



LEGEND

B.C.C.O.	BRAZORIA COUNTY CLERK'S OFFICE
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
(C.M.)	CONTROL MONUMENT
(10A)	TITLE COMMITMENT REFERENCE
○	PROPERTY CORNER
⊕	MANHOLE
⊙	POWER POLE
—	GUY WIRE
—	TOP BANK
—	BARBED WIRE FENCE
—	OVERHEAD ELECTRICAL
—	CONCRETE PAVING

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 09°59'26" W	38.12'
L2	N 15°36'32" W	17.20'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	210.00'	160.41'	43°45'56"	N 20°03'05" E 156.54'
C2	1,130.00'	621.45'	31°30'35"	N 01°34'39" W 613.64'
C3	210.00'	3.53'	00°57'47"	N 02°18'47" W 3.53'

NOTES:

- TRACTS 1, 4 AND 5 ARE PART OF A 118,755 ACRE TRACT (CALLED "TRACT 1") AND PART OF A 17,850 ACRE TRACT (CALLED "TRACT 2") IN A DEED RECORDED IN VOLUME 1247, PAGE 922 IN THE BRAZORIA COUNTY DEED RECORDS AS REFERENCED IN A DISTRIBUTION DEED FROM ROSBARRE S. LANGDON TRUST TO RSL INVESTMENTS, LLC AND MARION SULLIVAN AS RECORDED IN CLERK'S FILE NO. 03-00089 IN THE BRAZORIA COUNTY CLERK'S OFFICE.
- THE BEARINGS, DISTANCES AND THE GRID COORDINATE SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE. SCALE FACTOR = 0.99987.
- THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY, G.F. # TH20205838-H, HAVING AN EFFECTIVE DATE OF DECEMBER 13, 2020.
- FENCE LINE DIMENSIONS SHOWN HEREON ARE SHOWN ON THE SIDE OF THE PROPERTY LINE THE FENCES ARE ON.
- ALL SET IRON RODS HAVE PLASTIC SURVEY CAP STAMPED "WILSON SURVEY GROUP".
- THE EASEMENT RECORDED IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN CLERK'S FILE NO. 2011030072 IN THE BRAZORIA COUNTY CLERK'S OFFICE DOES NOT AFFECT THE SUBJECT TRACT. (10A)
- THE VARIOUS CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC BLANKET EASEMENTS DEDICATED IN THE "SHORT FORM BLANKET 3-PHASE OVERHEAD AND UNDERGROUND" DOCUMENT RECORDED IN CLERK'S FILE NO. 2014005160 IN THE BRAZORIA COUNTY CLERK'S OFFICE, THAT AFFECTED THE SUBJECT TRACT, WERE RELEASED IN THE "PARTIAL RELEASE OF EASEMENT" DOCUMENT RECORDED IN CLERK'S FILE NO. 2019001449 IN THE BRAZORIA COUNTY CLERK'S OFFICE. (10F)

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

MICHAEL D. WILSON R.P.L.S.
TEXAS REGISTRATION NO. 4821

02/08/21	DATE SURVEYED	CAD FILE	21-110.dwg
THE WILSON SURVEY GROUP PROFESSIONAL LAND SURVEYORS 2006 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 (T.B.P.L.S. FIRM NO. 10014900)		ORIGINAL PLOT DATE	04/05/21
SETTEGAST PARCELS		DWN	C.L.H.
BOUNDARY AND IMPROVEMENT SURVEY OF FIVE TRACTS IN THE THOMAS J. GREEN SURVEY, ABSTRACT NO. 198 IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS		APPD	M.D.W.
		SCALE	1"=100'
		JOB NO.	21-110
		SHEET	1
		OF	1