

2A
V.1668 P.670
DEED RECORDS

REFERENCE BEARING
N 0° 44' 44" W 687.49'

N.W. COR. OF
CALLED 25.1272 AC.
COUNTY ROAD 65
IRON PIPE

EAST LINE OF
ROY N. NAKANO
CALLED 60.2717 AC.
S 0° 44' 44" E 1339.21'
WEST LINE OF 20.00
ACRE TRACT
FOUND 1/2"
IRON PIPE

SOUTH R.O.W. LINE OF
COUNTY ROAD 61



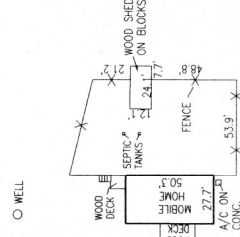
2D
(93)010211 FILE NO.
OFFICIAL RECORDS

2C
25.12 ACRES

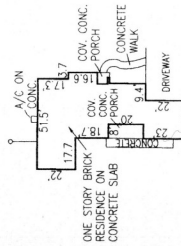
2B
(00)039167 FILE NO.
OFFICIAL RECORDS

20.00
ACRES

Patricia Cole 1/16/02
William Cole 1/14/04



1C
(93)010211 FILE NO.
OFFICIAL RECORDS



DETAILS

1B

10' HOUSTON LIGHTING
& POWER CO. EASEMENT
WITH 10'X16' AERIAL EASE-
MENT ON EACH SIDE

DRIVEWAY

N 89° 47' 43" W 1591.77'
NORTH LINE OF CALLED
25.1272 ACRE TRACT
EAST LINE OF SECTION 5
WEST LINE OF C.M. HAYES
SURVEY - ABSTRACT 532
SET 1/2" IRON ROD
N.E. COR. OF
CALLED 25.1272
ACRE TRACT

COUNTY ROAD 65
S 0° 46' 00" E 687.78'

15.12 ACRES
1A
(00)039171 FILE NO.
OFFICIAL RECORDS

NOTES: THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY.
-PHILLIPS PIPELINE COMPANY EASEMENTS RECORDED IN V.1426,
P.619; V.1421, P.359, AND V.1437 P.561 ALL OF THE DEED RECORDS.
-PHILLIPS PIPELINE COMPANY EASEMENT RECORDED IN V.1466, P.96
OF THE DEED RECORDS.
-HOUSTON LIGHTING & POWER COMPANY EASEMENT RECORDED IN CLERK'S
FILE NO. (93)037690 OF THE OFFICIAL RECORDS.

ALL SET 1/2" IRON RODS HAVE CAP STAMPED R. STROUD, RPLS 2112.

13002 COUNTY ROAD 65 - - - ROSHARON, TEXAS 77583

THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "AE".
ANALYSIS FOR FLOOD PLANNING ACCORDING TO THE
FLOOD HAZARD MAP FOR THE CITY OF ROSHARON
BRAZORIA COUNTY, TEXAS.

COMMUNITY # 481071
DATE 6/10/20
SUFFIX #
DATE 6-5-89
ZONE "AE"
BASE FLD 47

A PLAT OF A 25.12 ACRE TRACT OF LAND, BEING A PART OF A CALLED 160.7245 ACRE TRACT OUT OF THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 5,
ABSTRACT 235, BRAZORIA COUNTY, TEXAS, SAID CALLED 160.7245 ACRE TRACT BEING DESCRIBED IN DEED RECORDED IN VOLUME 1460, PAGE 157 OF THE DEED
RECORDS OF BRAZORIA COUNTY, TEXAS; AND SAID 25.12 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ATTACHED.

SCALE: 1" = 100'

47 23.957

12-12-06

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER
MY SUPERVISION IN DECEMBER, 2006. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE,
LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS, BEING WITHIN THE BOUNDARIES OF THE PROPERTY
LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

FROM THE OFFICE OF:
RANDY L. STROUD, P.E.
201 SOUTH VELASCO
ANGLETON, TEXAS 77515
(979) 849-3141

CERTIFIED CORRECT:
RANDY L. STROUD, REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE #2112

Randy L. Stroud

