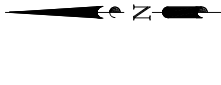


LEGEND

O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
D.R.B.C.T. = DEED RECORDS BRAZORIA
P.R.B.C.T. = PLAT RECORDS BRAZORIA
C.C.F.N. = COUNTY CLERK'S
VOL, PG. = VOLUME, PAGE
● = FOUND 5/8" I.R.C.
"B&I" EXCEPT AS NOTED
I.R. = IRON ROD
I.R.C. = IRON ROD W/ CAP
I.P. = IRON PIPE



SCALE 1" = 70'

SERGIO & YANELY
GARCIA
CALLED 1.005 ACRES
C.C.F.N. 2017015721
O.P.R.B.C.T.

AMBER & WALTON
SOHRT
CALLED 5.00 ACRES
C.C.F.N. 2015022490
O.P.R.B.C.T.

BONNI & STEPHEN WOOTEN
CALLED 1.00 ACRES
C.C.F.N. 2003047906
O.P.R.B.C.T.

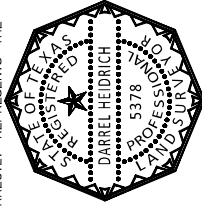
2ND STREET
80' R.O.W.
VOL. 1736, PG. 191
D.R.B.C.T.

CATHERINE VASQUEZ
CALLED 1.001 ACRES
C.C.F.N. 2024003472
O.P.R.B.C.T.

LOT 2
2.892 ACRES

PHILLIPS 66
CALLED 4.003 ACRES
C.C.F.N. 201502106
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 2/10/2026
DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378

MINOR PLAT
VASQUEZ VILLAS
2025050982
C.C.F.N. O.P.R.B.C.T.

LOT 1
2.255 ACRES

KELLIE & ROBERT ISSAC
CALLED 4.728 ACRES
C.C.F.N. 2023050857
O.P.R.B.C.T.

JIMMIE TURPIN
CALLED 5.842 ACRES
C.C.F.N. 2012041561
O.P.R.B.C.T.

1/2" I.R.C.
"SURVEY 1"
1/2" I.R.
@S24°11'25"W, 1.85'

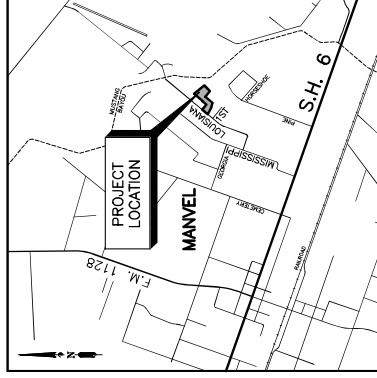
SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE
WITH 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.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983,
(NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.

CURVE TABLE				
Curve No.	Length	Radius	Chord Bearing	Chord Distance
C1	146.27'	60.00'	N31°07'13"W	112.65'
C2	21.68'	25.00'	N76°07'13"W	21.00'

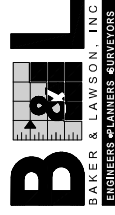
LINE TABLE		
Line No.	Length	Direction
L1	9.90'	N51°16'50"W

BRAZORIA COUNTY, TEXAS
THOMAS SPRAGGINS SURVEY
ABSTRACT NO. 366



VICINITY MAP

SURVEY PLAT
LOT 2
2.892 ACRES
MINOR PLAT
VASQUEZ VILLAS
C.C.F.N. 2025050982
O.P.R.B.C.T.
THOMAS SPRAGGINS SURVEY
ABSTRACT NO. 366
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Pflugerville, TX 77581
Phone 979-849-6881
www.bakerlawson.com
Licensed Surveying Firm No. 10062500

DRAWING NO.: 16359 LOT 2

DRAWN BY: DH DATE: 2/10/2026 CHECKED BY: AH REV. NO. 0