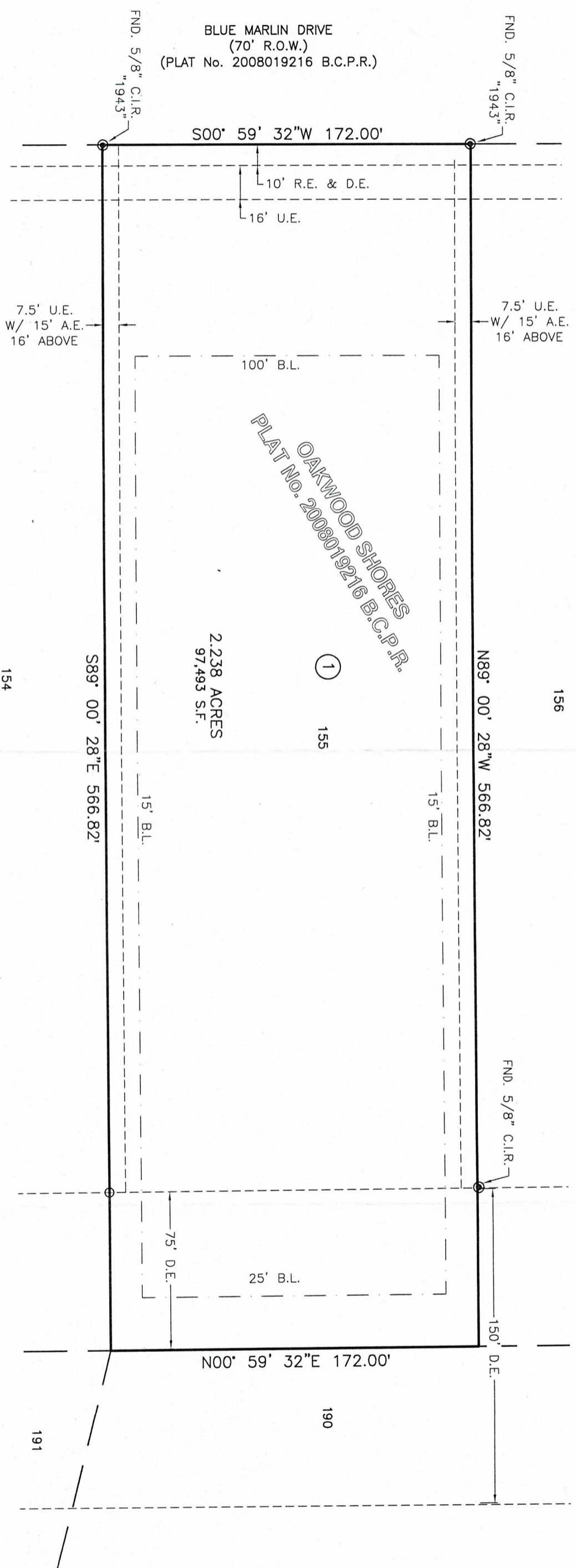


SCALE IN FEET
1"=50'



LEGEND

A.E. =	AERIAL EASEMENT
B.C.C.F. =	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R. =	BRAZORIA COUNTY DEED RECORDS
B.C.P.R. =	BRAZORIA COUNTY PLAT RECORDS
B.L. =	BUILDING LINE
D.E. =	DRAINAGE EASEMENT
FND. =	FOUND
No. =	NUMBER
C.I.R. =	CAPPED IRON ROD
I.R. =	IRON ROD
I.P. =	IRON PIPE
P.O.B. =	POINT OF BEGINNING
P.O.C. =	POINT OF COMMENCEMENT
R.O.W. =	ROAD EASEMENT
R.O.W. =	RIGHT-OF-WAY
S.F. =	SQUARE FEET
U.E. =	UTILITY EASEMENT
VOL., Pg. =	VOLUME, PAGE

= FOUND MONUMENT AS NOTED
 = SET 5/8" CIR "BAKER&LAWSON"

- NOTES**
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE NO. 19-403627-LJ, EFFECTIVE DATE OF FEBRUARY 17, 2019, 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.
 - ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 480330610H, REVISED DATE OF JUNE 5, 1989, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" SHADED AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 - THE SURVEYED TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN B.C.C.F. No. 2008019216, 2008023001, 2009038879, 2010029285, 2011041607, 201303347, 2013038295, 2013061375, 2015014190, 2017005320, AND 2018004233.
 - EASEMENTS AND BUILDING LINES SHOWN HEREON ARE RECORDED IN PLAT No. 2008019216 B.C.P.R. UNLESS NOTED OTHERWISE.
 - EASEMENT RECORDED IN VOL. 724, Pg. 105 B.C.D.R. DOES NOT AFFECT THE SURVEYED TRACT.
 - THE SURVEYED TRACT IS SUBJECT TO AN AGREEMENT RECORDED IN B.C.C.F. No. 2008033199.

FOR: ROLAND RAPHÉAL MGUIERIE III
 ADDRESS: 33611 BLUE MARLIN DR, RICHWOOD
 COMMITMENT No.: 19-403627-LJ EFFECTIVE DATE: FEBRUARY 17, 2019

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 26TH DAY OF FEBRUARY, 2019.

Devin Royal
 DEVIN R. ROYAL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6667

DATE: 02/27/19



PLAT OF SURVEY
 BEING A 2.238 ACRE TRACT
 LOT 155, BLOCK 1 OF OAKWOOD SHORES
 PLAT No. 2008019216 B.C.P.R.
 LOCATED IN THE J.E. GROCE SURVEY,
 ABSTRACT No. 66 IN
 BRAZORIA COUNTY, TEXAS

Baker & Lawson Inc.
 300 East Cedar, Angleton, TX 77515
 Phone # 979-849-6681 · www.BakerLawson.com
 Licensed Surveying Firm No. 10052500

Baker & Lawson, L.P.
 ENGINEERS-PLANNERS-SURVEYORS

DWG. NO.: 13130-TS
 DRAWN BY: DRR
 CHK. BY: AH

M. W. K.