

F.M. STATE HIGHWAY 2004

DRAINAGE  
LIFT STATION

LJRS2, LLC  
CALLED 4.00 ACRES  
C.F. NO. 2004-055975  
B.C.O.R.

BUC-EE'S, LTD  
CALLED 3.247 ACRES  
C.F. NO. 2005-008844  
B.C.O.R.

BUC-EE'S, LTD  
CALLED 0.551 ACRES  
C.F. NO. 1988032269  
B.C.O.R.

VELASCO DRAINAGE DISTRICT  
VOL. 1007, PG. 148 B.C.D.R.  
VOL. 17, PG. 17 B.C.P.R.

JOSEPH H. McMANUS  
& JANE P. McMANUS  
CALLED 26.81 ACRES  
C.F. NO. 2004-055975  
B.C.O.R.

EASEMENTS PER COMMITMENT

- ① VELASCO D.E. 1740/331 (1)
- ② VELASCO D.E. 1740/331 (2)
- ③ VELASCO D.E. 1740/331 (3)
- ④ CITY OF LAKE JACKSON (SANITARY  
SEWER PIPING & MANHOLE)  
C.F. NO. 2008026809 B.C.O.R.
- ⑤ VELASCO D.E. 1007/152 (60' WIDE)

LEGEND

\* SOME ELEMENTS MAY NOT BE USED ON SURVEY

● FOUND IRON PIPE/ROD	— SUBJECT TRACT
○ SET 1/2" IRON ROD W/ SURVEY CAP "TRS" 4808	— ADJACENT TRACT
⊗ SCRIBED "X"	— BUILDING LINE
● MON. OF RECORD DIGNITY	— EASEMENT LINE
⊕ SEWER LID	— OH OVERHEAD WIRE
⊙ POWERPOLE	— FENCE
⊞ BRICK COLUMN	— WOODEN
B.L. = BUILDING LINE	— CHAIN LINK
U.E. = UTILITY EASEMENT	— BARBWIRE
D.E. = DRAINAGE EASEMENT	
A.E. = AERIAL EASEMENT	
B.C.D.R. = BRAZORIA COUNTY DEED RECORDS	
B.C.O.R. = BRAZORIA COUNTY OFFICIAL RECORDS	
B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS	

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.  
(SF = 0.9998840134544)
- THIS SURVEY RELIES ON A TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO.: 2317386, WITH AN EFFECTIVE DATE OF MAY 1, 2024, AND AN ISSUE DATE OF MAY 15, 2024, FOR ALL ITEMS OF RECORD.
- EASEMENTS TO H. L. & P. RECORDED IN VOL. 828, PG. 611 AND VOL. 828, PG. 615, B.C.D.R. DOES NOT APPLY.
- BUILDING LINES MAY BE SUBJECT TO THE CITY OF LAKE JACKSON.

PLANTATION OAKS  
(REPLAT)  
VOLUME 19, PAGES 155-156  
B.C.P.R.

SUBJECT  
8.914 ACRES  
BUC-EES, INC.  
C.F. NO. 2004048503  
B.C.O.R.

SUBJECT  
17.10 ACRES  
BUC-EES, INC.  
C.F. NO. 1997-018574  
B.C.O.R.

SURVEY PLAT  
OF A

8.93 ACRE TRACT

AND A

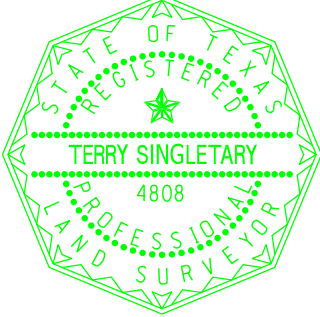
17.10 ACRE TRACT

SAID SUBJECT CALLED 8.93 ACRES RECORDED IN  
COUNTY CLERK'S FILE NO. 2004-048503  
AND  
SAID SUBJECT CALLED 17.10 ACRES RECORDED IN  
COUNTY CLERK'S FILE NO. 2005-020055  
BOTH OF THE  
BRAZORIA COUNTY OFFICIAL RECORDS  
IN THE  
JARED E. GROCE 5 LEAGUES  
ABSTRACT 66  
CITY OF LAKE JACKSON  
BRAZORIA COUNTY, TEXAS  
FOR

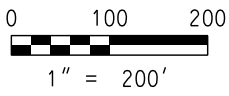
2004 PROPERTIES, LLC

F.M. 2004

I, 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



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B.C.P.R.

**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: 16597-24-03/04  
DRAWN BY: JMJ/5-29-24 CHECKED: TRS/6-05-24 REVISED: NONE