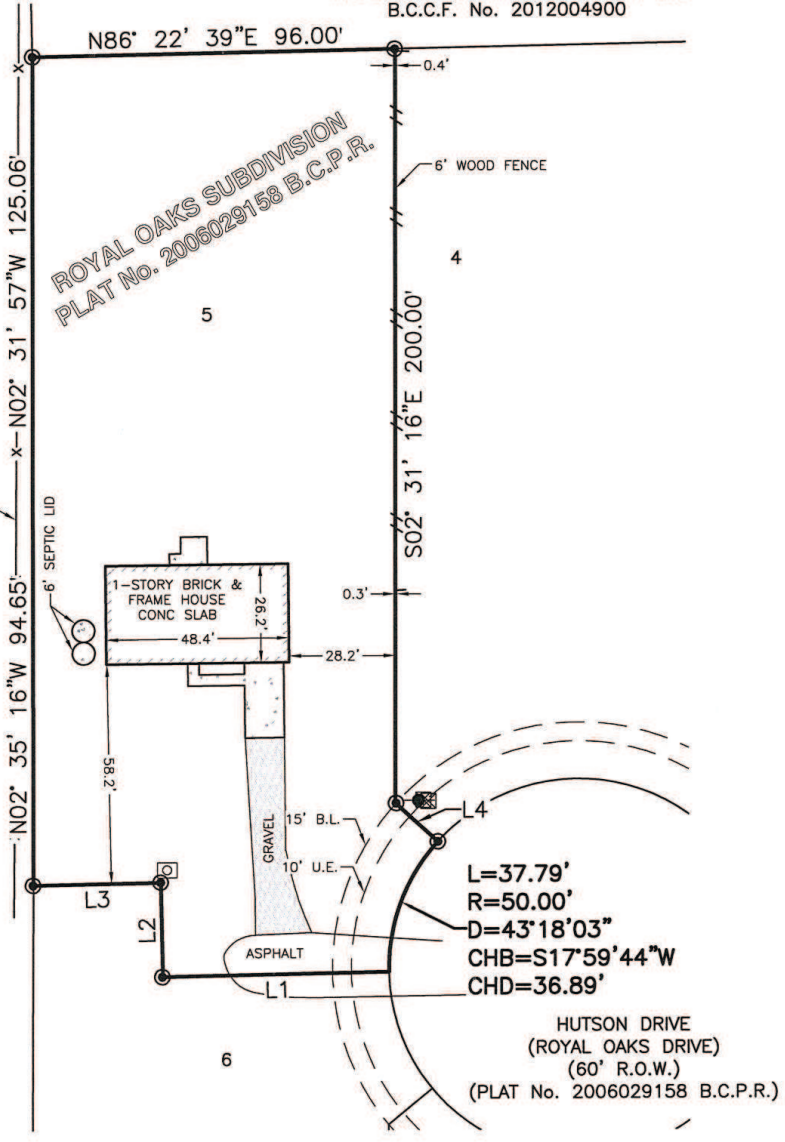


CALLED 3.95 ACRES
THE 2J'S MANAGEMENT COMPANY, LLC
B.C.C.F. No. 2012004900



0 20' 40'
SCALE IN FEET
1"=40'



CALLLED 25.95 ACRES
DOYLE DANFORD AND SHARON
DANFORD
B.C.C.F. No. 2002016125

Line Table		
Line No.	Length	Direction
L1	59.96'	S86°20'53\"W
L2	25.00'	N03°39'07\"W
L3	33.70'	S86°20'53\"W
L4	15.13'	S50°23'13\"E

L=37.79'
R=50.00'
D=43°18'03\"
CHB=S17°59'44\"W
CHD=36.89'

HUTSON DRIVE
(ROYAL OAKS DRIVE)
(60' R.O.W.)
(PLAT No. 2006029158 B.C.P.R.)

NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE, G.F. No. ATCH18084033, EFFECTIVE DATE OF NOVEMBER 16, 2018, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0580H, REVISED DATE OF JUNE 5, 1989, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE SURVEYED TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN B.C.C.F. No. 2006029158.
- BUILDING LINES AND EASEMENTS SHOWN HEREON ARE RECORDED IN PLAT No. 2006029158 B.C.P.R. UNLESS OTHERWISE NOTED.

LEGEND

A.E.	=	AERIAL EASEMENT
B.C.C.F.	=	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	=	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	=	BRAZORIA COUNTY PLAT RECORDS
B.L.	=	BUILDING LINE
FND	=	FOUND
No.	=	NUMBER
C.I.R.	=	CAPPED IRON ROD
I.R.	=	IRON ROD
I.P.	=	IRON PIPE
R.O.W.	=	RIGHT-OF-WAY
S.F.	=	SQUARE FEET
U.E.	=	UTILITY EASEMENT
VOL., Pg.	=	VOLUME, PAGE
⊙	=	FOUND MONUMENT AS NOTED
○	=	SET 5/8" CIR "BAKER&LAWSON"
⊠	=	WATER METER
●	=	POWER POLE
⊞	=	TELEPHONE PEDESTAL

FOR: CARLOS PANIAGUA, III
ADDRESS: 128 HUTSON DRIVE, BRAZORIA, TX
COMMITMENT No.: ATCH18084033 EFFECTIVE DATE: NOVEMBER 16, 2018

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 4TH DAY OF DECEMBER 2018.



Devin Royal 12-6-18
DEVIN R. ROYAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

PLAT OF SURVEY
BEING A 0.52 ACRE TRACT
LOT 5, OF ROYAL OAKS SUBDIVISION
PLAT No. 2006029158 B.C.P.R.
IN THE STEPHEN F. AUSTIN SURVEY, ABSTRACT No. 20
IN BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
300 East Cedar, Angleton, TX 77515
Phone # 979-849-6681 · www.BakerLawson.com
Licensed Surveying Firm No. 10052500