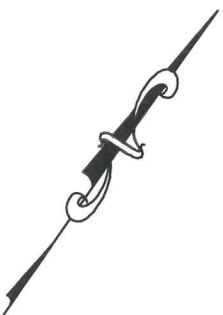
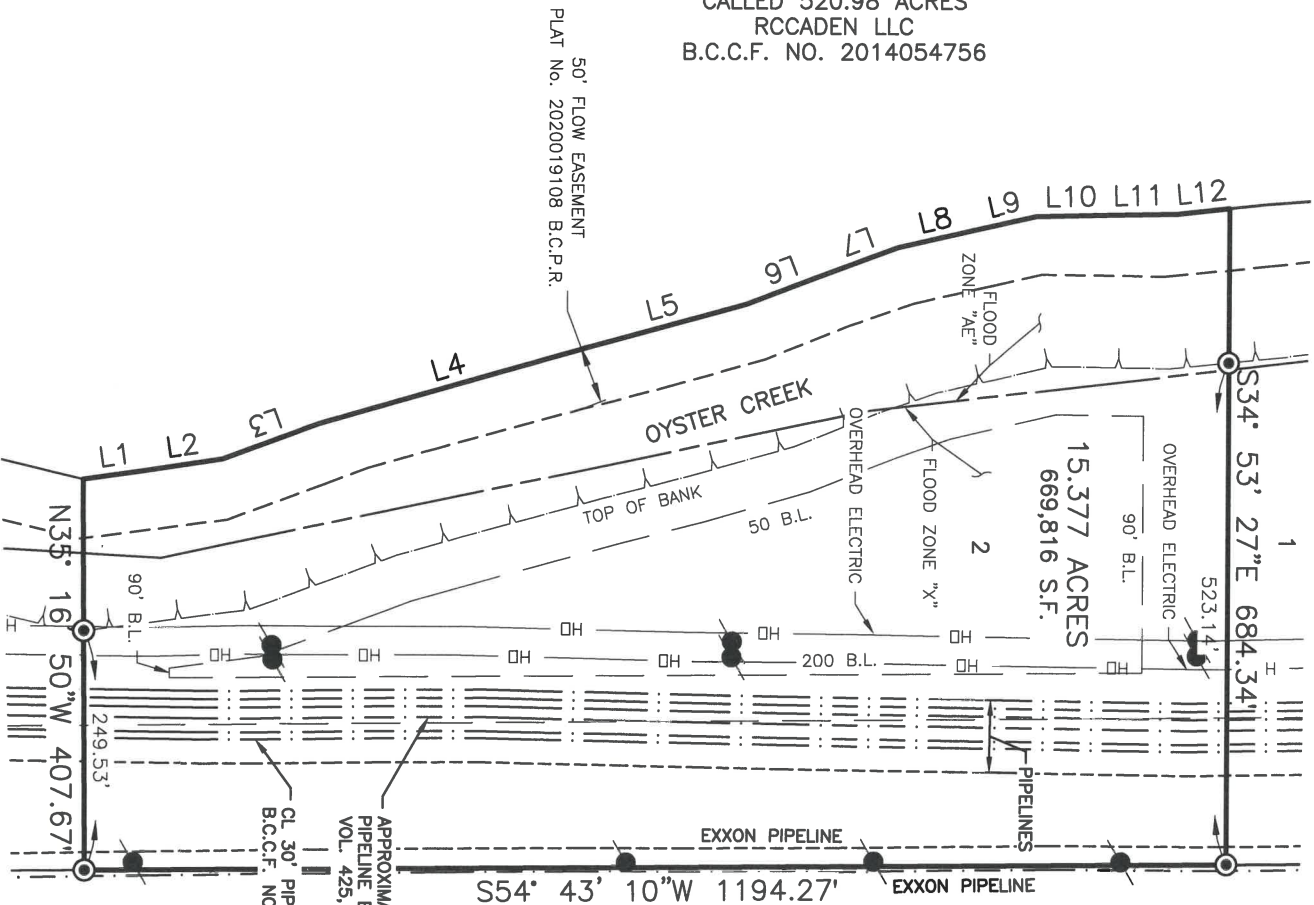




CREEKSIDE FARMS ON
OYSTER CREEK
PLAT NO. 2020019108 B.C.P.R.



CALLED 520.98 ACRES
RCCADEN LLC
B.C.C.F. NO. 2014054756



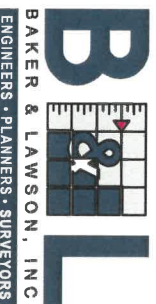
Line Table		
Line No.	Length	Direction
L1	68.54'	N46°56'42"E
L2	79.94'	N46°56'42"E
L3	108.79'	N34°52'29"E
L4	289.08'	N39°03'01"E
L5	172.69'	N39°57'34"E
L6	91.27'	N34°07'36"E
L7	77.32'	N34°52'34"E
L8	87.67'	N42°10'30"E
L9	58.32'	N42°08'47"E
L10	74.45'	N53°58'46"E
L11	74.45'	N53°58'46"E
L12	54.87'	N48°54'20"E

NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48039C0440H, REVISED DATE OF JUNE 5, 1989, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND "AE", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATION DETERMINED.
- THE SURVEYED TRACT IS SUBJECT TO RESTRICTIONS RECORDED IN B.C.C.F. NO. 2020019108 AND 2020022056.
- THE SURVEYED TRACT IS SUBJECT TO BLANKET EASEMENTS RECORDED IN VOL. 830, Pg. 229, VOL. 857, Pg. 740, VOL. 874, Pg. 255, VOL. 885, Pg. 387, VOL. 153, Pg. 100, VOL. 425, Pg. 433, VOL. 771, Pg. 326, VOL. 425, Pg. 435, VOL. 493, Pg. 542, AND VOL. 661, Pg. 197, VOL. 667, Pg. 103 B.C.D.R. AND B.C.C.F. No. 1998024056. EASEMENTS ARE NOT PLOTTABLE PER RECORD DESCRIPTION.
- BUILDING LINES SHOWN HEREON ARE RECORDED IN B.C.C.F. NO. 2020022056.
- THE SURVEYED TRACT IS NOT SUBJECT TO VOL. 1349, Pg. 249, VOL. 882, Pg. 687, VOL. 426, Pg. 57, VOL. 741, Pg.s 622 AND 628, VOL. 662, Pg. 624 B.C.D.R.

ADDRESS: COUNTY ROAD 30S, ANGLETON

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION, ON THE 11TH DAY OF JUNE 2019.



PLAT OF SURVEY
BEING A 15.377 ACRE TRACT
LOT 2, CREEKSIDE FARMS ON OYSTER CREEK
PLAT NO. 2020019108 B.C.P.R.
IN THE JOHN BRADLEY SURVEY, ABSTRACT No. 45
IN BRAZORIA COUNTY, TEXAS

Baker & Lawson Inc.
300 East Cedar, Angleton, TX 77515
Phone # 979-849-6861
www.bakerlawson.com

Licensed Surveying Firm No. 10052500

JOB NO.: 13271

SCALE: 1"= 200'

DATE: 06/15/2020

DWG. NO.: 13271--LOT 2

DRAWN BY: BMB

CHK. BY: DMR