

BRAZORIA COUNTY
TEXAS

STEPHEN F. AUSTIN SURVEY
ABSTRACT 37

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. (SF = 0.999863317)
3. NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, THERE MAY BE ITEMS OF RECORD WHICH AFFECT THIS PROPERTY, NOT SHOWN HEREON.
4. THIS PLAT IS ACCCOMPANIED BY A METES AND BOUNDS DESCRIPTION ON FILE IN THE OFFICES OF DOYLE AND WACHTSTETTER, INC.3
5. BUILDING SETBACK LINES AS SHOWN HEREON ARE PER THE BRAZORIA COUNTY SUBDIVISION REGULATIONS, AS OF AUGUST 2023.

BRIAN JONATHAN ARNES
AND KIMBERLY ANN MEADOWS
CALLED 3.001 ACRES
2021025141 B.C.O.R.

ALLIED PETROCHEMICAL LLC.
CALLED 64.898 ACRES
2022070001 B.C.O.R.

A diagram of a surveyor's monument. It consists of a vertical post at the top and a horizontal base line at the bottom. A horizontal line extends from the right side of the base line. A dashed line extends from the top of the post to the right, labeled "10' BUILDING LINE". A dashed line extends from the right end of the base line to the right, labeled "FND. 1/2" I.R.". The angle is labeled "N 39°25'05" E". The top part of the post is labeled "FND. CONC. MON.".

I, CHRISTOPHER C. 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: JUNE 9, 2025

JASON E. BOCKEL
RESIDUAL OF A
CALLED 5.17 ACRES
2005050166 B.C.O.R.

Christopher C. Wachtetetter

CHRISTOPHER C. WACHTSTETTER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6587

A circular seal for a Texas surveyor. The outer ring contains the text "STATE OF TEXAS" at the top and "REGISTERED SURVEYOR" at the bottom. The inner circle features a five-pointed star in the center, surrounded by the name "CHRISTOPHER C. WACHTSTETTER" and the date "6587". The bottom half of the inner circle contains the words "LAND SURVEYOR" and "PROFESSIONAL" in an arc.

**BRIAN JONATHAN ARNES
KIMBERLY ANN MEADOWS
CALLED 3.001 ACRES
2021025141 B.C.O.R.**

**STEVEN WAYNE HAUTAMAKI
CALLED 3.1708 ACRES
2017022849 B.C.O.R.**

**SUBJECT
LOT 27A
(1.000 ACRE)**

**SUBJECT
LOT 27A1
(2.171 ACRES)**

COUNTY ROAD 171

PROPERTY LINES AND ROADS:

- Subject Lot 27A:**
 - Top boundary: S 50°33'29" E 20.52' FND. 1/2" I.R.
 - Right boundary: S 39°26'32" W 231.67' SET 5/8" I.R. P.O.B. LOT 2
 - Bottom boundary: S 39°26'32" W 192.38' SET 5/8" I.R.
 - Left boundary: N 50°33'28" W 368.81' 10' BUILDING LINE
- Subject Lot 27A1:**
 - Bottom boundary: 536.93' 10' BUILDING LINE
- Neighboring Property (Steven Wayne Hautamaki):**
 - Top boundary: S 86°48'41" E 207.72' 10' BUILDING LINE
 - Right boundary: S 39°26'32" W 231.67' 10' BUILDING LINE
 - Bottom boundary: S 39°26'32" W 192.38' 10' BUILDING LINE
 - Left boundary: S 86°26'28" E 32.73' 10' BUILDING LINE

STRUCTURES AND FEATURES:

- Mobile Home: 76.4' wide by 15.8' deep.
- Shed: Located near the mobile home.
- Concrete Pad: Located near the mobile home.
- Antenna Pole: Located near the mobile home.
- Cut Off Well: Located near the mobile home.
- Asphalt Drive: A paved area leading to the mobile home.
- Asphalt Sidewalk: A paved walkway near the mobile home.
- Ramp: A ramp leading to the mobile home.
- Stairs: Stairs leading to the mobile home.
- Gravel Drive: A gravel road leading to the property.
- WM: WM marker on the gravel drive.
- OH: OH markers on the property lines.
- 12" RCP: 12" RCP marker on the gravel drive.

COORDINATES:

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COUNTY ROAD 171

A diagram of a compass rose. A vertical line labeled 'N' for North is at the top. A diagonal line extends from the North line to the right. The angle between the North line and the diagonal line is labeled '60'. Below the compass rose is a horizontal scale bar with tick marks. The scale bar is labeled '0' on the left, '30' in the middle, and '60' on the right. Below the '30' tick mark is the text '1" = 60'.

LEGEND

- FOUND IRON PIPE/ROD
- SET 5/8" IRON ROD
W/ "CCW 6587" CAP
- ◆ WATER WELL
- TANK
- ◆ POWER POLE
- ELECTRICAL PEDESTAL
- WATER METER
- WM BARBED WIRE FENCE
- × CHAINLINK FENCE
- OH — OVERHEAD WIRE
- — — EASEMENT LINE

SURVEY PLAT O

A 1.000 ACRE TRACT AND
A 2.171 ACRE TRACT

BEING OUT OF THE
STEVEN WAYNE HAUTAMAKI
CALLED 3.1708 ACRE TRACT
AS RECORDED IN
CLERK'S FILE NO. 2017022810

OF THE
BRAZORIA COUNTY OFFICIAL RECORDS
IN THE

STEPHEN F. AUSTIN SURVEY
ABSTRACT 37

BRAZORIA COUNTY, TEXAS

STEVEN HAITAMAK

7116 COUNTY ROAD 171