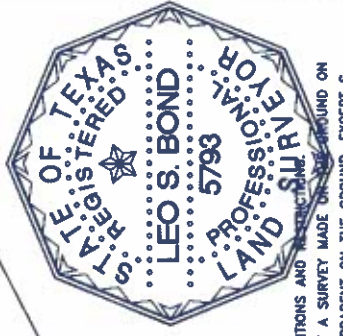


JOB NO. C18-0582
 CF No.: 181210
 Title Co.: ENVISION TITLE TEXAS
 OWNER: DION YUAN LI & KELLY WONG
 ADDRESS: 9631 MASTERS ROAD
 MANVEL, TEXAS 77578

FLOOD INFORMATION
 SUBJECT PROPERTY IS LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE FLOODWAY/AE/X MAP No. 48039 C. PANEL: 0130 H. DATED: 06/05/1989
 This information is based on graphic plotting only. We do not assume responsibility for exact determination.



PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR SURVEY TRANSACTIONS.
 I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 31ST DAY OF MAY, 2018. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT S

Leo S. Bond
 LEO STENGL PINE DRIVE BASTROP TEXAS 78602

LINE TABLE

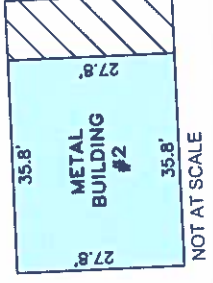
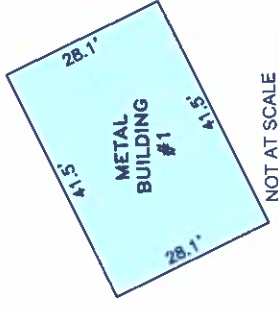
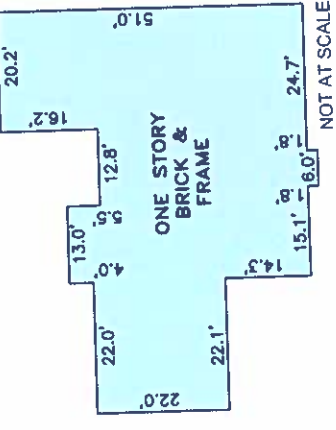
LINE	BEARING	DISTANCE
L1	N 50° 00' 00" W	44.67'
L2	N 13° 29' 10" W	69.70'
L3	N 03° 30' 00" E	69.60'
L4	N 63° 00' 00" E	4265.30'
L5	S 50° 48' 00" E	67.00'



LEGAL DESCRIPTION OF LAND:
 TRACT A 2.1525 ACRE TRACT OF LAND OUT OF THE CHARLES PRESCOTT SURVEY ABSTRACT 354, BRAZORIA COUNTY, TEXAS; AND BEING OUT OF THE CHARLES S. GATES 114.35 ACRE TRACT AND BEING OUT OF AND A PORTION OF THAT CERTAIN 5.00 ACRE TRACT OF LAND CONVEYED BY MANVELTEX, INC. TO WALLACE E. LOAFMAN AND WIFE, MADINE LOAFMAN, AS RECORDED IN VOLUME 1488, PAGE 483, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 2.1525 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE WESTERLY CORNER OF SAID 5.00 ACRE TRACT, SAID CORNER BEING LOCATED AT THE INTERSECTION OF THE CENTERLINE OF THE MIDDLE PRONG OF CHOCOLATE BAYOU WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 67 BEING LOCATED SOUTH 63 deg. 00 min. 00 sec. WEST, 4285.3 FEET AND SOUTH 50 deg. 48 min. 0 sec. EAST 67.00 FEET FROM A RAILROAD RAIL BURIED 2.0 FEET DEEP MARKING THE NORTH CORNER OF THE CHARLES PRESCOTT SURVEY, ABSTRACT 354;
 THENCE NORTH 63 deg. 00 min. 00 sec. EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 67, 239.50 FEET TO A 1/2 INCH IRON PIPE MARKING THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 00 deg. 33 min. 42 sec. WEST A DISTANCE OF 506.26 FEET TO AN IRON PIPE MARKING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE SOUTH 63 deg 01 min 30 sec WEST A DISTANCE OF 185.83 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF THE MIDDLE PRONG OF CHOCOLATE BAYOU;
 THENCE UP CHOCOLATE BAYOU WITH ITS MEANDERS AS FOLLOWS:
 NORTH 14 deg 28 min 04 sec WEST - 214.02 FEET;
 NORTH 27 deg 39 min 00 sec EAST - 122.70 FEET;
 NORTH 03 deg 30 min 00 sec EAST - 69.60 FEET;
 NORTH 13, deg 29 min 10 sec WEST - 69.70 FEET;
 NORTH 50 deg 00 min 00 sec WEST - 44.67 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.1525 ACRES OF LAND.

TRACT B 2.8598 ACRE TRACT OF LAND OUT OF THE CHARLES PRESCOTT SURVEY ABSTRACT 354, BRAZORIA COUNTY, TEXAS; AND BEING OUT OF THE CHARLES S. GATES 114.33 ACRE TRACT AND BEING OUT OF AND A PORTION OF THAT CERTAIN 5.00 ACRE TRACT OF LAND CONVEYED BY MANVELTEX, INC. TO WALLACE E. LOAFMAN AND WIFE, MADINE LOAFMAN AS RECORDED IN VOLUME 1488, PAGE 483, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 2.8598 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON PIPE BEING LOCATED SOUTH 63 deg 00 min 00 sec WEST - 4265.3 FEET, SOUTH 50 deg 08 min 00 sec EAST - 67.00 FEET AND NORTH 63 deg 00 min 00 sec EAST - 239.50 FEET FROM A RAILROAD RAIL BURIED 2.0 FEET DEEP AT THE NORTH CORNER OF THE CHARLES PRESCOTT SURVEY, ABSTRACT 354;
 THENCE NORTH 63 deg 00 min 00 sec EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 67, A DISTANCE OF 160.50 FEET TO A 1 1/4 INCH IRON PIPE MARKING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND ALSO BEING THE MOST NORTHEASTERLY CORNER OF SAID 5.00 ACRE TRACT;
 THENCE SOUTH 26 deg 49 min 58 sec EAST - 448.98 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO THE SOUTHEASTERLY CORNER OF SAID 5.00 ACRE TRACT;
 THENCE SOUTH 63 deg 01 min 30 sec WEST A DISTANCE OF 394.49 FEET TO A 3/4 INCH IRON PIPE MARKING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;
 THENCE NORTH 00 deg 33 min 42 sec EAST, 506.26 FEET TO THE PLACE OF BEGINNING; AND CONTAINING 2.8598 ACRES OF LAND.

1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
 2. PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD.
 3. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE REPORT.
 4. ANY PORTION OF THE LAND LOCATED WITHIN THE BOUNDARIES OF ANY ROADWAY OR HIGHWAY.
 5. UNLOCATED PIPELINE EASEMENT AFFECTING SUBJECT PROPERTY AS GRANTED TO TENNESSEE GAS TRANSMISSION COMPANY IN INSTRUMENT(S) FILED FOR RECORD IN VOLUME 828 PAGE 203 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
 6. PIPE LINE RIGHT-OF-WAY AND APPURTENANCES HERETO GRANTED TO HOUSTON PIPE LINE COMPANY IN INSTRUMENT RECORDED IN VOLUME 530, PAGE 158, DEED RECORDS OF BRAZORIA COUNTY, TEXAS;
 7. FRACTIONAL ROYALTY INTEREST OF ALL OIL, GAS AND OTHER MINERALS, ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS IN CONNECTION WITH SAME, ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUNDER, ARE SET FORTH IN INSTRUMENT FILED FOR RECORD UNDER VOLUME 354, PAGE 236, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. TITLE TO SAID MINERAL INTEREST HAS NOT BEEN TRACED FURTHER.



NOT AT SCALE

NOT AT SCALE

NOT AT SCALE

ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR SURVEY TRANSACTIONS.
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CAPELO JENNIFER
 A0354 C PRESCOTT
 (MANVEL), TRACT 2G,
 ACRES 2.00

TRACT B
 448.98'

TRACT A
 506.26'

TRACT Y
 594.49'

MASTERS ROAD
 (VARIES R.O.W.)

CHOCOLATE BAYOU

MEKS MELANIE Y
 A0354 C PRESCOTT
 (MANVEL), TRACT
 ACRES

169.30' 00" N
 169.30' 00" 00" E

26°58'01" E

142.8'

70.5'

506.26'

448.98'

594.49'

63°01'30" W

185.83'

63°01'30" W

14°28'04" W

214.02'

27°39'00" E

122.70'

60.6'

185.83'

14°28'04" W

17°12'18" E

17°12'18" E

17°12'18" E

17°12'18" E

17°12'18" E

17°12'18" E

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