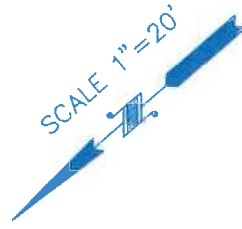




LEGEND

- B.L. = BUILDING LINE
- WATER METER
- POWER POLE
- WOOD DECK



LOT 3

(CALLED 71.97')
S 49°12'07" E 72.01'

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

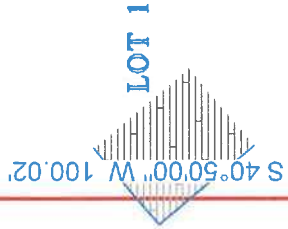
SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

N 40°50'00" E 99.98'

20' ALLEY

(VACANT)

LOT 2
BLOCK 1



25' B.L.

TREATY DRIVE
(70' R.O.W.)

FND 1/2" I.R.
(B)

SET 1/2" I.R.
W/CAP MARKED
"SURVEY 1"

N 49°10'00" W 72.01'

FND 1/2" I.R.
(A)

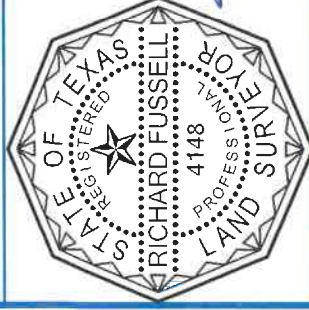
67.99'

TEXAS STREET
(70' R.O.W.)

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
3. THIS SURVEY IS CERTIFIED TO MCP CONSTRUCTION FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGAL DESCRIPTION: LOT 2, IN BLOCK 1, OF REPLAT OF LOTS 5, 6, 7 & 8, BLOCK 549, SURFSIDE TOWNSITE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 2023007842 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON OCTOBER 26, 2023 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

Richard Fussell
RICHARD FUSSELL
RPLS# 4148

CLIENT:

TBD

ADDRESS:

TEXAS STREET

www.survey1inc.com
survey1@survey1inc.com



Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: LG	TECH: BK
DRAFTER: MC(V)	FINAL CHECK: EF
DATE: OCT. 31, 2023	JOB# 10-129067-23