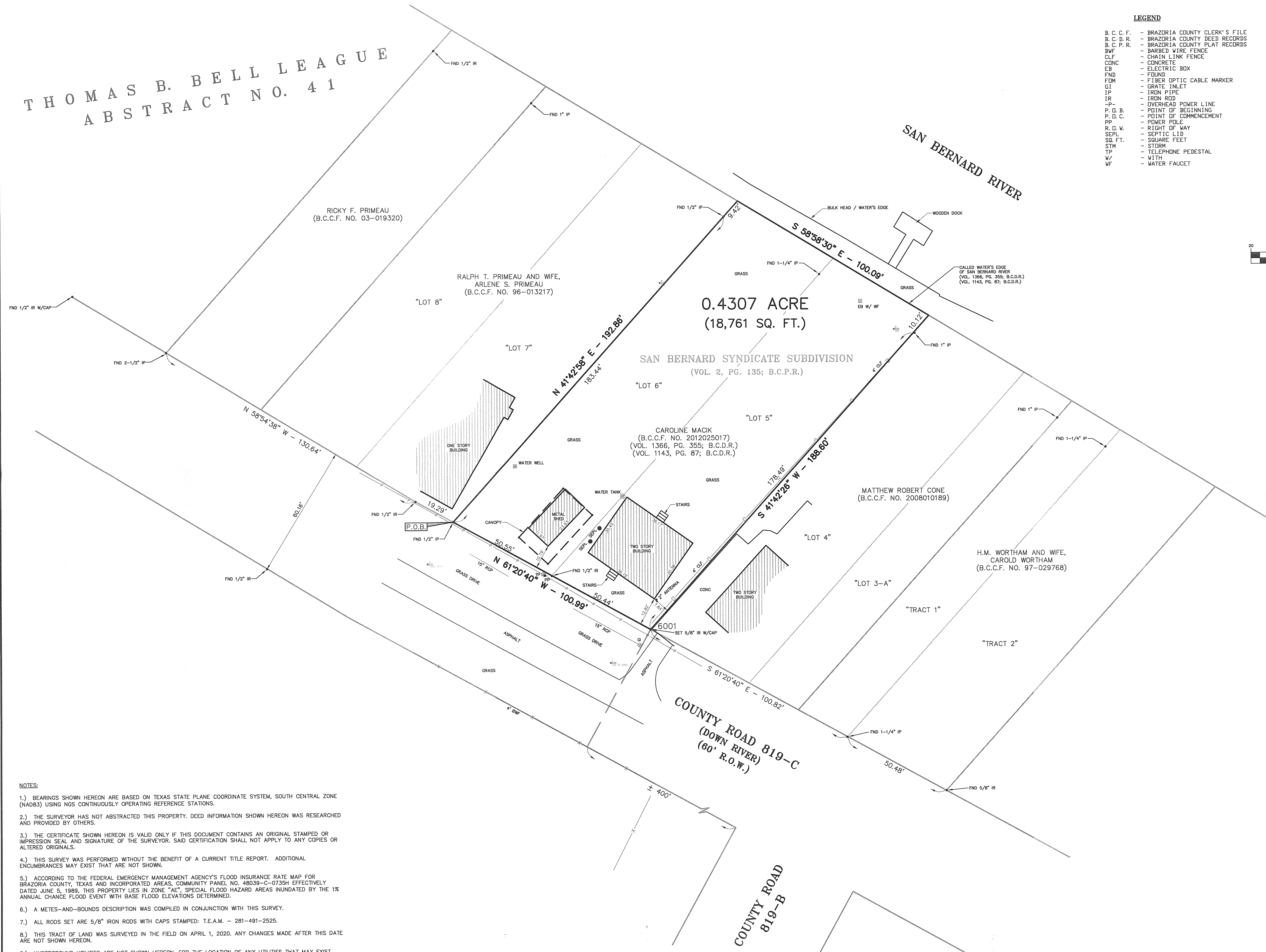
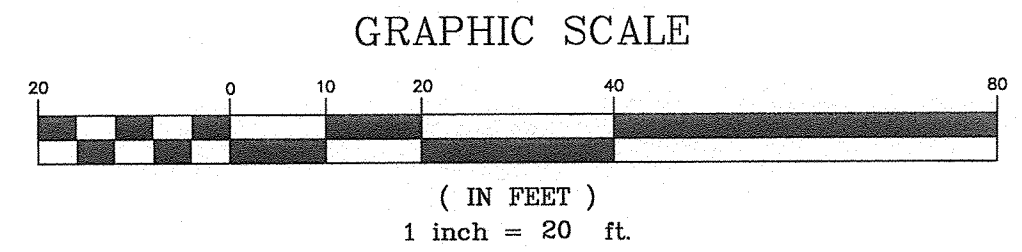


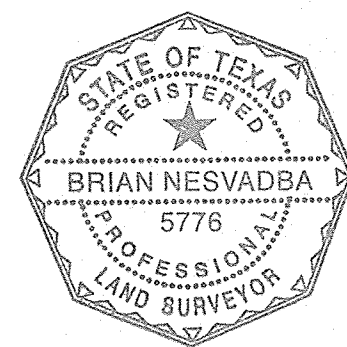
THOMAS B. BELL LEAGUE ABSTRACT NO. 41

- LEGEND**
- B. C. C. F. - BRAZORIA COUNTY CLERK'S FILE
 - B. C. D. R. - BRAZORIA COUNTY DEED RECORDS
 - B. C. P. R. - BRAZORIA COUNTY PLAT RECORDS
 - BWF - BARBED WIRE FENCE
 - CLF - CHAIN LINK FENCE
 - CONC - CONCRETE
 - EB - ELECTRIC BOX
 - FND - FOUND
 - FDM - FIBER OPTIC CABLE MARKER
 - GI - GRATE INLET
 - IP - IRON PIPE
 - IR - IRON ROD
 - P- - OVERHEAD POWER LINE
 - P. D. B. - POINT OF BEGINNING
 - P. D. C. - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - R. D. W. - RIGHT OF WAY
 - SEPL - SEPTIC LID
 - SQ. FT. - SQUARE FEET
 - STM - STORM
 - TP - TELEPHONE PEDESTAL
 - W/ - WITH
 - WF - WATER FAUCET



I, Brian Nesvadba, a Registered Professional Land Surveyor of the State of Texas, hereby certify that the above plat correctly represents the facts found at the time of the survey made on the ground under my supervision. This survey substantially complies with the current Texas Society of Professional Surveyors' Standards and Specifications for a Category 1B, Condition II, Survey.

Brian Nesvadba
Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776



- NOTES:**
- 1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.
 - 2.) THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. DEED INFORMATION SHOWN HEREON WAS RESEARCHED AND PROVIDED BY OTHERS.
 - 3.) THE CERTIFICATE SHOWN HEREON IS VALID ONLY IF THIS DOCUMENT CONTAINS AN ORIGINAL STAMPED OR IMPRESSION SEAL AND SIGNATURE OF THE SURVEYOR. SAID CERTIFICATION SHALL NOT APPLY TO ANY COPIES OR ALTERED ORIGINALS.
 - 4.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ADDITIONAL ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.
 - 5.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48039-C-0735H EFFECTIVELY DATED JUNE 5, 1989, THIS PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS INUNDED BY THE ANNUAL CHANGE FLOOD EVENT WITH BASE FLOOD ELEVATIONS DETERMINED.
 - 6.) A METES-AND-BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS SURVEY.
 - 7.) ALL RODS SET ARE 5/8" IRON RODS WITH CAPS STAMPED: T.E.A.M. - 281-491-2525.
 - 8.) THIS TRACT OF LAND WAS SURVEYED IN THE FIELD ON APRIL 1, 2020. ANY CHANGES MADE AFTER THIS DATE ARE NOT SHOWN HEREON.
 - 9.) UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. FOR THE LOCATION OF ANY UTILITIES THAT MAY EXIST, PLEASE CALL THE "TEXAS ONE CALL" LOCATING SERVICE.

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2906

STANDARD LAND SURVEY
OF
A 0.4307 (18,761 SQ. FT.) ACRE TRACT OF LAND
BEING OUT OF TRACT 48 AND 49,
SAN BERNARD SYNDICATE SUBDIVISION
(VOL. 2, PG. 135; B.C.P.R.)
KNOWN AS "LOT 5" AND "LOT 6"
IN THE THOMAS B. BELL LEAGUE,
ABSTRACT NO. 41,
BRAZORIA COUNTY, TEXAS

CREW: RL	DRAWN BY: AAM	CALC. BY: CK	CK BY: BSN
DATE: 5/13/20	SCALE: 1"=20'	KEY MAP: N/A	JOB NO.: 1346-2

DRAWING INFO: Z:\bna\1346-2.dwg\1346-2_STANDARD.dwg MAY 13, 2020 9:48 AM

May 13, 2020

**0.4307 acre of land in the Thomas B. Bell League, Abstract No. 41,
Brazoria County, Texas**

A FIELD NOTE DESCRIPTION of a 0.4307 acre (18,761 square feet) tract of land in the Thomas B. Bell League, Abstract No. 41, Brazoria County, Texas; said 0.4307 acre tract being out of Tract 48 & 49 of the San Bernard Syndicate Subdivision, according to the map or plat recorded in Volume 2, Page 135 of the Brazoria County Plat Records, also known as "Lot 5" and "Lot 6" conveyed to Caroline Macik, as recorded in the Brazoria County Clerk's File No. 2012025017 and further described in deeds recorded in Volume 1366, Page 355 and Volume 1143, Page 87 of the Brazoria County Deed Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a 1/2-inch iron pipe found in the northeast right-of-way line of County Road 819-C (Down River) (60 feet wide) for the west corner of said "Lot 6" and for the south corner of "Lot 7", conveyed to Ralph T. Primeau and wife, Arlene S. Primeau, as recorded in Brazoria County Clerk's File No. 96-013217 and for the west corner of this tract; from which a 1/2-inch iron rod found bears North 61° 20' 40" West – 19.29 feet;

THENCE, North 41° 42' 58" East with the southeast line of said "Lot 7" and with the northwest line of said "Lot 6", at a distance of 183.44 feet pass a 1/2-inch iron pipe found and continuing for a total distance of 192.86 feet to a point in the called "water's edge" of the San Bernard River for the east corner of said "Lot 7", for the north corner of said "Lot 6" and for the north corner of this tract;


THENCE, South 58° 58' 30" East - 100.09 feet with the called "water's edge" of the San Bernard River and with the northeast line of said "Lot 5" and "Lot 6" to a point for the north corner of "Lot 4", conveyed to Matthew Robert Cone, as recorded in Brazoria County Clerk's File No. 2008010189, for the east corner of said "Lot 5", and for the east corner of this tract;

THENCE, South 41° 42' 26" West with the northwest line of said "Lot 4" and with the southeast line of said "Lot 5", at a distance of 10.12 feet pass a 1-inch iron pipe found and continuing for a total distance of 188.60 feet to a 5/8-inch iron rod with cap stamped "TEAM" set in the northeast right-of-way line of said County Road 819-C for the west corner of said "Lot 4", for the south corner of said "Lot 5", and for the south corner of this tract; from which a 1-1/4-inch iron pipe found bears South 61° 20' 40" East – 100.82 feet;

THENCE, North 61° 20' 40" West with the northeast right-of-way line of said County Road 819-C and with the southwest line of said "Lot 5", at a distance of 50.44 feet pass a 1/2-inch iron rod found for the west corner of said "Lot 5" and for the south corner of said "Lot 6" and continuing with the northeast right-of-way line of said County Road 819-C and with the southeast line of said "Lot 6" for a total distance of 100.99 feet to the POINT OF BEGINNING and containing 0.4307 acre (18,761 square feet) of land.

Note: This metes-and-bounds description was compiled in conjunction with a survey performed on even date.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1346-2
W:\1346-2_Tract.docx


Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

