

LOT 129

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 130

SUBJECT
LOT 131
MARCUS ALLEN
2022003597 B.C.O.R.

LOT 132

LOT 133

BLOCK 1

HAVENWOOD EXTENSION
VOLUME 7, PAGE 79-80
B.C.P.R.

10' DRAINAGE/UTILITY ESMT.
(PER 7/79-80 B.C.P.R.)

FND. 5/8" I.R.

15' AERIAL ESMT.
(PER PLAT)

FND. 5/8" I.R.

N 2°47'51" W - 204.13'

7.5' DRAINAGE/UTILITY ESMT.
(PER PLAT)

FND. 5/8" I.R.

FND. 5/8" I.R.

FND. 5/8" I.R.

25' BLDG. LINE (PER PLAT)

15' DRAINAGE/UTILITY ESMT.
(PER PLAT)

30' AERIAL ESMT.
(PER PLAT)

FND. 5/8" I.R.

FND. 5/8" I.R.

FND. 5/8" I.R.

15' BLDG. LINE (PER PLAT)

15' DRAINAGE/UTILITY ESMT.
(PER PLAT)

56" AERIAL ESMT.
(PER PLAT)

100' BLDG. LINE
(PER PLAT)

16' UTILITY ESMT. (PER PLAT)

S 76°08'41" E - 813.83'

N 78°04'45" W - 758.63'

FND. 5/8" I.R.

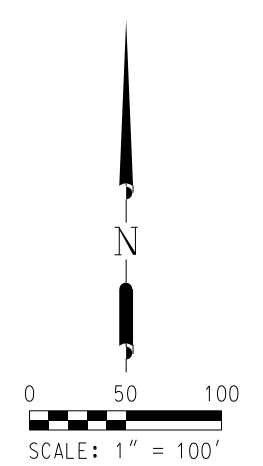
FND. 5/8" I.R.

FND. 5/8" I.R.

BLUE MARLIN DRIVE (70' R.O.W.)

R = 5035.00'
L = 169.99'
Δ = 1°56'04"
CH = S 12°53'22" W
169.98'

RCP



LEGEND

- FOUND IRON PIPE/ROD
- ⊙ POWER POLE
- PED TELEPHONE PEDESTAL
- OH— OVERHEAD WIRE
- - - EASEMENT LINE
- - - BUILDING LINE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.999872527)
3. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM CHICAGO TITLE INSURANCE COMPANY, G.F.NO: CTH-IL-CTT24778005NP, EFFECTIVE DATE: APRIL 19, 2024, ISSUED: APRIL 30, 2024, FOR ALL ITEMS OF RECORD.
4. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS RECORDED IN CLERK'S FILES 2008019216 B.C.P.R. AND 2008-023001, 2010-029285, 2011-041607, 2013-032347, 2013-038295, 2015-014190, 2019-016322, 2019-016334, 2022-011779, 2022-054032, AND 2023-023588 B.C.O.R.
5. TERMS, CONDITIONS AND STIPULATIONS IN THE AGREEMENT BY AND BETWEEN CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC IN COUNTY CLERK'S FILE NO. 2008-033199

I, CHRISTOPHER C. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: MAY 17, 2024

SURVEY PLAT OF
LOT 131, BLOCK 1

OF THE
FINAL PLAT OF
OAKWOOD SHORES
RECORDED IN
CLERK'S FILE NO. 2008019216
OF THE
BRAZORIA COUNTY PLAT RECORDS
IN THE
JARED E. GROCE LEAGUE
ABSTRACT 66
BRAZORIA COUNTY, TEXAS
FOR
ZOE PROPERTIES LLC

33410 BLUE MARLIN DRIVE



Christopher C. Wachtstetter
CHRISTOPHER C. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6587

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FIRM NO.: 10024500 FAX: 979.265.9940

SURVEYED: 5-17-24	BOOK NO.: RICHWOOD VOL. 8	PROJECT NO.: 16602-24-01
DRAWN BY: C. SORTA	5-21-24	CHECKED: CCW 5-23-24
REVISED: NONE		

USER: L:\LOFTUS DATE: 5/23/2024 TIME: 1:50:01 PM
 G:\DGN\Boundary\Richwood\Oakwood Shores\Bk1\Lot131\Survey Plat Lot 131 - Rev1.dgn