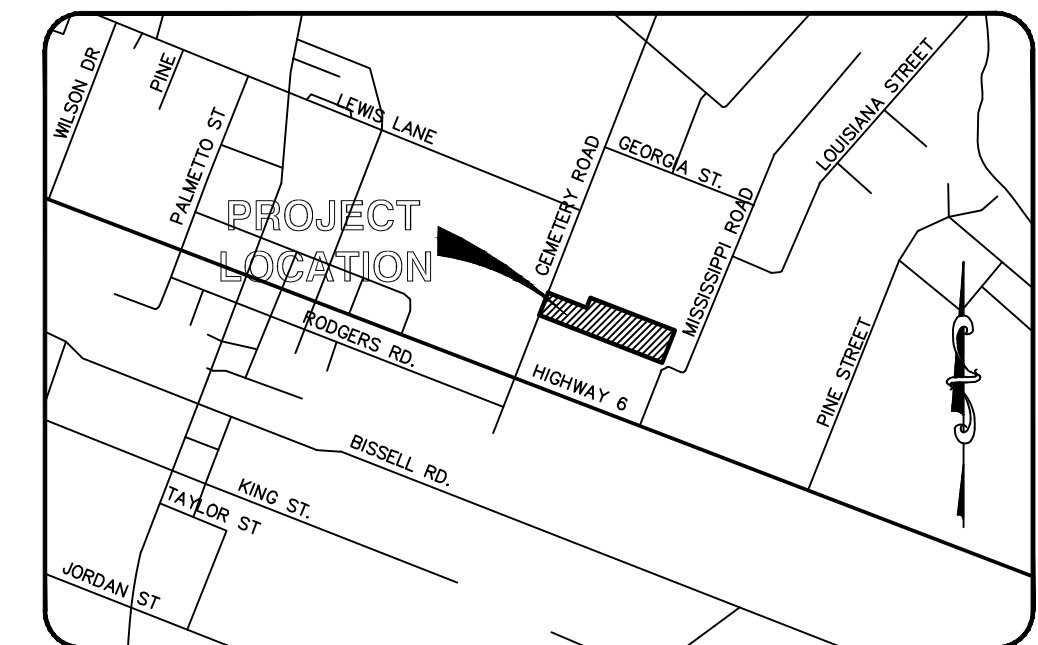


CURVE TABLE				
#	RADIUS	ARC DIST.	CHORD BEARING	CHORD DIST.
1	15.00'	23.61'	S25°22'00"E	21.25'

LINE TABLE		
#	BEARING	DISTANCE
1	N70°27'14"W	14.95'



VICINITY MAP
SCALE: 1" = 2,640'

LEGEND:
 AC - ACRES
 B.L. - BUILDING LINE
 ESMT. - EASEMENT
 FC - FENCE CORNER
 BCP - BRAZORIA COUNTY PUBLIC WORKS
 BCDP - BRAZORIA COUNTY DEED RECORDS
 BCWP - BRAZORIA COUNTY DEED RECORDS
 R.O.W. - RIGHT OF WAY
 SQ. FT. - SQUARE FEET

PROPOSED 0.1437 AC. OR 6,257.43 SQ. FT. HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES

1.00 ACRE TRACT
AUDREY N. PLAYER
C.F. NO. 2004069901 B.C.D.R.

7.00 ACRES
JAMES A. & VICKIE SUE HEFNER
C.F. NO. 2005027191 B.C.D.R.

SUBJECT
9.464 ACRES OR 412,251 SQ. FT.
LESS 0.1437 ACRE PROPOSED AS R.O.W. AND
LESS 0.9112 ACRE PROPOSED AS R.O.W.
LEAVING A NET OF
8.4050 ACRES OR
366,123.12 SQUARE FEET

FLOOD INFORMATION
 *THIS TRACT OR LOT _____ IS NOT _____ IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE _____ AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 480076, MAP No. 48039C, PANEL No. 0130K, DATED 12/30/2020.
 *THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

TITLE COMPANY:
ALAMO TITLE COMPANY
G.F. NO. ATCH20098830-L2

OWNER(S):
R. GREGORY INVESTMENTS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
RYAN GREGORY, PRESIDENT
4910 COUNTY ROAD 58
MANVEL, TEXAS 77578
PHONE: (832)277-5042

SURVEYOR:
TIMELINE SURVEY, LLC
C. PAUL JONES, SR., R.P.L.S. 5480
P.O. BOX 701
FRIENDSWOOD, TEXAS 77549
PHONE: (713)473-3502
EMAIL: info@timelinesurvey.com

I, C. PAUL JONES, SR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

GENERAL NOTES:

- 1.) ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
- 2.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY ALAMO TITLE COMPANY, G.F. NO. ATCH20098830-L2. SURVEYOR HAS NOT ABSTRACTED PROPERTY.
- 3.) ADDRESS: 7227 CEMETERY ROAD, MANVEL, TEXAS 77578.
- 4.) DEVELOPMENT AGREEMENT (FOR VARIANCE) RECORDED IN CLERK'S FILE NO. 2021002604 B.C.O.P.R.

BOUNDARY LAND TITLE SURVEY

OF A 9.464 ACRE TRACT BEING A PORTION OF TRACT A AND ALL OF TRACT B OF LANDMARK PARK SUBDIVISION, RECORDED IN VOLUME 16, PAGE 241 B.C.P.R. AND BEING OUT OF OUTLOT 118 OF THE DR. A. A. LUTHER SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72 B.C.P.R. IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS

SCALE: 1" = 50' DATE: SEPTEMBER 8, 2023

C. PAUL JONES, SR.
R.P.L.S. 5480
STATE OF TEXAS
LICENSE/REGISTRATION NO. 10194684

