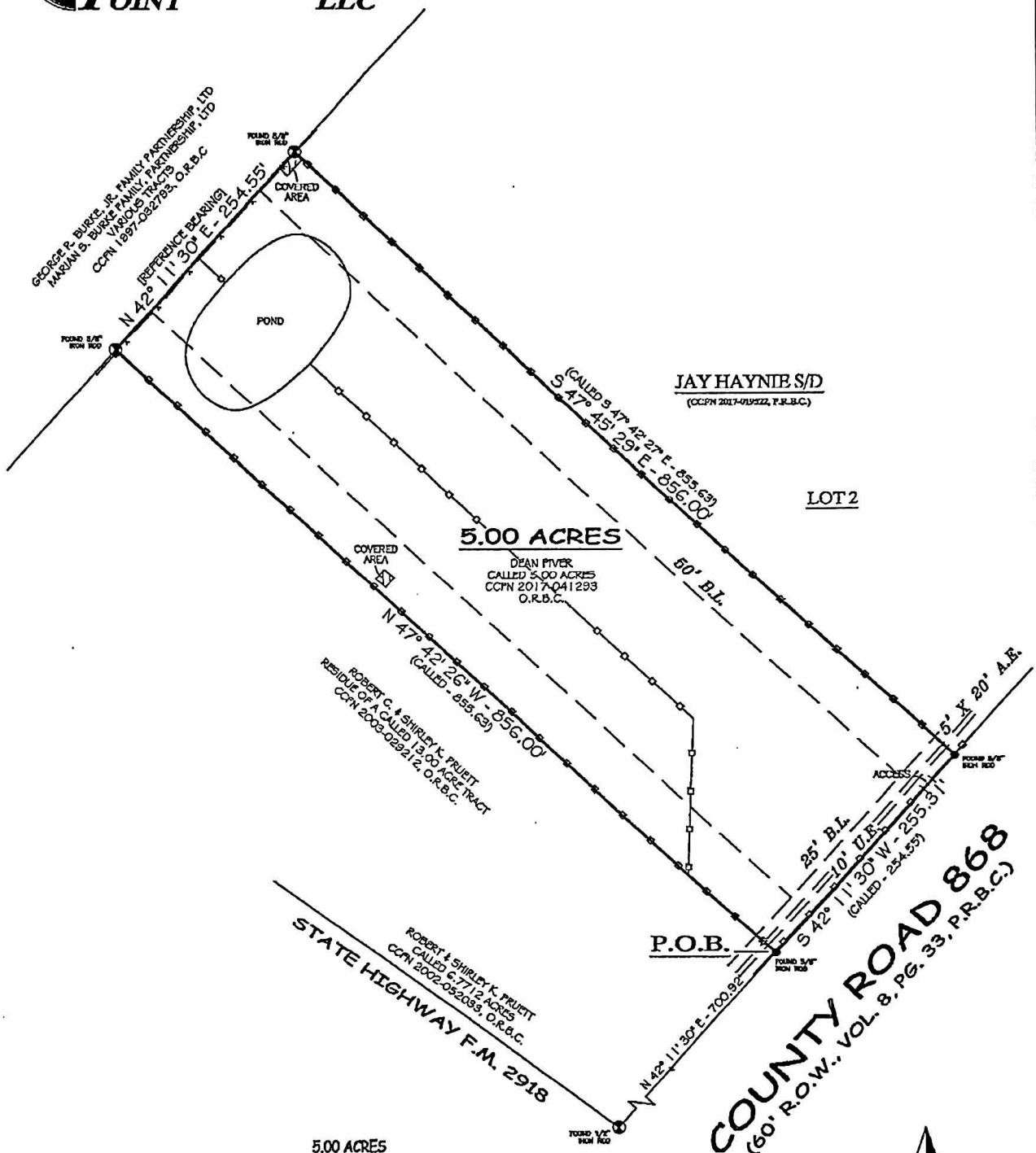




FIRM REGISTRATION NO. 10156700

P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373

Surveying & Mapping, LLC



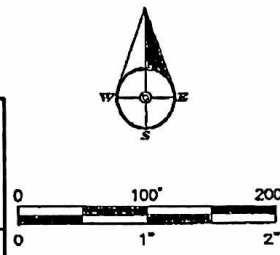
WILLIAM & THOMAS ALLEY LEAGUE, A-2

COMMUNITY NO: 655458, PANEL NO: 0743 SUFFIX: 1, ZONE: AE, BASE: 11' MAP REVISED: 05/04/92

I have consulted the HUD-FH Flood Hazard Boundary Map in the above described property and it IS in a designated flood hazard area. The plot herein is a true, correct and accurate representation of the property as determined by survey. The area and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, or improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or provisions, except as shown.

NOTES:

1. BEARINGS ARE BASED ON THE NORTHWEST CORNER OF THE 5.00 ACRE TRACT BEING - N 42° 11' 30" E.
2. BUILDING SETBACK LINES AND EASEMENTS PER VOL. 1897, PG. 506, D.R.B.C., AS SHOWN ABOVE.
3. REFERENCE MADE TO CC7N 2016-004765 & 2016-004766, O.R.B.C., DO NOT CONSIDER SETBACKS OR EASEMENTS.
4. SUBJECT TO PIPE LINE PER VOL. 405, PG. 101A, D.R.B.C.
5. NO EVIDENCE OF PIPELINE OR PIPELINE MARKERS FOUND AT THE TIME OF SURVEY.



ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLE

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE REDUCED MAP OR PLAT G.F. NO. 64059-6A181 DATED: 05/28/2018

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUYER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE

This is to certify that I have made an on the ground survey of the property located at: 5123 COUNTY ROAD 868 NEAR THE CITY OF BRAZORIA, TEXAS.

Being a 5.00 acre tract of land situated in the William and Thomas Alley League, Abstract 2, Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

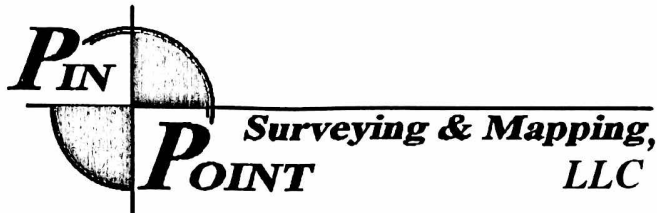


Drawn by: LONNIE LOWERY

Drawn by: LJS
 Job No.: 2018-0591
 Requested: GREAT AMERICAN
 Book No: PP 133
 Scale: 1" = 100'
 Date: 07/11/2018

| LEGEND | |
|--------|----------------------|
| | ASPHALT |
| | COVERED |
| | CONCRETE |
| | WOOD FENCE |
| | CHAIN-SINK |
| | IRON FENCE |
| | OVERHEAD POWER |
| | CONTROLLING MONUMENT |
| | UTILITY BASEMENT |
| | AERIAL BASEMENT |
| | BUILDING LINE |
| | RIGHT-OF-WAY |
| | IRON ROD |
| | IRON PIPE FOUND |
| | POWER POLE |

George K. Lane, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8088



P.O. Box 3344 Lake Jackson, Tx 77566 (979) 299-3373 office (979) 299-3307 fax
www.pinpointsurvey.com -- pinpointsurvey@sbcglobal.net

5.00 Acres
William & Thomas League, Abstract 02
Brazoria County, Texas

Being a 5.00 acre tract of land situated in the William and Thomas League, Abstract 02, Brazoria County, Texas and being the same called 5.00 acre tract conveyed to Dean Piver recorded in County Clerk's File No. 2017-041293 of the Official Records of Brazoria County, Texas, and being more fully described by metes and bounds as follows: (All bearings based on the Northwest line of the 5.00 acre tract - being North 42° 11' 30" East.)


BEGINNING at a point in the Northwest right-of-way line of County Road 868 for the East corner of a residue of a called 13.00 acre tract conveyed to Robert C. and Shirley K. Pruett recorded in County Clerk's File No. 2003-029212 of the Official Records of Brazoria County, Texas and the South corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said point bears North 42° 11' 30" East – 700.92 feet from a 1/2" iron rod found at the intersection of the Northwest R.O.W. line of County Road 868 with the Northeast right-of-way line of State Highway F. M. 2918 for the South corner of a called 6.7712 acre tract conveyed to Robert and Shirley K. Pruett recorded in County Clerk's File No. 2002-052033 of the Official Records of Brazoria County, Texas;

THENCE North 47° 42' 26" West – 856.00 feet (called 855.63 feet) along the Northeast line of the residue of the 13.00 acre tract to a 5/8" iron rod found in the Southeast line of various tract conveyed to George R. Bruce, Jr. Family Partnership, LTD and Marian S. Burke Family, Partnership, LTD recorded in County Clerk's File No. 1997-032793 of the Official Records of Brazoria County, Texas for the North corner of the residue of the 13.00 acre tract and the West corner of the herein described tract;

THENCE North 42° 11' 30" East [Reference Bearing] – 254.55 feet along the Southeast line of said various tracts to a 5/8" iron rod found for the West corner of Lot 2, of Jay Haynie Subdivision recorded in County Clerk's File No. 2017-019522 of the Plat Records of Brazoria County, Texas and the North continue of the herein described tract;

THENCE South 47° 45' 29" East – 856.00 feet (called South 47° 42' 27" East - 855.63 feet) along the Southwest line of said Lot 2 to a 5/8" iron rod found in the Northwest R.O.W. line of County Road 868 for the South corner of Lot 2 and the East corner of the herein described tract;

THENCE South 42° 11' 30" West – 255.31 feet (called – 254.55 feet) along the Northwest R.O.W. line of County Road 868 to the **PLACE OF BEGINNING** and containing 5.00 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on July 11th, 2018.*


George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
Firm Registration No. 10156700
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