scale 1"=60'

LEGEND:
U.E. ——— UTILITY EASEMENT
W.L.E. ——— WATERLINE EASEMENT
R.O.W. ——— RIGHT OF WAY
B.L. ——— BUILDING LINE
P.L. ——— PROPERTY LINE
● ——— CONTROLLING MONUMENT
FH ——— FIRE HYDRANT
WM ——— WATER METER
EM ——— ELECTRIC METER
GM ——— GAS METER
PP ——— POWER POLE
CP ——— CABLE PEDESTAL
PLM ——— PIPELINE MARKER
TP ——— TELEPHONE PEDESTAL
< > ——— CALLED DISTANCE
( ) ——— MEASURED DISTANCE

BENCHMARK INFORMATION:
TSMP MON
RM NO. 210110
ELEVATION = 54.615, NAVD 1988, 2001 ADJ.

HUONG LAM BUDDHIST CENTER
B.C.C.F. No. 2008048838
B.C.D.R.

RICHARD & TESSY A ATCHESON
B.C.C.F. No. 2003064011
B.C.D.R.

EAST 1760.00'

OLD CHOCOLATE BAYOU ROAD (60' R.O.W.)

NORTH 495.00'

SOUTH 495.00'

LEON E. & BARBARA JO KOEHN
B.C.C.F. No. 2023013006
B.C.D.R.

20.00 ACRES ALLISON RICHEY GULF COAST
HOME COMPANY SUBDIVISION OF SECTION 23,
H.T. & B.R.R. CO. SURVEY, ABSTRACT 290

ONE STORY FRAME
1 STORY FRAME
WATER WELL
TRAILER ON BLOCKS
TRAILER ON BLOCKS
STUCCO FRAME BLDG.
TRAILER ON BLOCKS
CONC.
FRAME SHED ON BLOCKS
METAL SHED ON BLOCKS
GRAVEL DRIVE
SEPTIC LID
SPRINKLER HEAD
METER POLE
50' BUILDING LINE

18" RCP=54.87'
18" RCP=54.57'
18" RCP=54.45'
18" RCP=54.55'
18" RCP=54.79'
18" RCP=54.32'

WEST 1760.00'

MATHEW & ANNA ALEXANDER
B.C.C.F. No. 2020035824
B.C.D.R.

ROBERT MALONE
B.C.C.F. No. 20100423152
B.C.D.R.

TOPOGRAPHIC SURVEY
20.00 ACRES (871,200 SQUARE FEET)
OF LOTS 7 & 16
THE ALLISON RICHEY GULF COAST
HOME COMPANY SUBDIVISION
SECTION 23
VOLUME 2, PAGE 30
BRAZORIA COUNTY PLAT RECORDS

GGC SURVEY PROFESSIONAL
LAND SURVEYING
Firm Number 10146000
8114 Golden Harbor Missouri City, TX 77459
TEL. (832)729-7256 ggcsurvey@gmail.com
www.ggcsurvey.com

F.I.R.M. NO. 48039C PANEL 0040K
EFFECTIVE DATE 12-30-2020 ZONE X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE REQUIREMENTS ONLY. IT IS NOT INTENDED TO INDICATE FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

SURVEYED FOR: ~
ADDRESS: 4227 OLD CHOCOLATE BAYOU, MANVEL, TX 77578
FIELDWORK: GV 04/09/25
TITLE COMPANY: ~
GF. NO.: ~
G.F. EFFECTIVE DATE: ~
JOB NO.: GV-1207

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC.

STATE OF TEXAS
REGISTERED
GEORG R LARDIZABAL
6051
PROFESSIONAL
LAND SURVEYOR

04/11/25

GEORG R. LARDIZABAL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6051

NOTES:
1. THIS IS NOT A BOUNDARY SURVEY AND IS TO BE USED FOR TOPOGRAPHIC PURPOSES ONLY.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS IF ANY.
3. EASEMENT AND BUILDING LINES PER RECORDED PLAT.
4. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.