



METES AND BOUNDS

Being a 1.588-acre tract of land located in the Amos Pollard Survey, A-359, Brazoria County, Texas; said 1.588-acre tract being a portion of a called 1.00-acre tract of land (Lot 24) conveyed to Edward L. and Patricia Saldivar in Clerk's File Number 1995003970 and all of a called 1.00-acre tract of land (Lot 25) conveyed to Mary Saldivar in Clerk's File Number 2004047707 both of the Official Records of Brazoria County (O.R.B.C.); said 1.00-acre tracts being Lots 24 and 25 of Leedy Estates Section 2, an Unrecorded subdivision; said 1.588-acre tract also being Lot 3 of Saldivar Estates (record pending); said 1.588-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, NAD 83, 2011 Adj., South Central Zone):

- Beginning at a 1/2-inch iron rod found for the east corner of said Lot 25, the north corner of a called 1.00-acre tract of land (Alexis tract) recorded in Clerk's File Number 2016047180 of the O.R.B.C.;
1. Thence, with the common line of said Lot 25 and said Alexis tract, South 59 degrees 37 minutes 01 seconds West, at 420.00 feet pass a 5/8-inch iron rod found on the north right-of-way (R.O.W.) line of Cory Lane (60-foot wide) recorded in Volume 1438, Page 626 and Volume 1409, Page 688 both of the Brazoria County Deed Records, continuing a total distance of 450 feet to the south corner of said Lot 25 and the west corner of said Alexis tract, same being the centerline of said Cory Lane;
 2. Thence, with the southwest line of said Lot 25, aforesaid Lot 24 and the centerline of said Cory Lane, North 30 degrees 22 minutes 59 seconds West, a distance of 161.72;
- Thence, through said Lot 24, the following three (3) courses:
3. North 59 degrees 37 minutes 01 seconds East, at 30.00 pass a 5/8-inch iron rod set on the northeast right-of-way (R.O.W.) line of aforesaid Cory Lane continuing a total distance of 123.80 feet to a 5/8-inch iron rod set;
 4. North 27 degrees 15 minutes 32 seconds East, a distance of 9.57 feet to a 5/8-inch iron rod set;
 5. North 59 degrees 37 minutes 01 seconds East, a distance of 286.33 feet to a 5/8-inch iron rod set on the northeast line of aforesaid Lot 24;
 6. Thence, with the northeast line of said Lot 24 and aforesaid Lot 25, South 30 degrees 22 minutes 59 seconds East, a distance of 165.96 feet to the Point of Beginning and containing 1.588 acres of land with 0.1112-acres being in the R.O.W. Cory Lane.

NOTES

1. This tract is subject to Restrictions recorded in Volume 1418, Page 718 of the Brazoria County Deed Records.
2. According to the National Flood Insurance Program Flood Insurance Rate Map for Brazoria County, Texas, Map Number 48039C0140 H date June 05, 1989, this property is located in Zone "AE" a special flood hazard area with base flood elevations determined.
3. All bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83.

CERTIFICATION

I, LUTHER DALY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF SEPT. 2019 AND CONFORMS TO THE CURRENT TEXAS SURVEYOR'S ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 11 LAND TITLE SURVEY.



Luther Daly
 LUTHER DALY
 TEXAS REGISTRATION NO. 6150

**LAND TITLE SURVEY
 1.588 ACRES**

**BEING A PORTION OF
 A CALLED 1.00 ACRES RECORDED IN
 C.F. NO. 1995003970
 AND ALL OF A CALLED 1.00 ACRES
 RECORDED IN C.F. NO. 204047707 ALL
 OF THE O.R.B.C.**

**AMOS POLLARD SURVEY, A-359
 BRAZORIA COUNTY, TEXAS**

SEPTEMBER 2019