

HILL-WALKING LLC  
503.605 AC.  
CF 2008003790

47.54 AC.  
RONALD COOK  
CALLED 51.17 AC.  
CF 2004011966

JARED E. GROCE 5 LEAGUE GRANT A - 66

PURCHASER: PEARLAND EQUITY GROUP, LLC  
PREPARED IN CONNECTION WITH ALAMO TITLE CO. COMMITMENT UNDER GF# ATCH-81F-ATCH14038269JS

SURVEY PLAT SHOWING 47.54 ACRES OF LAND, SITUATED IN THE JARED E. GROCE 5 LEAGUE GRANT, ABSTRACT 66, BRAZORIA COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 65.96 ACRE TRACT DESCRIBED AS TRACT ONE AND A PART OF THAT CERTAIN CALLED 10-1/2 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED FROM WALTER FAMBROUGH TO W. K. WILLIAMS, TRUSTEE RECORDED IN VOLUME 1293, PAGE 981, DEED RECORDS, AND FURTHER BEING THAT SAME CERTAIN CALLED 51.17 ACRE TRACT DESCRIBED IN A DEED TO RONALD COOK AND WIFE, DIANNE FAWCETT COOK RECORDED IN BRAZORIA COUNTY CLERK'S FILE 2004011966. SEE ATTACHED FIELD NOTES.

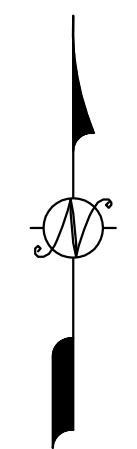
THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION IN FEBRUARY, 2014, AND CONFORMS TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PRACTICES AND PROCEDURES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

THIS IS AN UNOFFICIAL DOCUMENT AND IS NOT TO BE RELED UPON FOR DEED DESCRIPTIONS OR IS NOT TO BE RECORDED FOR ANY PURPOSE ACCORDING TO TPLRS RULE 643.19 (c)

ORIGINAL SIGNED BY STEVE D. ADAMS, RPLS 3666

STEVE D. ADAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3666  
P.O. BOX 114 ALVIN, TEXAS 77512 281/331-3523  
NOTE: EASEMENT TO COMMUNITY PUBLIC SERVICE CO. IN 722/700 BCDR IS A BLANKET EASEMENT ACROSS THE PARENT TRACT AND IS NOT PLOTTABLE.

SPECIAL NOTES:  
THE 60.0 FOOT ROAD EASEMENT RESERVED IN VOLUME 628, PAGE 186, DEED RECORDS, BY E. A. DUDLEY, HIS HEIRS, SUCCESSORS, AND ASSIGNS, IS SHOWN ON AN OLD SURVEY BY F. G. AKERS AS PROVIDING ACCESS TO COUNTY ROAD 687. THERE IS NO IMPROVED ROAD BED WITHIN THIS STRIP.  
THE 10-1/2 ACRE TRACT CALLED TRACT TWO CONTAINS A DESCRIPTION THAT PROVIDES NO CALLS FOR MONUMENTATION AND IS VAGUE AND AMBIGUOUS IN THE LOCATION OF SOME OF THE BOUNDARIES OF SAID TRACT; HOWEVER, THE DESCRIPTIONS CALLS TO GO ALONG THE EDGE OF AN IRRIGATION CANAL DITCH, WHICH FOLLOWS THE MONUMENTED POSITION OF THE EAST LINE OF THE 503.605 ACRE TRACT DESCRIBED IN CLERK'S FILE 2008003790. THIS POSITION WAS HELD IN THIS SURVEY.



SCALE 1"=200'  
BEARING BASE - TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE

ADAMS SURVEYING CO.  
FIRM #10085400  
STEVE D. ADAMS  
STEPHEN D. ADAMS, JR.  
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FIELD BOOK	177
PAGE	
DATE	FEB. 2014
DRAWN BY	SDA, JR.

CF - PELTIER-COOK-A66