

BISSELL ROAD
(60' R.O.W.)

S 70°29'31" E 140.00'

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

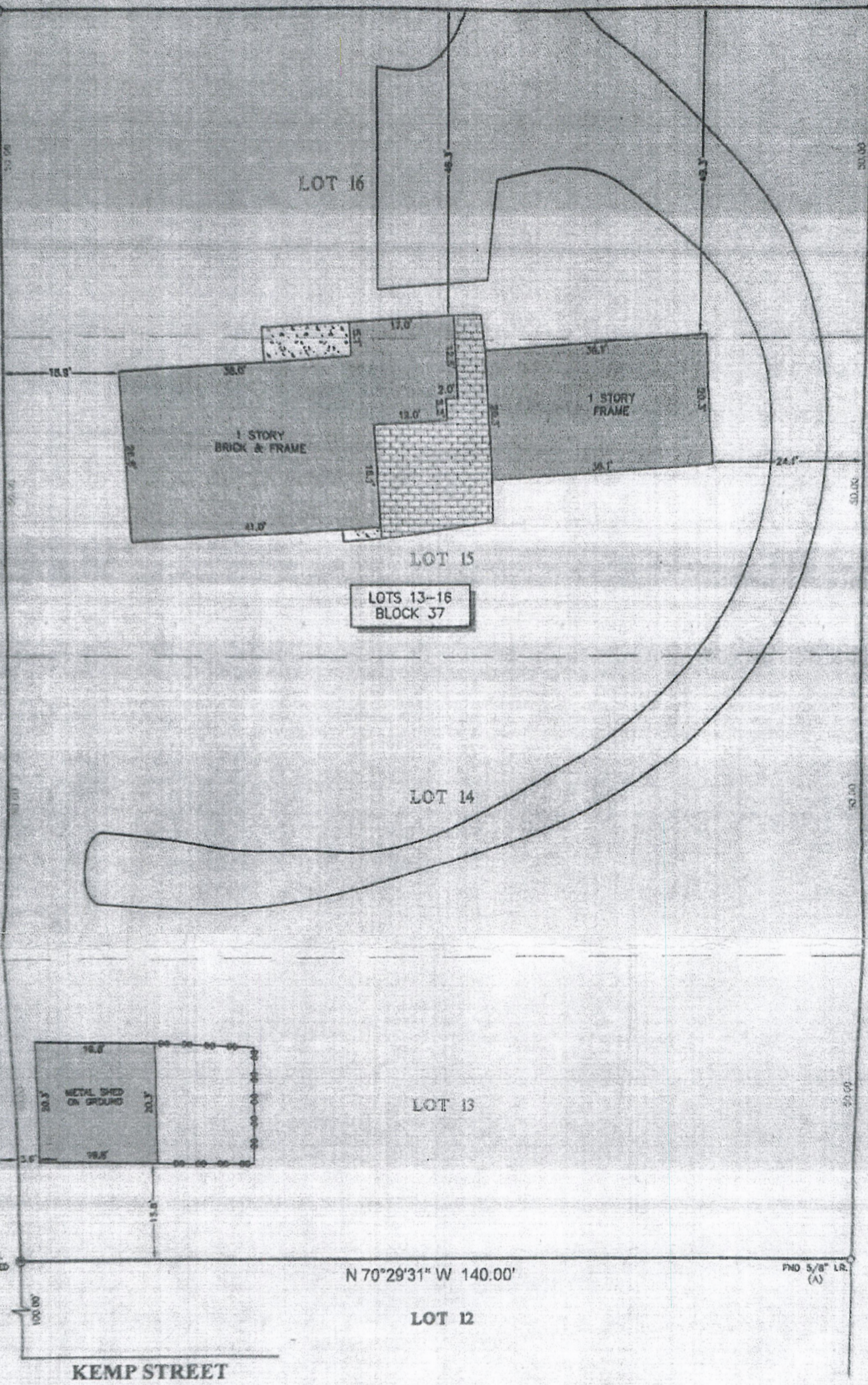
FND 1/2" I.R.

W/CAP MARKED
"SURVEY 1"

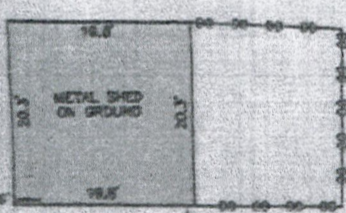
SPILLANE STREET
(60' R.O.W.)
(UNIMPROVED)

N 19°30'28" E 200.00'

S 19°30'29" W 200.00'
10' ALLEY



LOTS 13-16
BLOCK 37



KEMP STREET
(60' R.O.W.)
(UNIMPROVED)

N 70°29'31" W 140.00'

FND 5/8" I.R.
(A)

- NOTES:**
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, HAD 83, POINTS (A) AND (B) WERE HELD FOR MONITORING CONTROL.
 - NO EXTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JANUARY 25, 2023, UNDER G.F. NO. 2134884-HH8F.

LEGEND

	CONCRETE		FENCE
	BRICK		CHAIN LINK
	GRAVEL		

LEGAL DESCRIPTION: LOT 13, 14, 15 AND 16, BLOCK 37, MANVEL TOWNSITE, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 69, MAP RECORDS, BRAZORIA COUNTY, TEXAS.

CLIENT: LEMARK INVESTMENTS, LLC ADDRESS: 7234 BISSELL ROAD



SURVEYOR'S 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 FEBRUARY 3, 2023 AND THAT THE PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCUMBRANCES OR INTERESTS EXCEPT AS SHOWN.

[Signature]



TITLE COMPANY: INDEPENDENCE

281-485-7986

ISSUE DATE: JANUARY 25, 2023

FIELD CREW: JF SF

DRAPPER: MH FINAL CHECK: EF

DATE: FEB. 6, 2023

JOB#: 2-120434-23