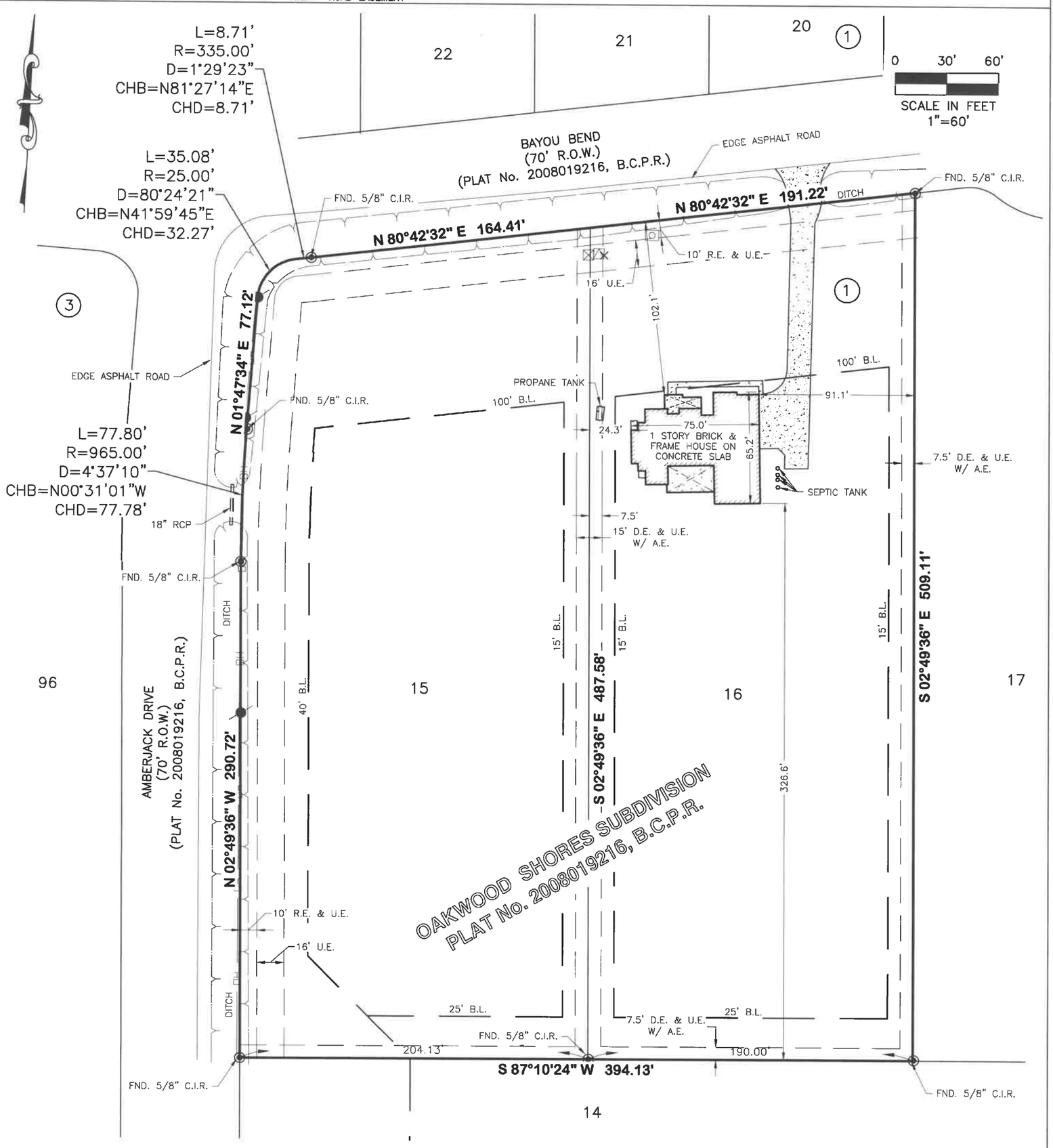
LEGEND

B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE	U.E. = UTILITY EASEMENT	= MANHOLE	= GUY ANCHOR	= FOUND MONUMENT AS NOTED
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS	A.E. = AERIAL EASEMENT	= CLEAN OUT	= SIGN	= SET 5/8" CIR "BAKER&LAWSON"
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS	D.E. = DRAINAGE EASEMENT	= WATER METER	= MAIL BOX	= OVERHEAD ELECTRIC
VOL., Pg. = VOLUME, PAGE	B.L. = BUILDING LINE	= POWER POLE	= UTILITY BOX	= BARBED WIRE FENCE
P.O.B. = POINT OF BEGINNING	S.F. = SQUARE FEET	= TELEPHONE PEDESTAL	= LIGHT POLE	= WOOD FENCE
P.O.C. = POINT OF COMMENCEMENT	No. = NUMBER	= GAS METER	= FIRE HYDRANT	= CHAIN LINK FENCE
C.I.R. = CAPPED IRON ROD	FND. = FOUND	= WATER VALVE	= BENCHMARK	
I.R. = IRON ROD	R.O.W. = RIGHT-OF-WAY	= INLET		
I.P. = IRON PIPE	R.C.P. = REINFORCED CONC. PIPE			
	R.E. = ROAD EASEMENT			



ADDRESS: 31411 AND 31419 BAYOU BEND, RICHWOOD TX
TITLE COMMITMENT: ATCH20104336, EFFECTIVE: NOVEMBER 23, 2020

NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE CO., G.F. No.ATCH20104336, EFFECTIVE DATE OF NOVEMBER 23, 2020, 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.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. PROPERTY RESTRICTIONS: PLAT No. 2008019216 B.C.P.R. AND B.C.C.F. No. 2008023001, 2010029285, 2011041607, 2013032347, 2013038295, 2015014190, 2019016322, 2019016334.
4. BUILDING LINES AND EASEMENTS SHOWN HEREON ARE RECORDED IN PLAT No. 2008019216, B.C.P.R.
5. THE SURVEYED TRACT IS SUBJECT TO AN AGREEMENT RECORDED IN B.C.C.F. NO. 2008033199.
6. THE SURVEYED TRACT IS NOT SUBJECT TO AN EASEMENT RECORDED IN B.C.C.F. NO. 2008053643.

FEMA MAP NO.: 48039C0610K
REVISED DATE: DECEMBER 31, 2020
FLOOD ZONE: "AE"

PLAT OF SURVEY

LOTS 15 AND 16, BLOCK 1 OF OAKWOOD SHORES
PLAT No. 2008019216, B.C.P.R.
IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT No. 30
IN BRAZORIA COUNTY, TEXAS

I HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 22ND DAY OF SEPTEMBER, 2022.

STATE OF TEXAS REGISTERED DARREL HEIDRICH 5378 PROFESSIONAL LAND SURVEYOR

9/26/2022

DARREL HEIDRICH — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5378

BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS

Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

JOB NO.: 14497	SCALE: 1"= 60'	DATE: 09/23/2022	DWG. NO.: 14497-FINAL.DWG	DRAWN BY: NWO	CHK. BY: AH

J:\14000S\14400S\14497\ENGINEERING-SURVEY\SURVEY\DRAFT\14497-FINAL.DWG 9/26/22 Darrel Heidrich