

SCALE 1" = 120'

CALLED LOT 17

ACRES 25.39 ACRES  
JOHN C. CARRILLO AND  
RHONDA J. CARRILLO  
VOL. 3 PG. 003625 D.R.B.C.T.

P.O.B.  
FND 1/2" I.R.

ACRES 43.50 ACRES  
KEYS U L EST  
TAX I.D. 160084  
DEED UNRECORDED.

SET 1/2" I.R.

N89°43'43"E 406.24'

CALLED 1" I.P.

N89°43'43"E  
49.90'

50' RIGHT OF WAY  
B.C.C.D. No. 03-005625

11.24 ACRES  
LETICIA MARIA RODRIGUEZ  
VOL. 14 PAGE 027668 D.R.B.C.T.

N03°16'47"W 1,211.34'

POWERPOLE

POWERPOLE

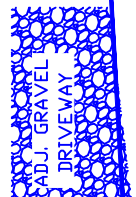
S 01°09'51" W 1,217.31'

10.00 ACRES  
(SEE METES AND BOUNDS)

ACRES 40.0 ACRES  
KEYS JACOB EST  
VOL. 20 PAGE 1358 D.R.B.C.T.

LEGAL DESCRIPTION

\* A 10.00 ACRE TRACT OF LAND OUT OF THE EAST 1/2 OF LOT 2, OF THE BRANCH T. MASTERSON SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 169 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, IN THE ANDREW ROBINSON LEAGUE. ABSTRACT NO.125, BRAZORIA COUNTY, TEXAS



ADJ. GRAVEL DRIVEWAY

POWERPOLE

CONC. DRAIN

N 88°56'27" W 312.26'

FND 1/2" I.R.

EDGE OF PAVEMENT

POWERPOLE

FND 5/8" I.R.

WEST F.M. 1462  
(CALLED 120' WIDE)

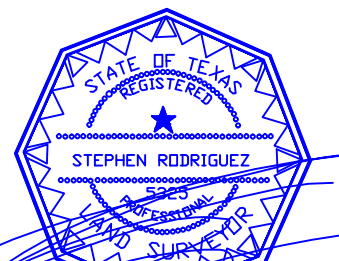
NOTES:

1. RESTRICTIVE COVENANTS RECORDED IN VOLUME 2, PAGE 169 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
2. SUBJECT TO ANY VISIBLE OR APPARENT EASEMENT(S) OVER, UNDER OR ACROSS SUBJECT PROPERTY.
3. ANY AND ALL UNRECORDED LEASES AND/OR RENTAL AGREEMENTS, WITH RIGHTS OF TENANTS IN POSSESSION.

LEGEND

- IRON ROD
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- WATER LINE EASEMENT
- BUILDING LINE
- AERIAL EASEMENT
- WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- GARAGE BUILDING LINE
- RIGHT-OF-WAY
- PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- COVERED AREA
- CONCRETE
- WOOD
- CONTROL MONUMENT
- UTILITY POLE
- POWER POLE
- IR
- D.E.
- U.E.
- W.L.E.
- B.L.
- A.E.
- G.B.L.
- R/W
- P.R.B.C.T.
- C.M.
- UP
- PP

LEGAL:	*		SUBDIVISION:	THE BRANCH T. MASTERSON SUBDIVISION	JOB NO.:	0FM1462RD		
COUNTY:	BRAZORIA	STATE:	TEXAS	RECORDATION:	VOLUME 2, PAGE 169 P.R.B.C.T.	FIELD WORK:	12/03/2021	
ADDRESS:	-0- WEST FARM TO MARKET 1462 RD.			MORTGAGE CO.	DRAFTING:		12/04/2021	
PURCHASER:	RITEX REAL ESTATE LLC AND ASSIGNS			TITLE CO.	PATTEN LAW FIRM		FINAL CHECK:	12/04/2021



I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE ARE NO ENCROACHMENTS APPARENT EXCEPT AS SHOWN.  
STEPHEN RODRIGUEZ R.P.L.S. No. 5325

THE SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THIS SURVEY IS BASED ON TITLE COMMITMENT LISTED BELOW AND PLAT OF RECORD SHOWN.

GF. No. 8991-21-23291  
THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY ALL BEARINGS BASED ON THE DEED OF RECORD UNLESS OTHERWISE NOTED.

SUBJECT PROPERTY IS LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA ZONE 'AE' AS PER MAP BRAZORIA COUNTY 485458 PANEL 48039C0275K DATED 12-30-20

THE FLOOD INFORMATION IS FROM A F.E.M.A. MAP. WE ARE NOT RESPONSIBLE FOR ITS ACCURACY.

**COPPERFIELD LAND SURVEYING**



COPPERFIELD LAND SURVEYING  
12436 F.M. 1960 WEST, #128  
HOUSTON, TEXAS 77065  
TEL 832-217-7903  
FIRM NUMBER 10193752