



0 25 50  
 SCALE: 1" = 50'  
 ● FOUND IRON ROD

**NOTES**

THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY G.F. NO. ST-0318-4903182400048L, ISSUED MARCH 17, 2024, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.

THIS TRACT IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CLERK'S FILE NUMBER 2023011657, 2022025530, 2020044150, 2020045064, AND 2020046351 OF THE O.R.B.C.T.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C0165 K, DATE DECEMBER 30, 2020, THIS PROPERTY IS LOCATED IN ZONE "AE" AND SHADED ZONE "X".

ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.

**CERTIFICATION**

I, LUTHER J. DALY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF APRIL 2024 AND CONFORMS TO THE CURRENT TEXAS SURVEYOR'S ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CAT. 1A, COND. 2 LAND TITLE SURVEY.

*Luther J. Daly*  
 LUTHER DALY  
 TEXAS REGISTRATION NO. 6150  
 (832) 876-0984

04/06/2024



4603 COTTONWOOD RUN  
 ALVIN TX 77511  
**LOT 19**  
 AMENDING PLAT OF SHADOW POND  
 PHASE 2  
 C.F. NO. 2023011657  
 O.P.R.B.C.T.

3

22

20

**LINE DATA TABLE**

NUMBER	DIRECTION	DISTANCE
L59	N56° 48' 37" E	40.09
L60	N64° 27' 16" E	27.51
L61	N69° 47' 14" E	43.70

**CURVE DATA TABLE**

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C31	110.71	50.00	126° 52' 12"	N47° 36' 15" W	89.44
C32	11.07	25.00	25° 22' 50"	N03° 08' 26" E	10.98

**TITLE SURVEY**  
**LOT 19**  
 BLOCK 3  
 AMENDING PLAT OF SHADOW POND  
 PHASE 2  
 C.F. NO. 2023011657  
 O.P.R.B.C.T.  
 R.L. WEIR SURVEY  
 A-391  
 BRAZORIA COUNTY, TEXAS

APRIL 2024

