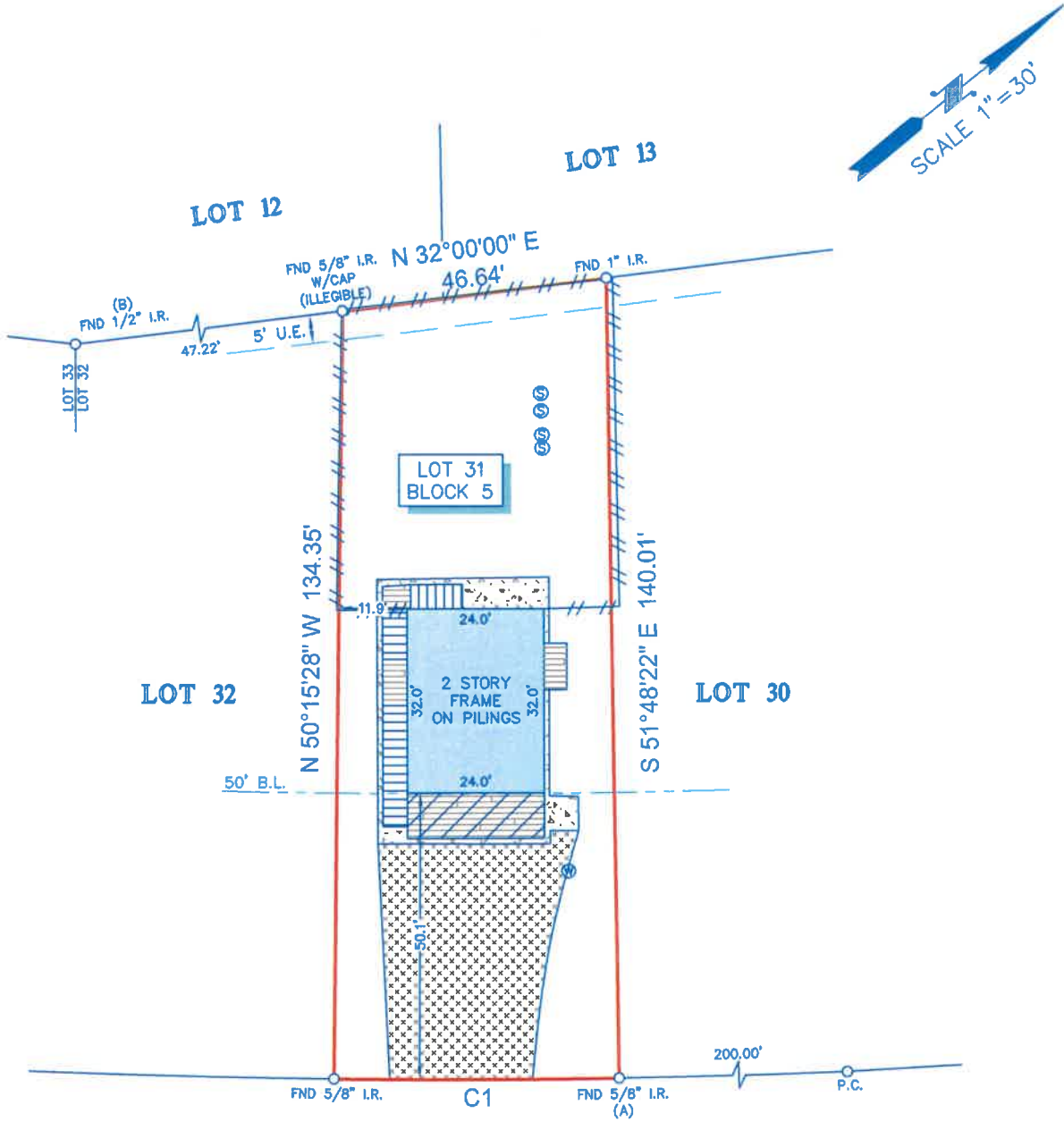




LEGEND

CONCRETE

COVERED AREA

WOOD DECK

BLUE WATER HIGHWAY
(A.K.A. COUNTY ROAD 257)
(PLATTED AS GULF DRIVE)
(120' R.O.W.)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1850.08'	50.00'	1°32'54"	S 38°58'05" W	50.00'

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED ABOVE, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
 - THIS SURVEY IS CERTIFIED TO BRIAN KELLY & DARLA KELLY FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
 - SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON FEBRUARY 7, 2024, UNDER G.F. NO. 2236634.

LEGAL DESCRIPTION: LOT 31, IN BLOCK 5, OF SAN LUIS BEACH, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 119 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.



SURVEYORS CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON NOVEMBER 25, 2024 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

[Signature]
RICHARD FUSSELL
RPLS, 4148

CLIENT: BRIAN DAVID KELLY AND DARLA KAY KELLY

ADDRESS: 4609 BLUE WATER HIGHWAY

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Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: JF	TECH: MA/SF
DRAFTER: MA/JB	FINAL CHECK: EF
DATE: 11-26-24	JOB# 11-143830-24