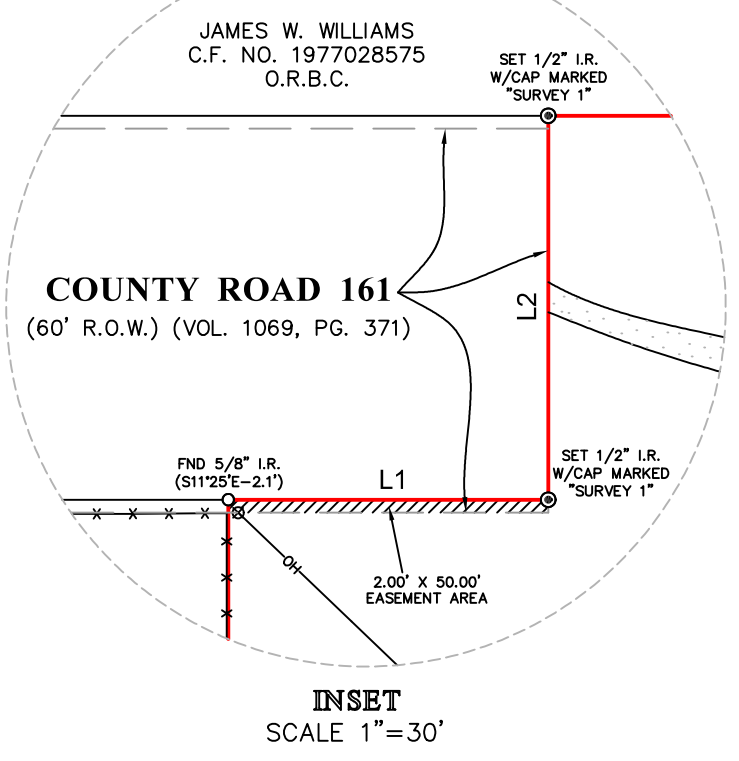
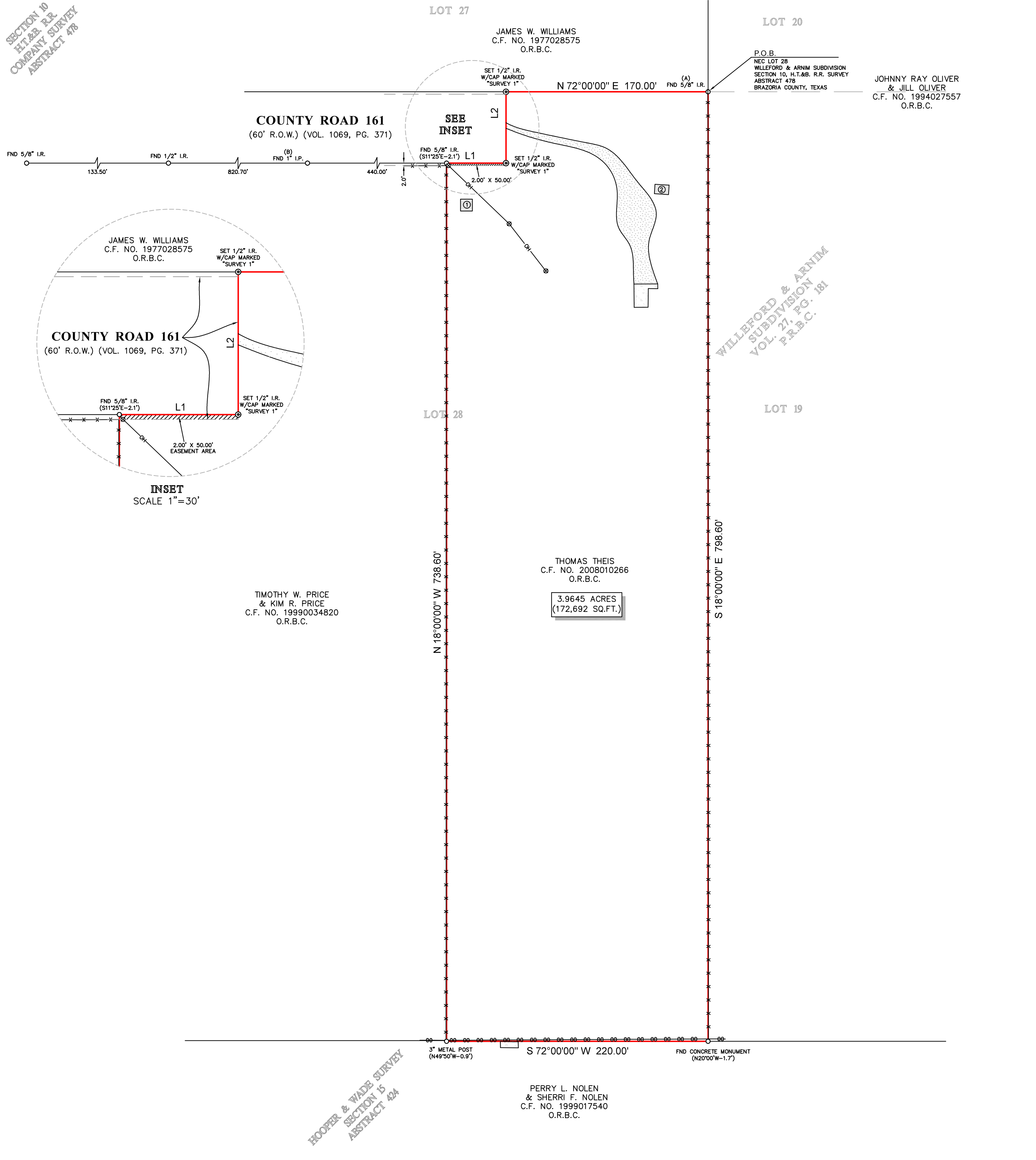


SECTION 10
H.T.&B. R.R.
COMPANY SURVEY
ABSTRACT 478

SCALE 1" = 60'



DESCRIPTION OF A TRACT OF LAND CONTAINING 3.9645 ACRES (172,692 SQUARE FEET) SITUATED IN SECTION 10, H.T.&B. R.R. COMPANY SURVEY, ABSTRACT 478 BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 3.9645 ACRES (172,692 SQUARE FEET), SITUATED IN SECTION 10, H.T.&B. R.R. COMPANY SURVEY, ABSTRACT 478, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOT 28 OF THE WILLEFORD & ARNIM SUBDIVISION, RECORDED IN VOLUME 27, PAGE 181 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED BY DEED UNTO THOMAS THEIS IN CLERK'S FILE NO. 2008010266 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 3.9645-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD ON THE NORTHEAST CORNER OF SAID LOT 28;

THENCE SOUTH 18°00'00" EAST ALONG THE EASTERLY BOUNDARY OF SAID LOT 28, A DISTANCE OF 798.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 28 AND FOR THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED, FROM WHICH A FOUND CONCRETE MONUMENT BEARS NORTH 20°00' WEST, A DISTANCE OF 1.7 FEET;

THENCE SOUTH 72°00'00" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 28, A DISTANCE OF 220.00 FEET TO THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED, FROM WHICH A 3-INCH METAL POST BEARS NORTH 46°30' WEST, A DISTANCE OF 0.9 FEET;

THENCE NORTH 18°00'00" WEST A DISTANCE OF 738.60 FEET TO THE MOST WESTERLY NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 161 (60.00 FEET WIDE), FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS SOUTH 11°25' EAST, A DISTANCE OF 2.1 FEET;

THENCE NORTH 72°00'00" EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAID COUNTY ROAD 161 A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

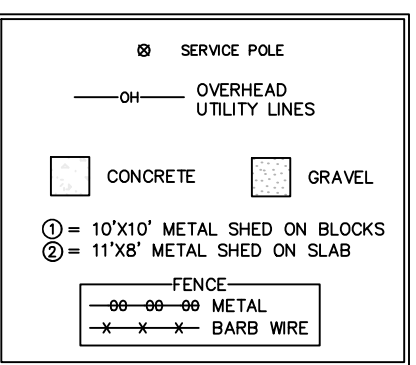
THENCE NORTH 18°00'00" WEST ACROSS THE END OF A COUNTY ROAD EASEMENT, A DISTANCE OF 60.00 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHERN MOST NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 72°00'00" EAST A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.9645 ACRES (172,692 SQUARE FEET), MORE OR LESS.

WILLEFORD & ARNIM
SUBDIVISION
VOL. 27, PG. 181
P.R.B.C.

3.9645 ACRES
(172,692 SQ.FT.)

LEGEND



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 72°00'00" E | 50.00' |
| L2 | N 18°00'00" W | 60.00' |

- NOTES:
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO THOMAS THEIS IN CLERK'S FILE NO. 2008010266 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. THE SUBDIVISION PLAT NAMED BELOW, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
 - ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
 - THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 - THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

TITLE COMPANY:

281-331-5275

G.F. #: ATCH19087704

ISSUE DATE: MAY 16, 2019

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 3.9645 ACRES (172,692 SQUARE FEET) SITUATED IN SECTION 10, H.T.&B. R.R. COMPANY SURVEY, ABSTRACT 478, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOT 28 OF THE WILLEFORD & ARNIM SUBDIVISION, RECORDED IN VOLUME 27, PAGE 181 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

RICHARD FUSSELL
RPLS# 4148

SURVEYORS CERTIFICATE: IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON MAY 23, 2019 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

CLIENT: JOHN VILLARREAL AND KATIE VILLARREAL

ADDRESS: COUNTY ROAD 161

www.survey1inc.com
survey1@survey1inc.com

Survey 1, Inc.
Your Land Survey Company

Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

DATE: MAY 24, 2019

JOB# 5-73286-19

FIELD CREW: JR

TECH: EF

DRAFTER: MC/MC

FINAL CHECK: EF

REVISED: (EASEMENT) 11-6-19

HOOPER & WADE SURVEY
SECTION 15
ABSTRACT 424

PERRY L. NOLEN
& SHERRI F. NOLEN
C.F. NO. 1999017540
O.R.B.C.

TIMOTHY W. PRICE
& KIM R. PRICE
C.F. NO. 19990034820
O.R.B.C.