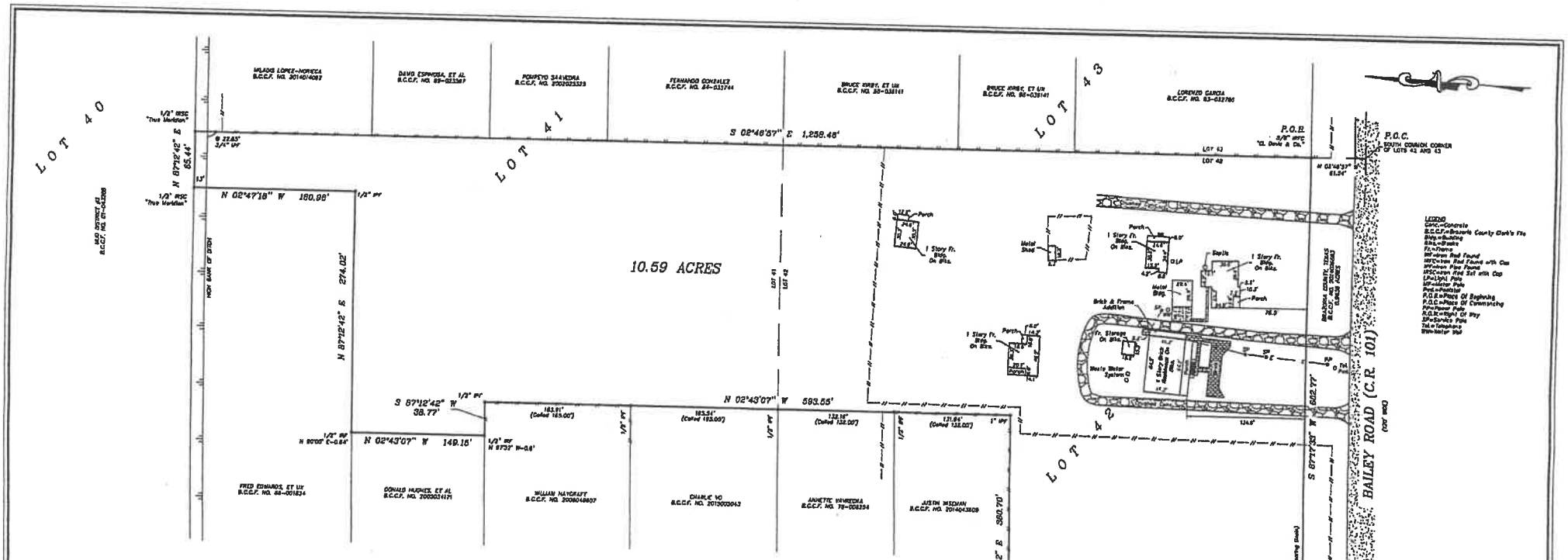

FIELD NOTE DESCRIPTION OF 10.59 ACRES BEING THE REMAINING PORTION OF LOTS 41 AND 42 OF THE KANAWHA-TEXAS SUBDIVISION, SECTION 22, OF THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT 548, AS PER PLAT RECORDED IN VOLUME 2, PAGE 51 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the South common corner of said Lots 41 and 42;

THENCE N 02°46'57" W, along the common line of said Lots 41 and 42, a distance of 61.24 feet to a 3/8 inch iron rod found with a cap stamped "CL Davis & Company" for the PLACE OF BEGINNING and the Southeast corner of the herein described tract of land, same being the Northeast corner of a 0.9858 acre tract conveyed to Brazoria County, Texas as recorded under Brazoria County Clerk's File No. 2014028683;

THENCE S 87°17'33" W, along the North line of said 0.9858 acre tract and the North right-of-way line of Bailey Road (called County Road 101, 120' R.O.W.), a distance of 602.77 feet to a 3/8 inch iron rod found with a cap stamped "CL Davis & Company" for an angle point;

THENCE N 47°41'50" W, a distance of 42.42 feet to a 5/8 inch iron rod found with a cap stamped "CL Davis & Company" for an angle point on the East line of County Road 905 (60' wide);

THENCE S 87°18'47" W, a distance of 30.00 feet to a point for corner in County Road 905;

THENCE N 02°41'13" W, along the centerline of County Road 905, a distance of 303.93 feet to a point for corner;

THENCE N 87°12'42" E, passing at 30.00 feet the East line of County Road 905, from which a found 1/2 inch iron pipe bears N 29°16' E - 1.0 feet, continuing in all a total distance of 380.70 feet to a 1 inch iron pipe found at the Southeast corner of a tract of land conveyed to Justin Wiesman, as recorded under Brazoria County Clerk's File No. 2014043609;

THENCE N 02°43'07" W, a distance of 593.55 feet to a 1/2 inch iron pipe found at the Northeast corner of a tract of land conveyed to William Haycraft, as recorded under Brazoria County Clerk's File No. 2008048807;

THENCE S 87°12'42" W, a distance of 38.77 feet to the Southeast corner of a tract of land conveyed to Donald Hughes, et al, as recorded under Brazoria County Clerk's File No. 2005034171, from which a found 1/2 inch iron rod bears N 67°52' W - 0.6 feet;

THENCE N 02°43'07" W, a distance of 149.15 feet the the Northeast corner of said Hughes tract, from which a found 1/2 inch iron rod bears N 80°00' E - 0.6 feet;

THENCE N 87°12'42" E, a distance of 274.02 feet to a 1/2 inch iron pipe found at the Southeast corner of a tract of land conveyed to Fred Edwards, et ux, as recorded under Brazoria County Clerk's File No. 88-001834;

THENCE N 02°47'18" W, a distance of 160.98 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" at the Northwest corner of said Edwards tract;

THENCE N 87°12'42" E, along the South line of a tract of land conveyed to MUD District #3, as recorded under Brazoria County Clerk's File No. 01-043268, a distance of 65.44 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" at the Northeast corner of a tract of land conveyed to Miladis Lopez-Moriega, as recorded under Brazoria County Clerk's File No. 2014014062;

THENCE S 02°46'57" E, along the East line of the herein described tract of land, passing at 22.85 feet a found 3/4 inch iron pipe, continuing in all a total distance of 1,238.46 feet to the PLACE OF BEGINNING and containing 10.59 acres of land more or less.

TO: FRANK DOHERTY, EXCLUSIVELY.

I, Todd J. Slaton, Registered Professional Land Surveyor No. 5082, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992; the size, location and type of improvements are shown with setback dimensions where applicable. There are no apparent visible encroachments, conflicts or protrusions except as shown. All easements shown are per the reference plat unless noted otherwise. This plat was prepared specifically for the transaction referenced below. The undersigned assumes no responsibility for any other use. Certification shown is revoked and this survey is null and void if this document is altered in any manner, or does not bear an original seal and signature of Todd J. Slaton in blue ink.

By: _____ Date: _____
Todd J. Slaton, Registered Professional Land Surveyor No. 5082

TRUE MERIDIAN PLLC
P.O. BOX 968 FRIENDSWOOD, TEXAS 77549-0968
OFFICE (281)482-0401 FAX (281)413-9001
E-MAIL: TRUEMERIDIAN@SBCGLOBAL.NET
FIRM 10027300

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485458 0040 I MAP REVISED SEPT. 22, 1999. THIS PROPERTY LIES IN ZONE X.

NOT FOR CONSTRUCTION

SCALE: 1" = 50'
DATE
SURVEYED: JUNE 29, 2015

JOB NO. 15-2355

STANDARD LAND SURVEY
OF
10.59 ACRES
BEING THE REMAINING PORTIONS OF
LOTS 41 AND 42
OF THE
KANAWHA-TEXAS SUBDIVISION
SECTION 22
H.T. & B. RAILROAD COMPANY SURVEY
ABSTRACT 548
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