

2.000 Acres (87,120 Square Feet)
Thomas Spraggins Survey, Abstract Number 366
Brazoria County, Texas

Being a 2.000 acre (87,120 Sq. Ft.) tract of land situated in the Thomas Spraggins Survey, A-366, Brazoria County, Texas, being those same two one-acre tracts conveyed to Carol Jean Hunter by deeds of record in Volume 1399, Page 336 and Volume 1389, Page 182, Deed Records, Brazoria County (D.R.B.C.T.), Texas and being more fully described by metes and bounds as follows:

BEGINNING at an "X" set in concrete in the centerline of County Road 393A (60 feet wide) marking the northeast corner of that called 2.00 acre tract conveyed to George J. Melanson, Jr. and Carolyn M. Melanson by deed of record under Clerk's File No. 2000028408, D.R.B.C.T., and marking the southeast corner of the herein described tract;

THENCE, S 89°48'35" W, 435.60 feet with the north line of said Melanson tract to the southwest corner of the herein described tract from which a fence post found bears 'XS 21'W, 1.0 feet;

THENCE, N 00°11'25"W, 47'26"W, 200.00 feet with the east line of that called 1.92 acre tract conveyed Apolonia Zavala and Rebecca Zavala by deed of record under Clerk's File No. 2009028735, D.R.B.C.T. to a 1/2-inch iron rod with cap stamped "OSC" set marking the northwest corner of the herein described tract;

THENCE, N 89°48'35"E, 435.60 feet with the south line of that called 1.689 acre tract conveyed to Ofilia Chlamon by deed of record in Volume 91960, Page 521, D.R.B.C.T. to an "X" set in the centerline of the aforementioned County Road 339A marking the northeast corner of the herein described tract;

THENCE, S 00°11'30"E, 200.00 feet with the centerline of said County Road 339A to the POINT OF BEGINNING AND CONTAINING 2.000 acres 87,120 Sq. Ft.) of land.

SURVEYOR'S NOTE:
THERE EXISTS A PIPE LINE EASEMENT AS RECORDED IN VOLUME 1567, PAGE 81, DEED RECORDS, BRAZORIA COUNTY, TEXAS.

THERE EXISTS A RIGHT OF WAY EASEMENT AS RECORDED IN VOLUME 1347, PAGE 669, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.

THERE EXISTS AN ELEC. DISTRIBUTION EASEMENT AS RECORDED IN VOLUME 1375, PAGE 453, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.

NOTE:
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY GF NO. 9994-19-3237 ISSUED ON 09/30/2019.

FLOOD INFORMATION
FIRM: 48039C PANEL: 0135 I
REV. DATE: 09/22/1999
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

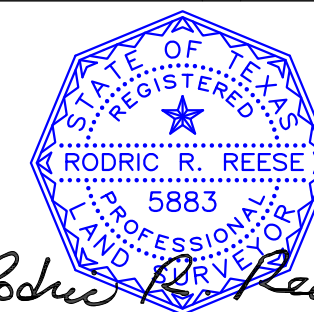
I, **RODRIC R REESE**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **PATTEN LAW FIRM** and **CITYSCAPE INVESTMENTS** that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Description: **BEING A 2.00 ACRES PARCEL OF LAND** recorded in Clerk's File **2017055685**, of the Map/Deed and Plat Records of **BRAZORIA** County, Texas. located in the **THOMAS SPRAGGINS SURVEY, A-366**
Borrower: **CITYSCAPE INVESTMENTS**
Address: **1685 COUNTY ROAD 393A, ALVIN, TX 77511** GF No. **9994-19-3237**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 22, PAGE 364, DEED RECORDS, BRAZORIA COUNTY, TEXAS VOLUME 1295, PAGE 904, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



LAND TITLE SURVEY			
JOB NO.:	1911018051	NO.	REVISION
DATE:	11/26/19		
DRAWN BY:	UB		
APPROVED BY:	RRR		



Rodric R. Reese

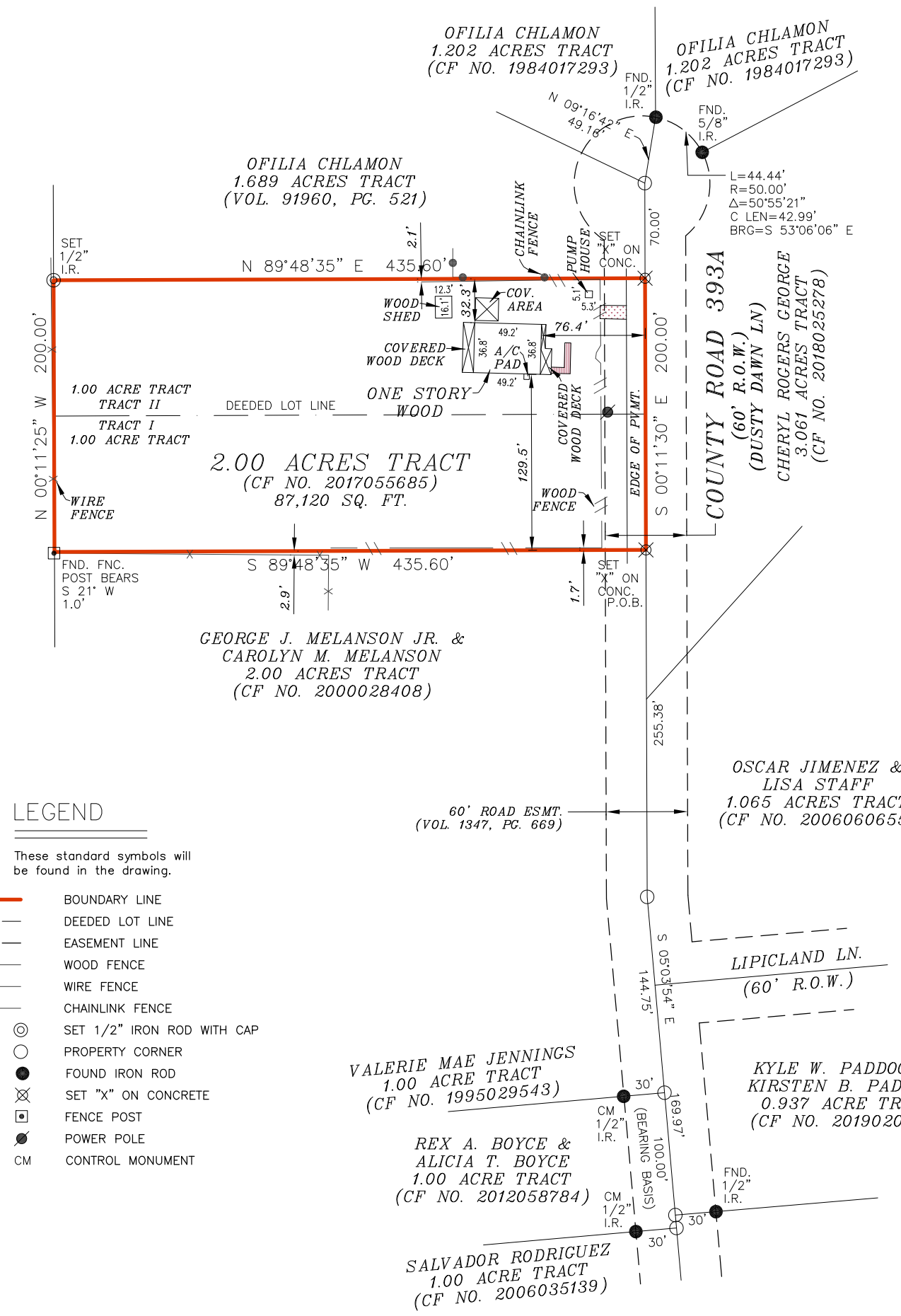
FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. **5883**

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Overland Consortium Inc.
Surveyors 131 McKinney Street, Suite 203, Farmersville, TX 75442
Tel: 281-940-8869 Fax: 281-207-6476

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212



LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- DEEDED LOT LINE
- EASEMENT LINE
- WOOD FENCE
- WIRE FENCE
- CHAINLINK FENCE
- SET 1/2" IRON ROD WITH CAP
- PROPERTY CORNER
- FOUND IRON ROD
- SET "X" ON CONCRETE
- FENCE POST
- POWER POLE
- CONTROL MONUMENT

