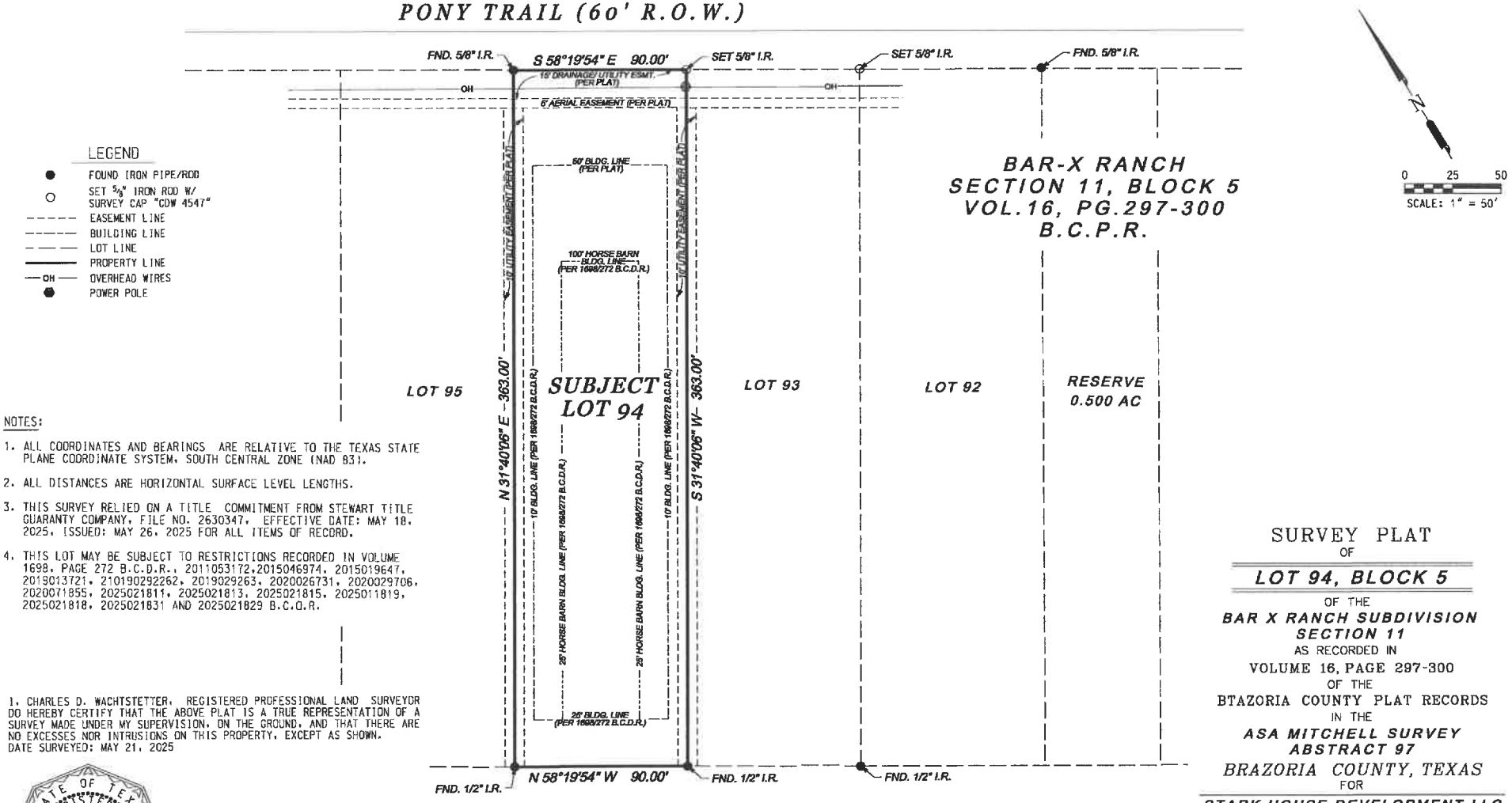
BRAZORIA COUNTY
TEXAS

ASA MITCHELL SURVEY
ABSTRACT 97

PONY TRAIL (60' R.O.W.)



LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD W/ SURVEY CAP "CDW 4547"
- EASEMENT LINE
- BUILDING LINE
- LOT LINE
- PROPERTY LINE
- OH — OVERHEAD WIRES
- POWER POLE

NOTES:

1. ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83).
2. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS.
3. THIS SURVEY RELIED ON A TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, FILE NO. 2630347, EFFECTIVE DATE: MAY 18, 2025, ISSUED: MAY 26, 2025 FOR ALL ITEMS OF RECORD.
4. THIS LOT MAY BE SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 1698, PAGE 272 B.C.D.R., 2011053172,2015046974, 2015019647, 2019013721, 210190292262, 2019029263, 2020026731, 2020029706, 2020071855, 2025021811, 2025021813, 2025021815, 2025011819, 2025021818, 2025021831 AND 2025021829 B.C.O.R.

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, 2025

STATE OF TEXAS
REGISTERED
CHARLES D. WACHTSTETTER
4547
PROFESSIONAL
LAND SURVEYOR

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

N

0 25 50
SCALE: 1" = 50'

SURVEY PLAT
OF
LOT 94, BLOCK 5
OF THE
BAR X RANCH SUBDIVISION SECTION 11
AS RECORDED IN
VOLUME 16, PAGE 297-300
OF THE
BTAZORIA COUNTY PLAT RECORDS
IN THE
ASA MITCHELL SURVEY ABSTRACT 97
BRAZORIA COUNTY, TEXAS
FOR
STARK HOUSE DEVELOPMENT LLC

FILE NO. 2630347
484 PONY TRAIL

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

SURVEYED:	5-21-5	BOOK NO.:	BAR X VOL.10	PROJECT NO.:	17462-25-01
DRAWN BY:	MAC 5-23-25	CHECKED:	CDW 11-7-25	REVISED:	NONE

USER: M.COTHRON
DATE: 11/7/2025
G:\JOB\Boundary\Bar X\Section 11\BK5 Lot 94 93-94\BK5 Lot 94 Survey Plat.dgn
TIME: 10:13:23 AM