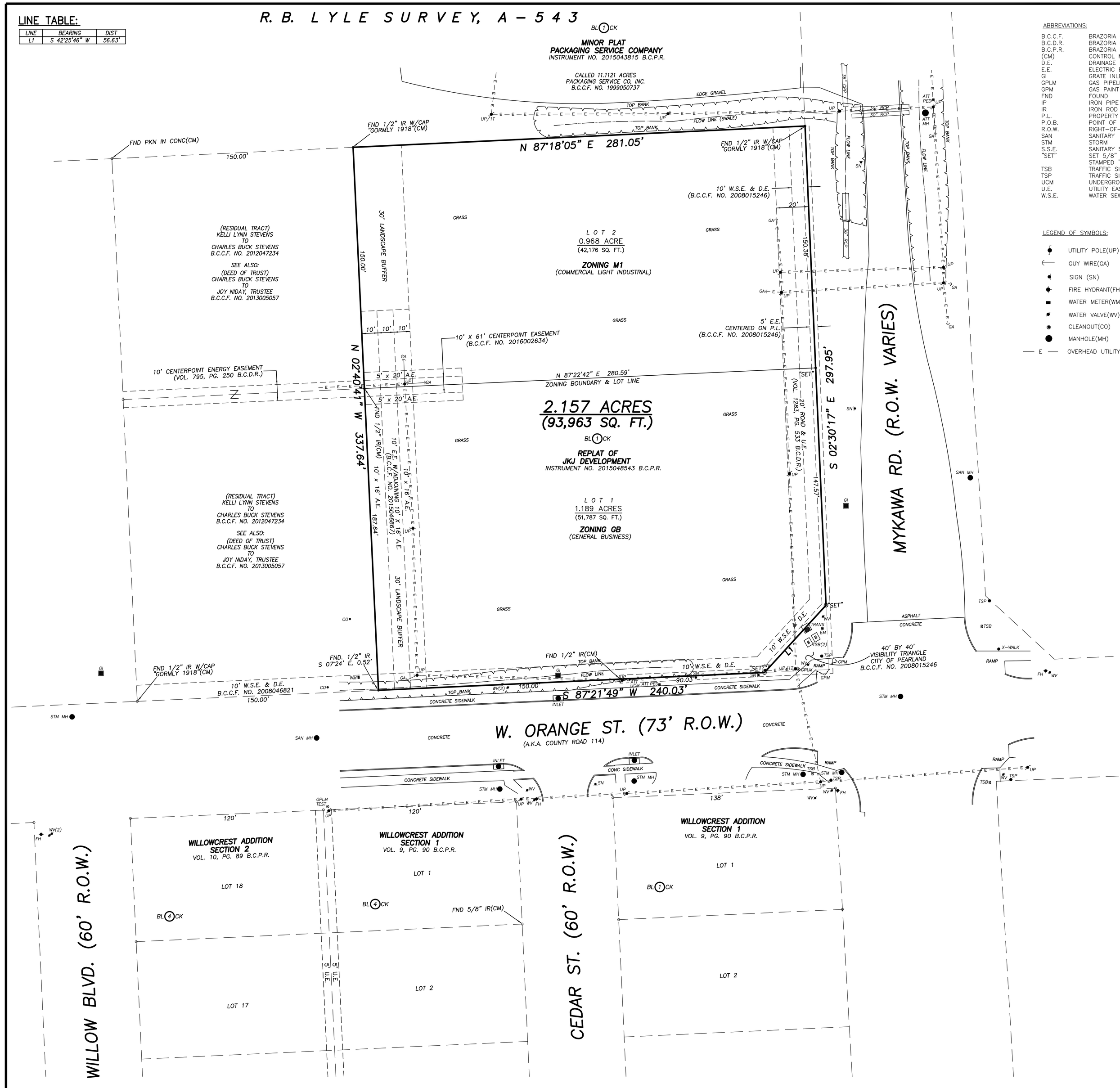
R. B. LYLE SURVEY, A – 543

LINE TABLE:

LINE	BEARING	DIST
L1	S 42°25'46" W	56.63'



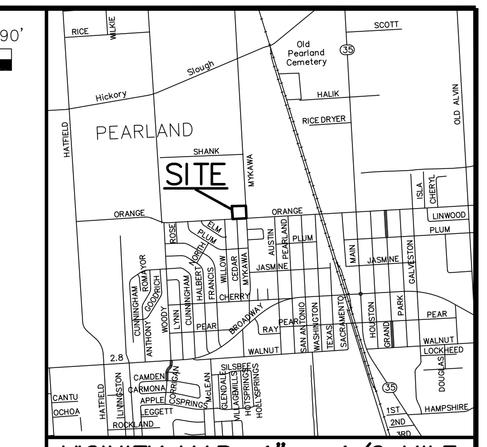
ABBREVIATIONS:

B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
(CM)	CONTROL MONUMENT
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
GI	GRATE INLET
GPLM	GAS PIPELINE MARKER
GPM	GAS PAINT MARK
FND	FOUND
IP	IRON PIPE
IR	IRON ROD
P.L.	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT–OF–WAY
SAN	SANITARY
STM	STORM
S.S.E.	SANITARY SEWER EASEMENT
"SET"	SET 5/8" IR WITH CAP STAMPED "BOUNDARY ONE"
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
UCM	UNDERGROUND CABLE MARKER
U.E.	UTILITY EASEMENT
W.S.E.	WATER SEWER EASEMENT

LEGEND OF SYMBOLS:

- UTILITY POLE(UP)
- GUY WIRE(GA)
- SIGN (SN)
- FIRE HYDRANT(FH)
- WATER METER(WM)
- WATER VALVE(WV)
- CLEANOUT(CO)
- MANHOLE(MH)
- OVERHEAD UTILITY LINES

0' 30' 60' 90'
SCALE: 1" = 30'



VICINITY MAP: 1" = 1/2 MILE
BRAZORIA COUNTY KEY MAP PAGE 614–M

NOTES:

1.) This survey was performed without benefit of a current title commitment. Easements and restrictions may exist that are not shown hereon; no additional research regarding the existence of easements or restrictions of record has been performed by Boundary One, LLC.

2.) This tract lies in Zone "X" (shaded), designated as "Areas of 0.2% (500-year) annual chance flood", as per the National Flood Insurance Program FIRM Community Panel Number 480077-0035-K latest available published revision dated December 30, 2020. This flood statement does not imply that the subject tract and/or the improvements thereon will be free from and/or affected by flooding damage. The flood hazard area is subject to change as detailed studies occur and/or as watershed or channel conditions change.

3.) Any construction proposed to be installed within a property easement with prescribed rights to a private entity may require the permission of the private entity prior to the start of construction. Failure to secure such permission may result in the right holder(s) of the easement removing any unapproved pavement, structures, utilities, or other facilities located within the easement. The responsibility of securing approval from the private entities to build within an easement is solely that of the property owner.

4.) Any proposed drainage system for this subdivision shall be designed to meet the requirements of the City of Pearland and/or Brazoria Drainage District #4.

5.) Surface or subsurface faulting, hazardous waste, wetland designations or other environmental issues have not been addressed within the scope of this survey.

6.) All bearings shown hereon are grid and oriented to the Texas State Plane Coordinate System, South Central Zone 4204, NAD83(NA2011).

To: Joseph K. Joseph;

I hereby certify that this plat correctly represents a survey made on the ground under my supervision on November 7, 2025, and that said survey substantially complies with the current Texas Society of Professional Surveyors Standards for Land Surveys for a Category 1B, Condition III Standard Land Survey.

Christian Offenburger
Registered Professional
Land Surveyor
Texas Registration No. 5489

STATE OF TEXAS REGISTERED CHRISTIAN OFFENBURGER 5489 PROFESSIONAL LAND SURVEYOR

REV.NO.	DESCRIPTION	DATE	APP.

A STANDARD LAND SURVEY OF
2.157 ACRES OF LAND BEING ALL OF
LOTS 1 AND 2, BLOCK 1
REPLAT OF JKJ DEVELOPMENT
INSTRUMENT NO. 2015048543 B.C.P.R.
CITY OF PEARLAND
BRAZORIA COUNTY, TEXAS

boundary one professional surveyors
T.B.P.E.L.S. Firm No. 10064800
100 W. Shadowlend Ave., Suite 304, Friendswood, TX 77546
Office (281) 648-3131 Fax (281) 648-3737
www.boundaryone.com

SURVEYED FOR:
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DRAWN BY: CW/AS	SCALE: 1" = 30'	KEY MAP: 614–M
REVIEWED BY: CO/TO	DATE: 11–07–25	PROJECT NO: 6767–1415
APPROVED BY: CVO	FIELD BOOK: LL/25D	SHEET 1 OF 1