

LEGEND

- FOUND IRON PIPE/ROD
- ⦿ POWER POLE
- OH— OVERHEAD WIRE
- ⬡ METER POLE
- <sup>PED</sup> TELEPHONE PEDESTAL
- ⊙ SEWER LID
- - - EASEMENT
- - - LOT LINE
- PROPERTY LINE

REPLAT  
YAUPON PLACE  
SECTION III  
VOLUME 18, PAGES 71-72  
B.C.P.R.

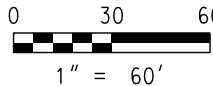
NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 48039C0615K, DATED DECEMBER 30, 2020.
4. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO.: 2317386, WITH AN EFFECTIVE DATE OF MAY 1, 2024, AND AN ISSUE DATE OF MAY 15, 2024, FOR ALL ITEMS OF RECORD.
4. EASEMENTS ARE PER RECORDED PLAT.
5. SUBUECT TO TERMS & STIPULATIONS IN THE AGREEMENT FOR UNDERGROUND ELECTRIC SERVICE BETWEEN DEVELOPER AND HOUSTON LIGHTING AND POWER COMPANY INSTRUMENT RECORDED IN VOLUME (88) 535, PAGE 491, OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
6. AN AGREEMENT OF RECIPROCAL EASEMENTS FOR ACCESS IS RECORDED IN COUNTY CLERK'S FILE NO. 2007-023283, OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
7. IN THE TITLE COMMITMENT, UNDER EXHIBIT A, TRACT 2, COUNTY CLERK'S FILE NO. 1998-005354, IS UPDATED ON THE SURVEY PLAT AS 2022-047167, OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
8. BUILDING LINES MAY BE SUBJECT TO THE CITY OF LAKE JACKSON.

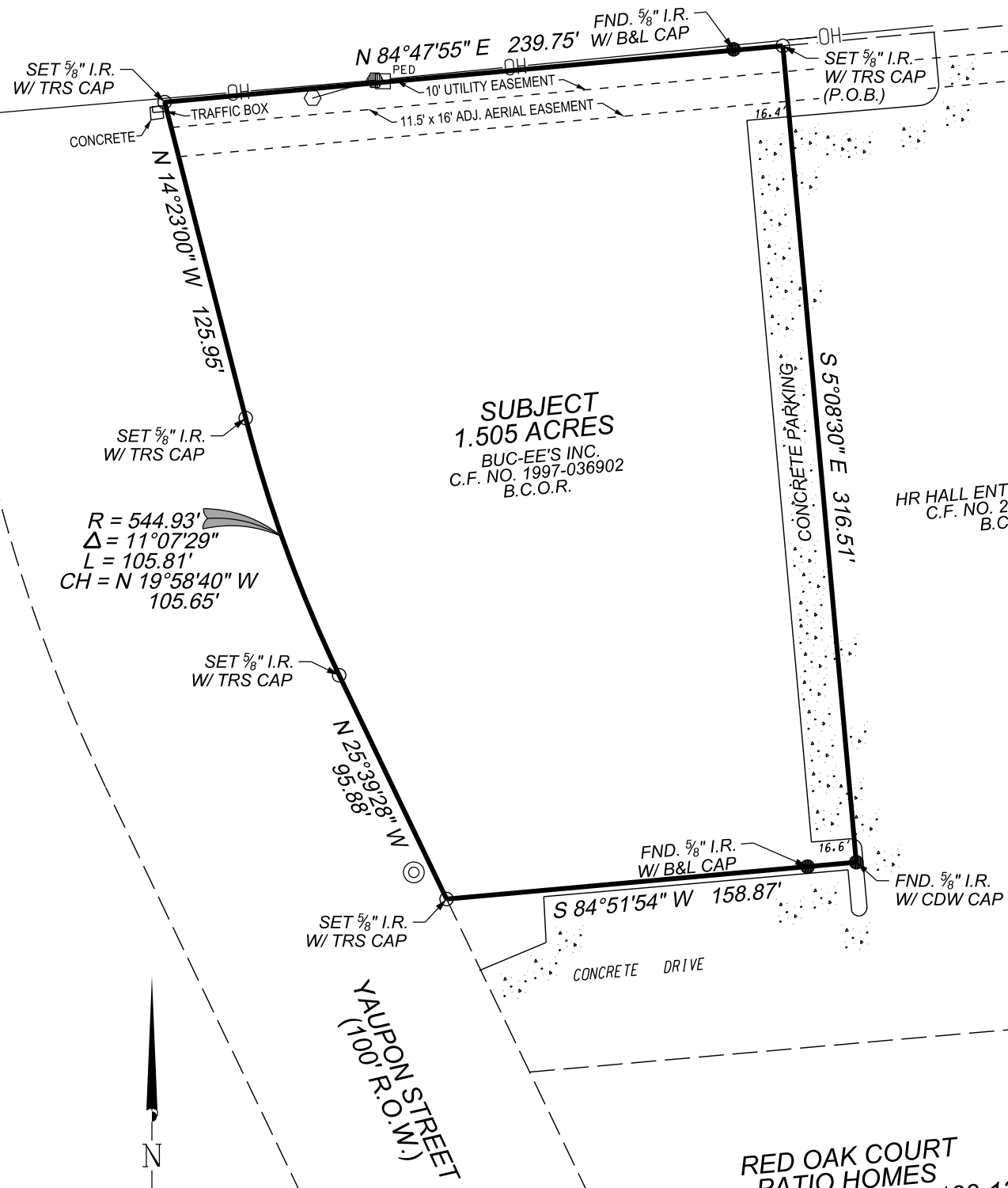
1. TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.  
DATE SURVEYED: MAY 23, 2024



*Terry Singletary*  
TERRY SINGLETARY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4808



F.M. STATE HIGHWAY 2004 (WIDTH VARIES)



SUBJECT  
1.505 ACRES  
BUC-EE'S INC.  
C.F. NO. 1997-036902  
B.C.O.R.

HR HALL ENTERPRISES, LLC  
C.F. NO. 2022-047167  
B.C.O.R.

RED OAK COURT  
PATIO HOMES  
VOLUME 21, PAGES 133-134  
B.C.P.R.

SURVEY PLAT  
OF  
1.505 ACRES

BEING ALL OF THE  
COMMERCIAL TRACT  
REPLAT YAUPON PLACE  
SECTION III  
AS RECORDED IN  
VOLUME 18, PAGES 71-72  
OF THE  
BRAZORIA COUNTY PLAT RECORDS  
SAVE & EXCEPT  
THAT CALLED 3.4533 ACRE TRACT  
AS RECORDED IN  
COUNTY CLERK'S FILE NO. 2022-047167  
AND A  
A CALLED 6.65 ACRE TRACT  
AS RECORDED IN  
COUNTY CLERK'S FILE NO. 2000-002616  
BOTH OF THE  
BRAZORIA COUNTY OFFICIAL RECORDS  
IN THE  
JARED E. GROCE 5 LEAGUE GRANT  
ABSTRACT 66  
CITY OF LAKE JACKSON  
BRAZORIA COUNTY, TEXAS  
FOR  
2004 PROPERTIES, LLC

F.M. 2004

**Doyle & Wachtstetter, Inc.**  
Surveying and Mapping GPS/GIS  
131 COMMERCE STREET, CLUTE, TEXAS 77531  
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED:	SC/5-23-24	BOOK:	SRC VOL. 1	PROJ NO:	16597-24-02
DRAWN BY:	JMJ/5-28-24	CHECKED:	TRS/6-4-24	REVISED:	NONE