

STATE OF TEXAS
COUNTY OF BRAZORIA

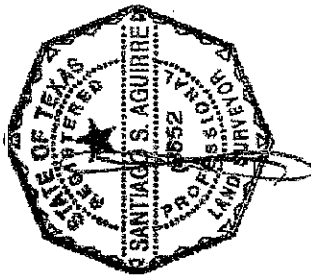
103 SUGAR CANE TRACE

THIS IS TO CERTIFY THAT I HAVE THIS DAY MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT LOT 2 BLOCK 1 OF BROOKHOLLOW SUBDIVISION, BRAZORIA COUNTY, TEXAS ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 185 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, TYPE AND LOCATION OF BUILDINGS AND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF SAID PROPERTY, THE SETBACK FROM PROPERTY LINES THE DISTANCES INDICATED.

THERE ARE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS AS INDICATED.

DATE: NOVEMBER 4, 2023
SCALE: 1"=20'
S.S. AGUIRRE
REGISTERED PROFESSIONAL
LAND SURVEYOR TX. NO. 2552
64 MISTLETOE CT
#101297-001
LAKE JACKSON, TEXAS
979-482-3529



CL SUGAR CANE TRACE

(60' ROW)

Subject to conditions as set forth in the regulations of the City of Lake Jackson

There are no other apparent or visible pipeline easements affecting the limits of this property

(xxx) indicates record calls and distances
M indicates field measured calls and distances from assumed bearing field

THE FLOOD ZONE DESIGNATION OF THIS PROPERTY IS "X" ACCORDING TO THE F.I.R.M. OF COMMUNITY 48039C (0620)K

THE BUYER(S) OF THIS PROPERTY AS OF THIS SURVEY IS/ARE HORACIO RODRIGUEZ AND PATRICIA RODRIGUEZ



LOT 3
BLK 1
CCF#1997 010108

HELD, 124.15'M
(S82°30'43"E, 123.69')

(A=64.34', R= 313.47')

CHORD S08°34'15"W, 70.59'M

S04°38'27"W, 7.05'

25' BLDG LINE (ZONING)
30' BLDG LINE (PLAT)

ONE STORY RESIDENCE
WD FR/BRK SID'G
ON CONC SLAB
LOT 2
BLK 1
CCF#2004 009983

CONC DRIVE

GARAGE

WD FR/ SID'G
STORAGE ON
TIRES

(N85°21'33"W, 138.36')
REF BRG BASIS 139.87'M

LOT 1
BLK 1
CCF#2019 037089

CITY DRAINAGE EASEMENT

N19°46'21"E, 79.34'M
(N20°10'09"E, 80.00')

10' UTIL EASEMENT

1" FLOOD FENCE OR ASBUT LINE

3" AERIAL EASEMENT @ 20' A.G.

1" FLOOD FENCE OUTSIDE LINE

7.5' BLDG LINE

7.5' BLDG LINE

14' CONC

18.9'

18.1'

18.1'

18.1'

18.1'

18.1'

18.1'

18.1'

18.1'