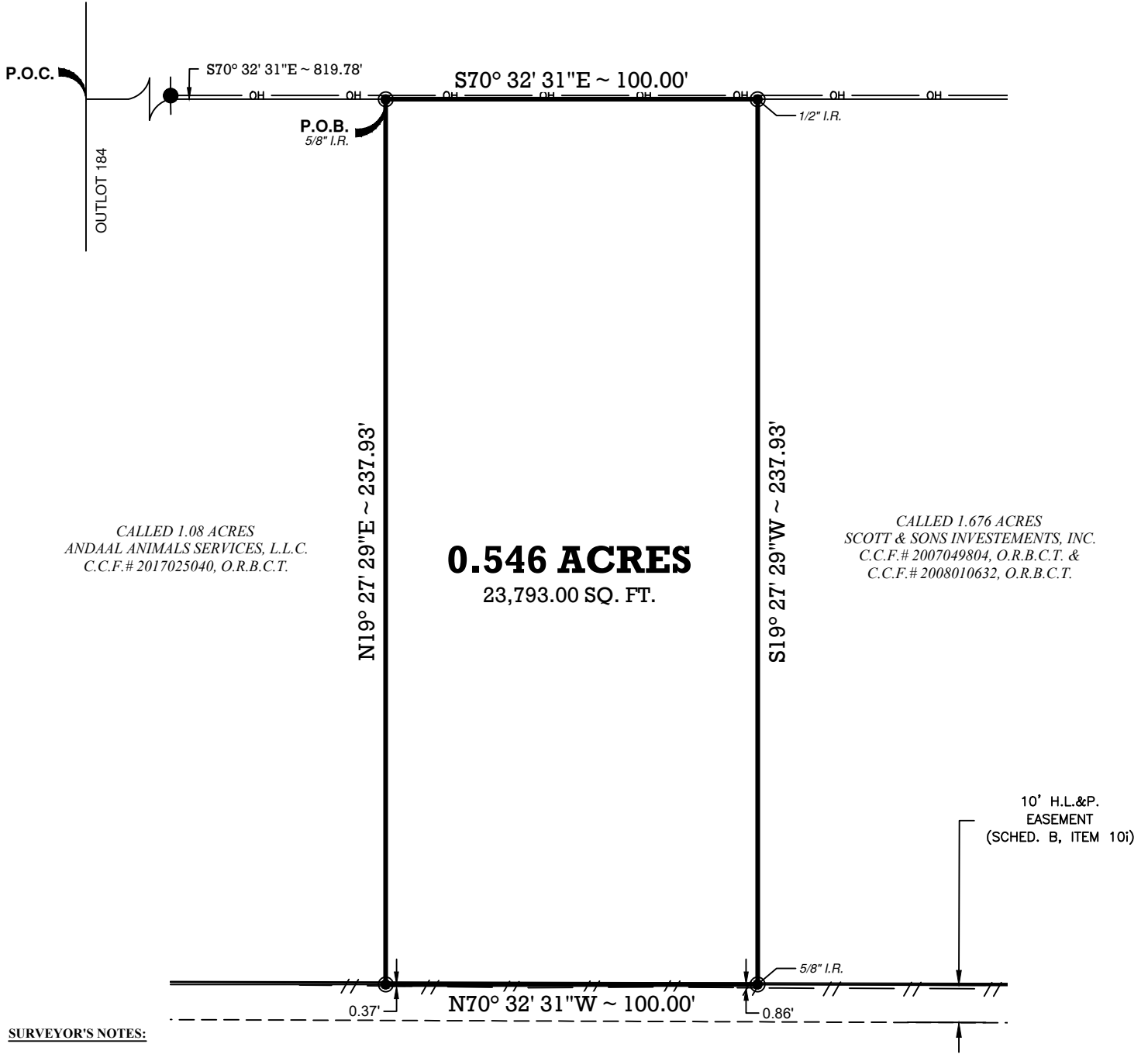


HIGHWAY 6
120' RIGHT-OF-WAY



CALLED 1.08 ACRES
ANDAAL ANIMALS SERVICES, L.L.C.
C.C.F.# 2017025040, O.R.B.C.T.

0.546 ACRES
23,793.00 SQ. FT.

CALLED 1.676 ACRES
SCOTT & SONS INVESTEMENTS, INC.
C.C.F.# 2007049804, O.R.B.C.T. &
C.C.F.# 2008010632, O.R.B.C.T.

10' H.L.&P.
EASEMENT
(SCHED. B, ITEM 10i)

CALLLED 35.941 ACRES
TWIN LAKES RV RESORT
C.C.F.# 2021082956, O.R.B.C.T.

SURVEYOR'S NOTES:

- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U.S. SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999885).
- THE ADDRESS OF THE PROPERTY SURVEYED IS: 19200 HWY 6, MANVEL TX 77578
- THE PROPERTY SURVEYED LIES IN ZONE "AO" ACCORDING TO THE FEMA FIRM MAP# 48039C01305K, DATED DECEMBER 30, 2020.
- THIS SURVEY RELIED UPON A CURRENT TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO. ST-0341-4903412400134-AP, WITH EFFECTIVE DATE OF AUGUST 26, 2024.

SCHEDULE B ITEMS:

- EASEMENT AND/OR RIGHT OF WAY AS SET FORTH IN INSTRUMENT RECORDED IN VOLUME 418, PAGE 532, O.R.B.C.T., DOES NOT AFFECT THE PROPERTY SURVEYED, NOT SHOWN HEREON.
- EASEMENT AND/OR RIGHT OF WAY SET FORTH IN INSTRUMENT RECORDED IN VOLUME 780, PAGE 548, O.R.B.C.T. DOES NOT AFFECT THE PROPERTY SURVEYED, NOT SHOWN HEREON.
- EASEMENT GRANTED TO H.L.&P. RECORDED IN VOLUME 1651, PAGE 548, O.R.B.C.T., DOES NOT AFFECT THE PROPERTY SURVEYED, AS SHOWN HEREON.
- EASEMENT GRANTED TO H.L.&P. RECORDED IN VOLUME (85)223, PAGE 217, O.R.B.C.T., DOES NOT AFFECT THE PROPERTY SURVEYED, NOT SHOWN HEREON.
- UTILITY EASEMENT GRANTED TO MANVEL UTILITIES, VOLUME (92) 1016, PAGE 752, O.R.B.C.T., DOES NOT AFFECT THE PROPERTY SURVEYED, NOT SHOWN HEREON.

LEGEND	
	FOUND MONUMENT (AS NOTED)
	POINT OF BEGINNING
	POINT OF COMMENCEMENT
	IRON ROD
	POWER POLE
	OVERHEAD POWER
	FENCE
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS FILE NUMBER

09/12/2024
DATE
JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467



I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Survey as specified by Condition III.



SOUTH POINT SURVEYING, PLLC
LAND SURVEYING SERVICES
3221 S. MAIN STREET, PEARLAND, TX 77581
PHONE: 281-489-5656
WWW.SP-SURVEYING.COM
TBPLS# 10194401

0 20' 40'



SCALE: 1" = 40'

LAND TITLE SURVEY

OF A 0.564 ACRE TRACT OF LAND
BEING OUT OF OUTLOT 184,
OF THE DR. A. A. LUTHER SUBDIVISION
OF THE TOWN OF MANVEL
AS RECORDED IN VOL. 1, PG. 71, O.R.B.C.T.
AND BEING THE SAME TRACT
AS RECORDED IN C.C.F.# 1996005052
SITUATED IN THE H.T. & B. R.R. CO. SURVEY, A-483
BRAZORIA COUNTY, TEXAS

PAGE: 2 OF 2

DATE: 09/12/2024

JN: 22-99-065