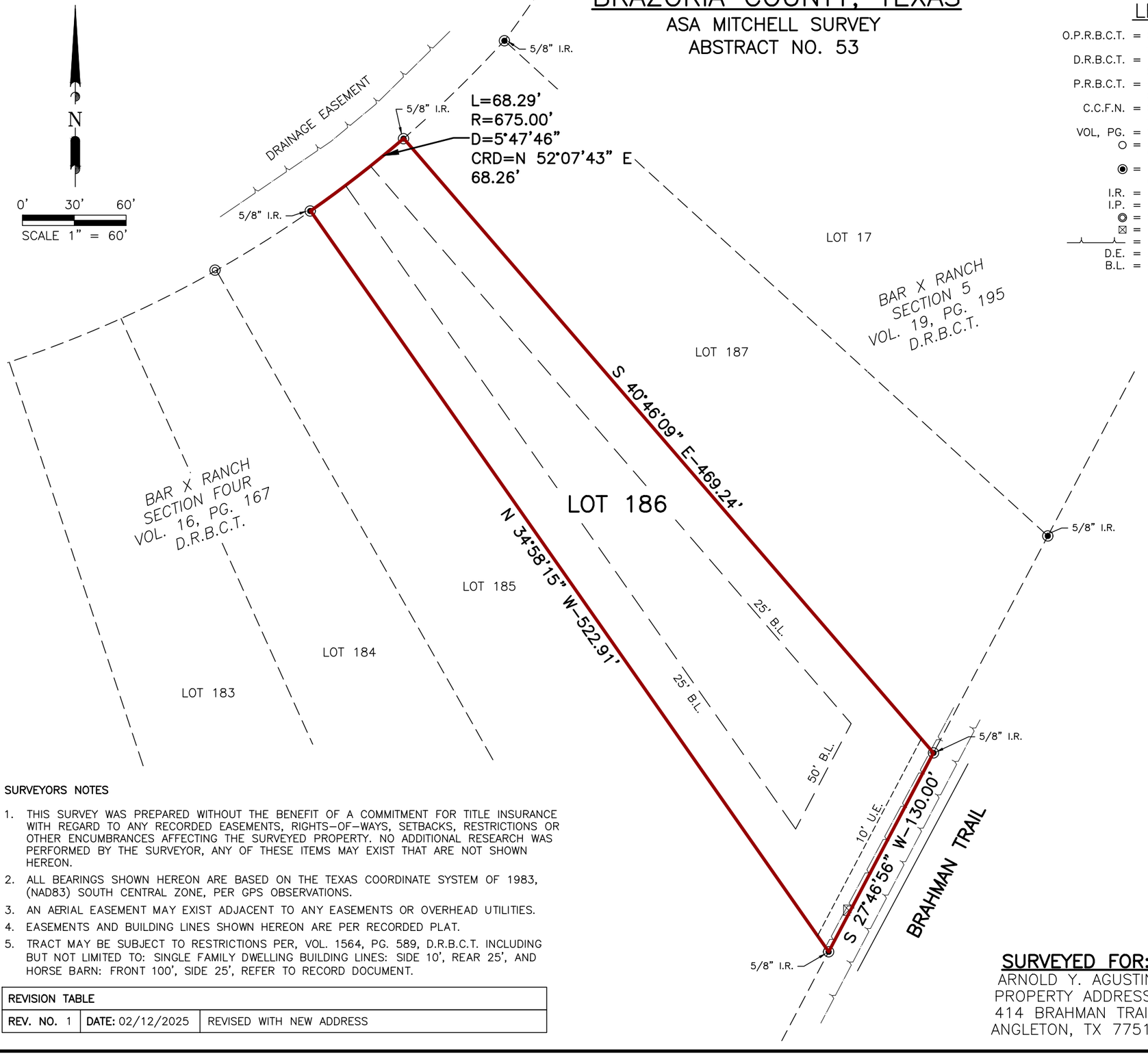
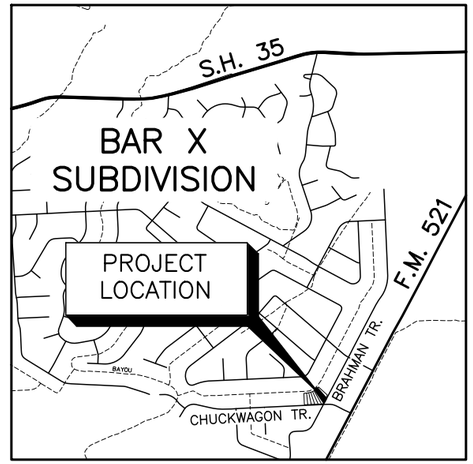
BRAZORIA COUNTY, TEXAS

ASA MITCHELL SURVEY
ABSTRACT NO. 53



LEGEND

O.P.R.B.C.T.	=	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
D.R.B.C.T.	=	DEED RECORDS BRAZORIA COUNTY, TEXAS
P.R.B.C.T.	=	PLAT RECORDS BRAZORIA COUNTY, TEXAS
C.C.F.N.	=	COUNTY CLERK'S FILE NUMBER
VOL, PG.	=	VOLUME, PAGE
○	=	5/8" I.R.C. SET "BAKER & LAWSON"
◉	=	FOUND MONUMENT (AS NOTED)
I.R.	=	IRON ROD
I.P.	=	IRON PIPE
◎	=	SAN MANHOLE
⊠	=	UTILITY PED
	=	TOP BANK DITCH
D.E.	=	DRAINAGE EASEMENT
B.L.	=	BUILDING LINE



I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND.

STATE OF TEXAS REGISTERED DARREL HEIDRICH 5378 PROFESSIONAL LAND SURVEYOR

2/12/2025

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

SURVEYORS NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
4. EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER RECORDED PLAT.
5. TRACT MAY BE SUBJECT TO RESTRICTIONS PER, VOL. 1564, PG. 589, D.R.B.C.T. INCLUDING BUT NOT LIMITED TO: SINGLE FAMILY DWELLING BUILDING LINES: SIDE 10', REAR 25', AND HORSE BARN: FRONT 100', SIDE 25', REFER TO RECORD DOCUMENT.

REVISION TABLE		
REV. NO. 1	DATE: 02/12/2025	REVISED WITH NEW ADDRESS

SURVEYED FOR:
ARNOLD Y. AGUSTIN
PROPERTY ADDRESS:
414 BRAHMAN TRAIL
ANGLETON, TX 77515

SURVEY PLAT
LOT 186
BLOCK 3
BAR X RANCH
SECTION FOUR
VOL. 16, PG. 167
P.R.B.C.T.

ASA MITCHELL SURVEY
ABSTRACT NO. 97
BRAZORIA COUNTY, TEXAS

BAKER & LAWSON, INC.
ENGINEERS•PLANNERS•SURVEYORS

Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

DRAWING NO.: 16290 LTS REV 1		DRAWN BY: IR	CKED BY: AH
JOB NO.: 16290	SCALE: 1" = 60'	DATE: 2/12/2025	REV. NO. 0

J:\16000S\16200\16290\ENGINEERING-SURVEY\SURVEY\SURVEYS\16290 LTS REV 1.DWG PLOT DATE:2/12/2025 Dheidrich