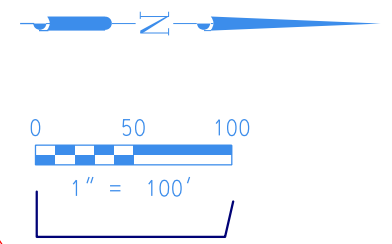


TRACT 46
BART AGEE
(CALLED 109.993 ACRES)
C.F. NO. 2017-027251
B.C.O.R.



N 468 849.07
E 3 235 213.01
(P.O.B.)
FND. 1/2" I.R.

FND. 1/2" I.R.
@639.92'

N 0°10'09" W 944.22'

BLUEWATER HIGHWAY

R = 2020.27'
Δ = 5°32'40"
L = 195.50'
CH = N 59°50'21" E
195.44'

TRACT 47A

SUBJECT
3.5895 ACRES
HENRY P. HILLIARD
C.F. NO. 2021-014917
B.C.O.R.

TRACT 47B

MEAN LOW WATER

S 49°50'58" W 138.00'

MEAN HIGHER HIGH WATER

APPROXIMATE LINE OF VEGETATION

FND. 1/2" I.R.

SET 5/8" I.R.
W/ TRS CAP
@595.41'

S 0°10'09" E 899.97'

SET 5/8" I.R.
W/ TRS CAP

(C.R. 257)

TRACT 47C
BRAZORIA COUNTY, TEXAS
(CALLED 5.59 ACRES)
C.F. NO. 2010-007262
B.C.O.R.

GULF OF MEXICO

SURVEY PLAT
OF

3.5895 ACRES

KNOWN AS

TRACTS 47A & 47B

OUT OF THE

SHANNON 20 ACRE TRACT

AND BEING THAT SAME TRACT AS RECORDED IN
COUNTY CLERK'S FILE NO. 2021-014917

OF THE

BRAZORIA COUNTY OFFICIAL RECORDS

IN THE

**S.F. AUSTIN PENINSULA LEAGUE
ABSTRACT 29**

BRAZORIA COUNTY, TEXAS

FOR

HENRY HILLIARD

BLUEWATER HIGHWAY (COUNTY ROAD 257)

1. TERRY SINGLETARY, 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: OCTOBER 29, 2021

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SF = 0.999887388)
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "VE" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0675K, DATED DECEMBER 30, 2020. SUBJECT PROPERTY IS LOCATED IN A COASTAL BARRIER RESOURCE SYSTEM AREA.
4. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ TRS CAP 4808
- ~ WATER'S EDGE
- - - LOT LINE
- PROPERTY LINE



Terry Singletary




TERRY SINGLETARY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4808

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

SURVEYED: AC/10-29-21	BOOK: TREASURE ISLAND V.	PROJ. NO: 13268-21-01
DRAWN BY: JMJ/11-9-21	CHECKED: TRS/11-17-21	REVISED: NONE

USER: Untitled Workspace
DATE: 11/17/2021 TIME: 11:34:09 AM
G:\DGN\Boundary\Treasure Island\Hank Hilliard TR47A & 47B\Survey Plat Tract 47A & 47B.dgn



Legend		Acres
	Wetlands	0.07
	Sample Points	
	Project Boundary	3

Project #: 12044N-WD - Hilliard Site
For: Coastal Resource Biologists
Location: West of Kelly Henny Park
 Brazoria County, Texas

Potential wetland features depicted have been classified based upon Bing OpenStreetMap imagery and field observations. The Corps of Engineers is the authority on jurisdictional features.

WETLAND DETERMINATION AND CLASSIFICATION

EVALUATION

DATE: 8-5-22

SCALE: AS SHOWN