

FM 2403

TRACT 1:

Being a tract of land situated in the Hooper and Wade Survey, Section No. 5, Abstract No. 429, Brazoria County, Texas, same being a portion of that tract of land conveyed to The Belikow Trust, by deed recorded in County Clerk File No. 93-021623, Real Property Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch iron pipe found for corner, said corner being an East corner of that tract of land conveyed to Rebecca Walsh Winton, Patricia Jeffery Winchell, Melinda Walsh Rosinski, and John Richard Holman, by deed recorded in County Clerk File No. 2015024681, Real Property Records of Brazoria County, Texas (Tract 1) and being the South corner of herein described tract:

THENCE North 50 degrees 24 minutes 35 seconds West, along a Northeast line of said Winton/Winchell/Rosinski/Holman tract (Tract 1), a distance of 725.90 feet to a 2 inch iron pipe found for corner, said corner being the North corner of said Winton/Winchell/Rosinski/Holman tract (Tract 1) and lying along the East line of FM 2403 (public right-of-way);

THENCE North 03 degrees 31 minutes 43 seconds East, along the East line of the aforementioned FM 2403, a distance of 749.54 feet to a point for corner, said corner being the Southwest corner of a tract of land conveyed to Briscoe Production Company, by deed recorded in County Clerk File No. 2018010291, Real Property Records of Brazoria County, Texas (Tract 2);

THENCE South 50 degrees 24 minutes 35 seconds East, along the Southwest line of said Briscoe Production Company tract (tract 2), a distance of 1167.12 feet to a point for corner, said corner being the South corner of said Briscoe Production Company tract (Tract 2);

THENCE South 39 degrees 35 minutes 25 seconds West, along the Southeast line of said subject tract, a distance of 605.92 feet to the POINT OF BEGINNING and containing 573,506 square feet or 13.17 acres of land.

TRACT 2:

Being a tract of land situated in the Hooper and Wade Survey, Section No. 5, Abstract No. 429, Brazoria County, Texas, same being a portion of that tract of land conveyed to The Belikow Trust, by deed recorded in County Clerk File No. 93-021623, Real Property Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an East corner of that tract of land conveyed to Rebecca Walsh Winton, Patricia Jeffery Winchell, Melinda Walsh Rosinski, and John Richard Holman, by deed recorded in County Clerk File No. 2015024681, Real Property Records of Brazoria County, Texas (Tract 3) and lying along the West line of FM 2403 (public right-of-way);

THENCE North 50 degrees 24 minutes 35 seconds West, along a Northeast line of said Winton/Winchell/Rosinski/Holman tract (Tract 3), a distance of 563.19 feet to a 2 inch iron pipe found for corner, said corner being an 'ell' corner of said Winton/Winchell/Rosinski/Holman tract (Tract 3);

THENCE North 39 degrees 35 minutes 25 seconds East, along the Southeast line of said Winton/Winchell/Rosinski/Holman tract (Tract 3), a distance of 605.92 feet to a point for corner, said corner being an East corner of said Winton/Winchell/Rosinski/Holman tract (Tract 3) and lying along the Southwest line of a tract of land conveyed to Briscoe Production Company, by deed recorded in County Clerk File No. 2018010291, Real Property Records of Brazoria County, Texas (Tract 1), from which a 2 inch iron pipe found bears South 41 degrees 19 minutes 02 seconds West, a distance of 2.10 feet for witness;

THENCE South 50 degrees 24 minutes 35 seconds East, along the Southwest line of said Briscoe Production Company tract (Tract 1), a distance of 120.02 feet to a point for corner, said corner being the South corner of said Briscoe Production Company tract (Tract 1) and lying along the West line of the aforementioned FM 2403;

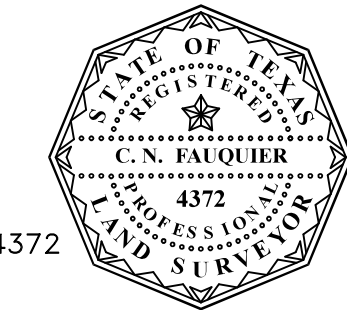
THENCE South 03 degrees 24 minutes 30 seconds West, along the West line of said FM 2403, a distance of 750.69 feet to the POINT OF BEGINNING and containing 206,984 square feet or 4.75 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Richard Edward Wheat and North American Title Company, in connection with the transaction described in G.F. No. 14623-19-07182 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 16th day of January, 2019

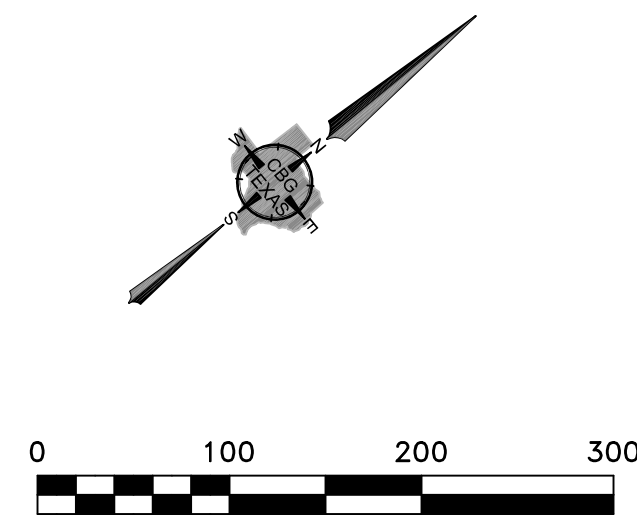
C.N. Fauquier
Registered Professional Land Surveyor No. 4372



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

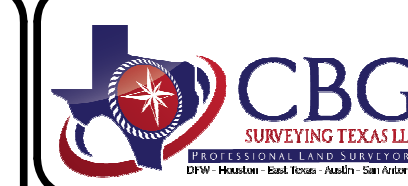
NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS SOUTH CENTRAL ZONE



NOTE: According to the F.I.R.M. in Map No. 48039C0285H, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
○	2" IRON PIPE FOUND
○	5/8" ROD FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊙	POINT FOR CORNER
⊙	GRAVEL/ROCK ROAD OR DRIVE
—	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	5' WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE



321 Century Plaza Dr., Ste. 105
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Cell 281.443.9280
www.cbginet.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	01/16/19	1900464	SEE ABOVE	MARIA

METES AND BOUNDS

HOOPER AND WADE SURVEY, SECT. NO. 5, ABST. NO. 429

BRAZORIA COUNTY, TEXAS

FM 2403