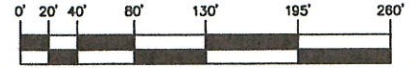
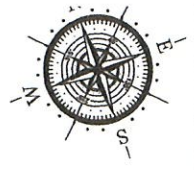


NOTE B: SCHEDULE B10F, 20 FOOT BRAZORIA COUNTY CONSERVATION AND RECLAMATION TRACT AS RECORDED IN C.F.#2018032807 AND AS SHOWN ON SURVEY

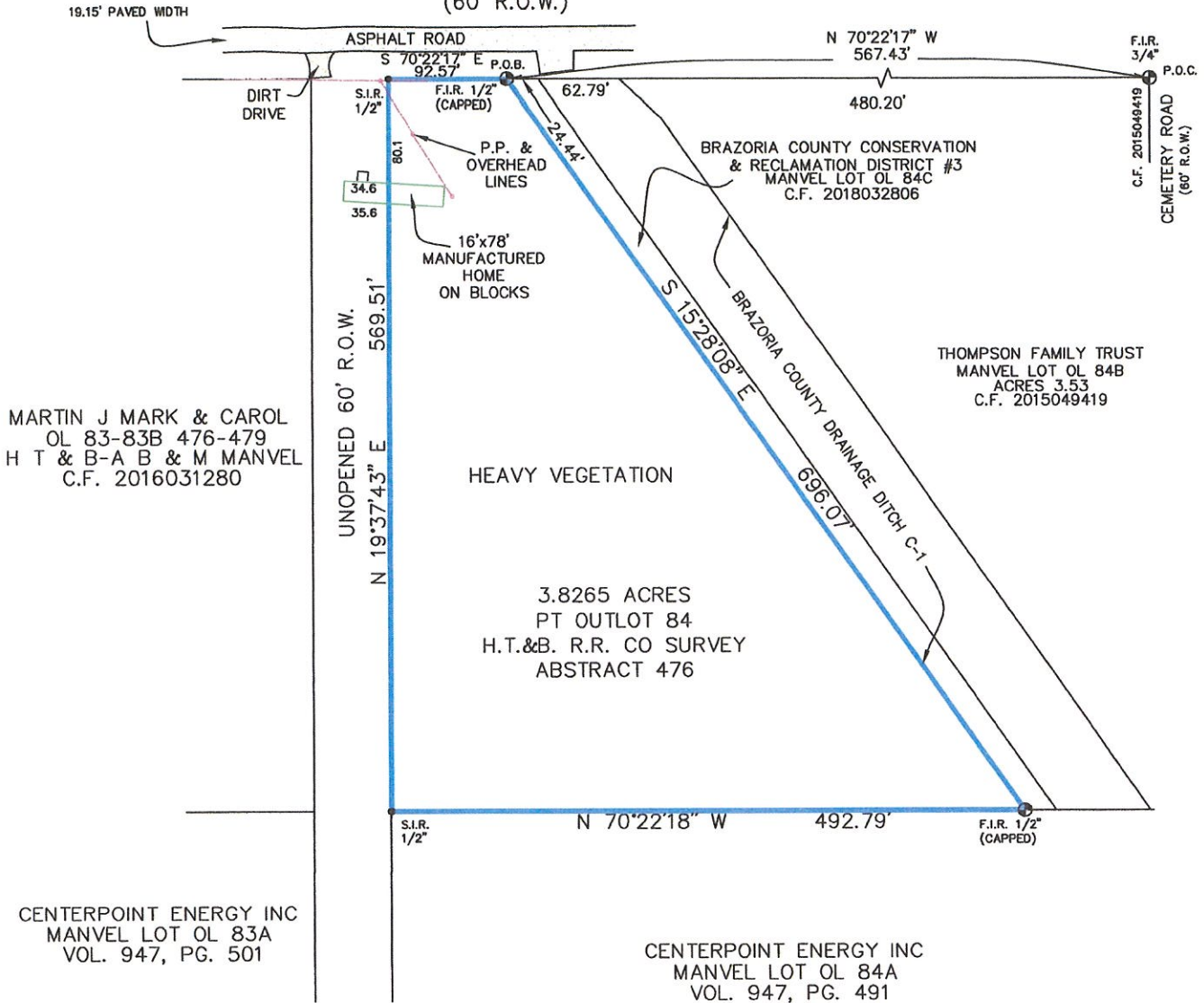
NOTES:

1. SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO 60.00 FOOT PUBLIC RIGHT-OF-WAY ROGERS ROAD (ROGERS AVENUE)
2. NO EVIDENCE OF GRAVE SITES OR CEMETERIES ON SUBJECT PROPERTY
3. NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OBSERVED
4. THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS SHOWN HEREON ARE FROM A TITLE REPORT PREPARED BY ALAMO TITLE INSURANCE COMPANY, G.F. #AT-0400-72004001900205KS, EFFECTIVE 03-21-2019

2. ADDRESS
7602 ROGERS ROAD
MANVEL, TX 77578
3. FLOOD ZONE
FIRM PANEL 48039C 130H EFF. 6-5-89
ZONE: AO
4. GROSS LAND AREA
3.8265 ACRES
166,682.34 SQUARE FEET
5. VERTICAL RELIEF
TOPOGRAPHICAL DATA NOT PROVIDED AT THIS TIME DUE TO HEAVY VEGETATION



7602 ROGERS ROAD
(UNNAMED R.O.W. PER PLAT)
(60' R.O.W.)



Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

- NOTES:
- BEARING BASIS: C.F.#2018027997
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
 - PAGE 1 OF 2

LEGAL DESCRIPTION

A TRACT CONTAINING 3.8265 ACRES OF LAND, MORE OR LESS, BEING A PART OF OUTLOT 84 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 3.8265 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

JOHN M. MARTIN

ADDRESS

7602 ROGERS ROAD

JOB # 1903120

DATE 4-3-19

CF# ATCH-80F-ATCH10085265MA



FIELD NOTES
OF A SURVEY OF

A TRACT CONTAINING 3.8265 ACRES OF LAND, BEING A PART OF OUTLOT 84 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 3.8265 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4 INCH IRON ROD FOUND AT THE INTERSECTION OF THE SOUTHWEST LINE OF ROGERS ROAD, BASED ON A WIDTH OF 60.00 FEET, WITH THE NORTHWEST LINE OF CEMETERY ROAD, BASED ON A WIDTH OF 60.00 FEET, SAID POINT BEING THE EASTERLY CORNER OF SAID OUTLOT 84;

THENCE NORTH 70°22'17" WEST, ALONG THE NORTH LINE OF SAID OUTLOT 84 AND THE SAID SOUTHWEST LINE OF ROGERS ROAD, A DISTANCE OF 567.43 FEET TO A 1/2 INCH IRON ROD FOUND (WITH CAP) MARKING THE WESTERLY CORNER OF A CALLED 0.32 ACRE TRACT AS CONVEYED IN CLERK'S FILE NUMBERS 2018032806 AND 2018032807 AND BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 15°28'08" EAST, ALONG THE WESTERLY LINE OF SAID 0.32 ACRE TRACT, A DISTANCE OF 696.07 FEET TO A 1/2 INCH IRON ROD FOUND (WITH CAP) IN THE NORTH LINE OF A 250.00 FOOT WIDE TRACT AS CONVEYED TO CENTERPOINT ENERGY IN VOLUME 947, PAGE 491 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID POINT BEING THE SOUTHWEST CORNER OF SAID 0.32 ACRE TRACT AND THE SOUTHERLY CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 70°22'18" WEST, ALONG THE NORTHERLY LINE OF SAID CENTERPOINT ENERGY TRACT, A DISTANCE OF 492.79 FEET TO A 1/2 INCH IRON ROD SET (WITH CAP) IN THE WESTERLY LINE OF SAID OUTLOT 84, BEING ALSO THE EASTERLY LINE OF AN UNOPENED 60.00 FOOT RIGHT OF WAY;

THENCE NORTH 19°37'43" EAST, ALONG THE SAID WESTERLY LINE OF OUTLOT 84, A DISTANCE OF 569.51 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTHWEST LINE OF SAID ROGERS ROAD, SAID POINT BEING THE NORTHWEST CORNER OF SAID OUTLOT 84 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 70°22'17" EAST, ALONG THE SOUTHWEST LINE OF SAID ROGERS ROAD, A DISTANCE OF 92.57 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 3.8265 ACRES (166,682.34 SQUARE FEET) OF LAND.

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