

BRAZORIA COUNTY TEXAS

- NOTES:
1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 27).
 2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
 3. THIS SURVEY RELIES ON A TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INS.CO. OF NO.: FTDAL-26-9000262600516, WITH AN EFFECTIVE DATE OF MAY 5, 2026, FOR ALL ITEMS OF RECORD.
 4. BUILDING LINES AND RESTRICTIONS MAY BE SUBJECT TO THE VILLAGE OF SURFSIDE BEACH.

LEGEND

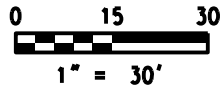
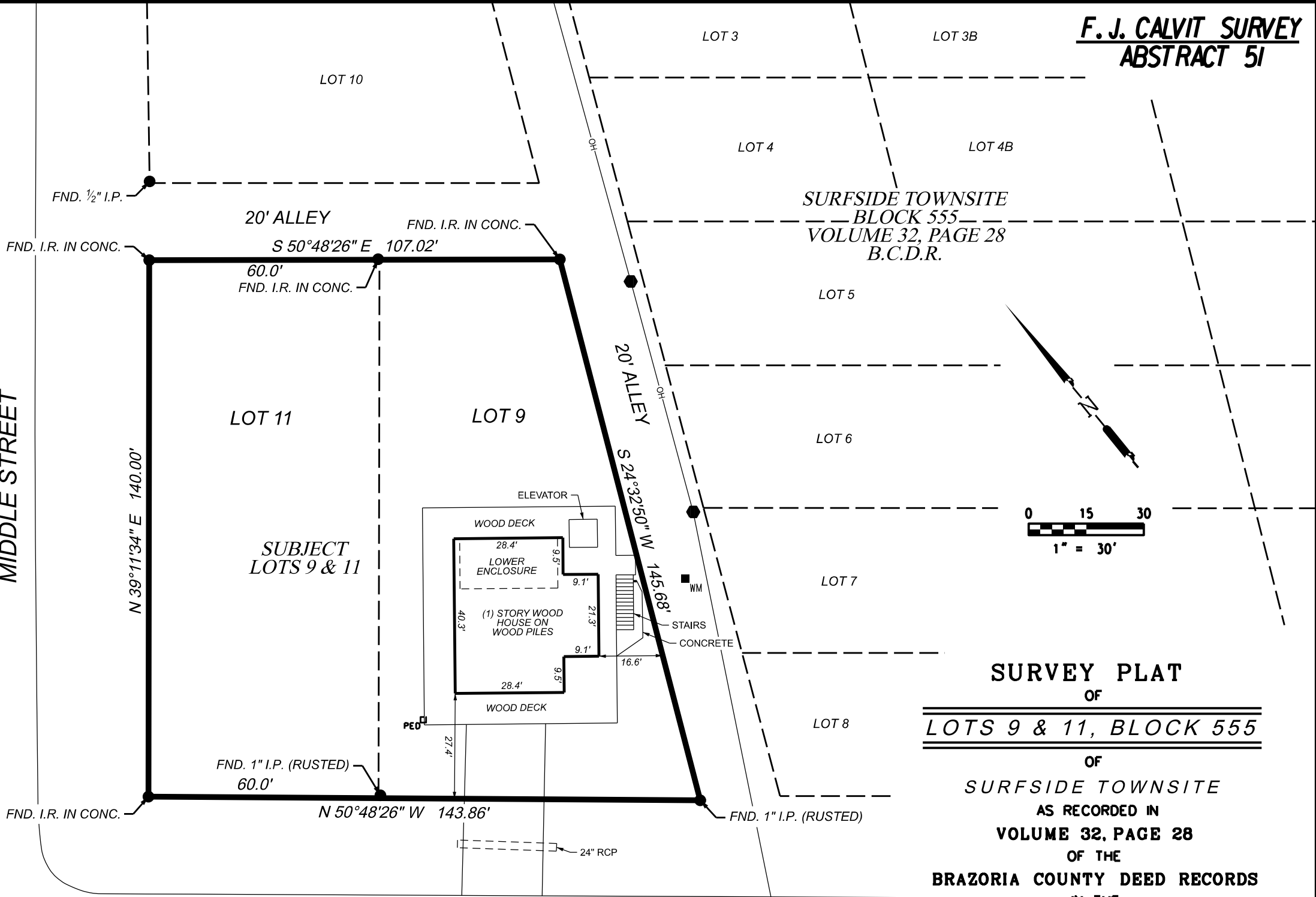
- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ TRS CAP
- POWER POLE
- OH OVERHEAD WIRE
- ⤿ GUY ANCHOR
- WM WATER METER
- GM GAS METER
- EM ELETRIC METER
- SEWER LID
- ⋈ WOOD FENCE
- BUILDING LINE
- - - EASEMENT
- - - LOT LINE
- PROPERTY LINE

I, CHARLES D. WACHTSTETTER, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.
DATE SURVEYED: MAY 21, 2026



Charles D. Wachtstetter
CHARLES D. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 4547

F. J. CALVIT SURVEY ABSTRACT 51



SURVEY PLAT
OF
LOTS 9 & 11, BLOCK 555
OF
SURFSIDE TOWNSITE
AS RECORDED IN
VOLUME 32, PAGE 28
OF THE
BRAZORIA COUNTY DEED RECORDS
IN THE
F.J. CALVIT SURVEY
ABSTRACT 51
VILLAGE OF SURFSIDE BEACH
BRAZORIA COUNTY, TEXAS
FOR
JPMP VENTURES, LLC

310 JETTYVIEW DRIVE

Doyle & Wachtstetter, Inc.
Surveying and Mapping GPS/GIS
131 COMMERCE STREET, CLUTE, TEXAS 77531
OFFICE: 979.265.3622 FAX: 979.265.9940 FIRM NO.: 10024500

SURVEYED:	BJ/5-21-26	BOOK:	SURFSIDE VOL. 92	PROJ NO:	18054-26-01
DRAWN BY:	JMJ/5-26-26	CHECKED:	CDW/5-27-26	REVISED:	NONE

USER: \$PERSON
DATE: \$DATE
TIME: \$TIME
FILENAME