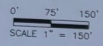


BRAZORIA COUNTY, TEXAS

JOHN HOWELL SURVEY ABSTRACT NO. 210

ALL TEXAS PLUMBING INC
FIRST STATE BANK
CALLED 12.50 ACRES
C.C.F.N. 2021038725
O.P.R.B.C.T.

P.O.B.
1/2" I.R.C.
ADAMS



STATE HIGHWAY 288B

N 87°00'33" E-843.78'

5.250 ACRES

S 87°00'33" W-782.83'

1/2" I.R.C.
KRAMS

S 02°55'30" E-281.19'

TRUONG NGUYEN INVESTMENT LLC
CAPITAL FARM CREDIT A/C
CALLED 99.67 ACRES
C.C.F.N. 2021067451
O.P.R.B.C.T.



VICINITY MAP

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY, TEXAS
- D.R.B.C.T. = DEED RECORDS BRAZORIA COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS BRAZORIA COUNTY, TEXAS
- C.C.F.N. = COUNTY CLERK'S FILE NUMBER
- VOL. PG. = VOLUME, PAGE
- = 5/8" I.R.C. SET
- = "BAKER & LAWSON" FOUND MONUMENT (AS NOTED)
- I.R. = IRON ROD
- I.R.C. = IRON ROD W/CAP
- - - = BARBED WIRE FENCE

MARK ABERNATHY
REMAINDER OF
CALLED 15.619 ACRES
C.C.F.N. 2024043010
O.P.R.B.C.T.

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND.

Darrel Heidrich
10/15/2025
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



SURVEYORS NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY, NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
4. THIS SURVEY PLAT HAS BEEN PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF THE SUBJECT TRACT.

NEIL GONZALES
MARIA GONZALES
CALLED 15.00 ACRES
C.C.F.N. 2024028804
O.P.R.B.C.T.

SURVEY PLAT
5.250 ACRES
BEING A PORTION OF A
CALLED 15.619 ACRE TRACT
C.C.F.N. 2024043010
O.P.R.B.C.T.
JOHN HOWELL SURVEY
ABSTRACT NO. 210
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77516
Phone # 979-849-6661
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

DRAWING NO.: 16504 5.250 AC BDY
DRAWN BY: DH DATE: 10/15/2025 CHECKED BY: AH REV. NO. 0

A:\CAD\15\1504\1504\1504.DWG SURVEY\1504.DWG 5.250 AC BDY.DWG PLOT DATE:10/15/2025 10:46:40