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Randy L. Stroud, P.E.  
RPLS #2112

Brian G. Fambrough  
RPLS # 6017

FIELD NOTES OF A 4.88 ACRE TRACT OF LAND OUT OF A CALLED 7.33 ACRE TRACT OUT OF THE MIDDLE ONE-HALF LEAGUE OF THE C. G. H. AND H. ALSBURY 1-1/2 LEAGUE SURVEY, ABSTRACT 4 ON THE WESTERN SIDE OF THE SAN BERNARD RIVER IN BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a concrete monument #131 found marking a corner of Tract #10 to U.S.A. (Volume 1017, Page 305, Brazoria County Deed Records) and marking the South corner of a called 3.084 acre tract (Volume 1165, Page 524, Brazoria County Deed Records);

THENCE; North 43° 49' 03" East 275.00 feet to a point in the centerline of State Farm-to-Market Highway 2918; said point marking the South corner of a called 26.944 acre tract;

THENCE; North 49° 50' 20" West 598.40 feet, along the centerline of State Farm-to-Market Highway 2918, to a point at the beginning of a curve to the left having a radius of 1432.70 feet;

THENCE; Northwesterly, along the centerline of State Farm-to-Market Highway 2918, around said curve to the left, through a central angle of 18° 51' 33" for a distance of 472.58 feet to a point for the Place of Beginning of the herein described tract at the South corner of said 7.33 acre tract; the chord of said curve bears North 59° 16' 06" West 469.45 feet;

THENCE; North 43° 42' 44" East, along the Southeast line of said 7.33 acre tract, at 64.35 feet pass a 3/4" iron pipe found in the Northeast right-of-way line of State Farm-to-Market Highway 2918, at 1090.51 feet pass a 1/2" iron rod found on the high bank of the San Bernard River, and continue to a total distance of 1120.72 feet to a point for corner;

THENCE; North 36° 11' 56" West 21.90 feet to a point for corner;

THENCE; North 36° 15' 06" East 12.38 feet to a point for corner;

THENCE; North 37° 49' 58" West, along a bulkhead at the water's edge of the San Bernard River, at 122.40 feet pass the end of said bulkhead, and continue to a total distance of 164.19 feet to a point for corner;

THENCE; South 44° 06' 46" West, along the Southeast line of a called 0.47 acre tract (Volume 1410, Page 688, Brazoria County Deed Records), at 251.11 feet pass the Northeast right-of-way line of County Road 469, and continue to a total distance of 284.77 feet to a 3/8" iron rod found for corner in the centerline of County Road 469;

FIELD NOTES OF A 4.88 ACRE TRACT (CONTINUED);  
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THENCE; Along the centerline of County Road 469, in a Southwesterly direction, around a curve to the right having a radius of 60.00 feet, through a central angle of  $60^{\circ} 07' 28''$  for a distance of 62.96 feet to a 60d nail for corner; the chord of said curve bears South  $17^{\circ} 41' 29''$  West 60.11 feet;

THENCE; Along the centerline of County Road 469 with the following calls:

South  $47^{\circ} 57' 28''$  West 161.00 feet,  
South  $45^{\circ} 31' 02''$  West 422.65 feet, and  
South  $44^{\circ} 12' 16''$  West 87.40 feet to a concrete nail in asphalt pavement for corner at the beginning of a curve to the left having a radius of 807.10 feet;

THENCE; Along the centerline of County Road 46, in a Southwesterly direction, around said curve to the left, through a central angle of  $16^{\circ} 22' 02''$  for a distance of 230.56 feet to a point for corner in the centerline of State Farm-to-Market Highway 2918; the chord of said curve bears South  $36^{\circ} 01' 11''$  West 229.78 feet;

THENCE; In an Easterly direction, along the centerline of State Farm-to-Market Highway 2918, around a curve to the right, having a radius of 1432.70 feet, through a central angle of  $6^{\circ} 57' 28''$  for a distance of 173.98 feet to the Place of Beginning; the chord of said curve bears South  $72^{\circ} 10' 36''$  East 173.87 feet;

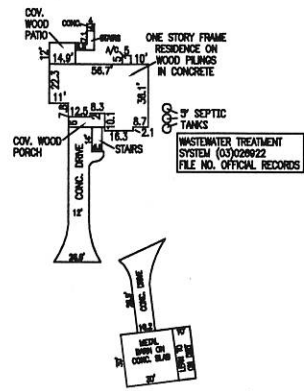
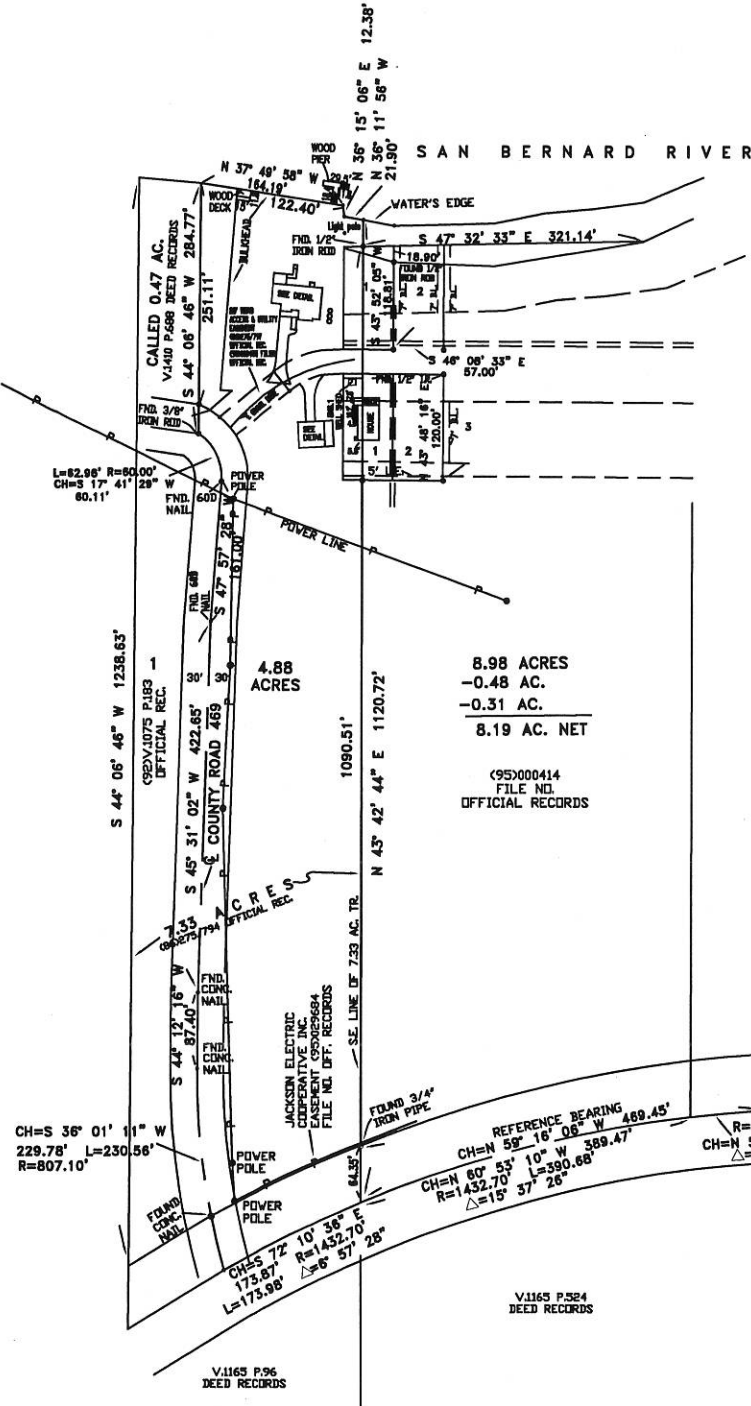
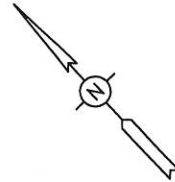
Said tract therein containing 4.88 Acres of Land.

Certified Correct:

  
Brian G. Fambrough Registered Professional Land Surveyor # 6017

\* See attached plat.  
February 23, 2012  
4t18876.wpd  
FN 87.8



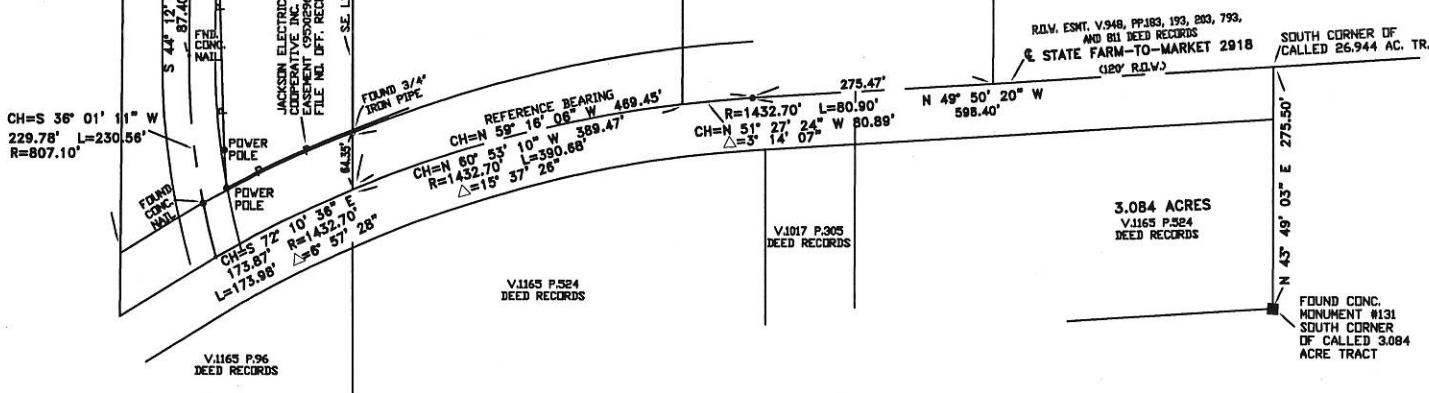


8.98 ACRES  
 -0.48 AC.  
 -0.31 AC.  
 8.19 AC. NET

(95)000414  
 FILE NO.  
 OFFICIAL RECORDS

NOTE:  
 FOUND 1/2" IRON RODS WITH CAP ARE STAMPED R. STROUD,  
 R.P.L.S. 2112.  
 THERE IS A BOUNDARY AGREEMENT AND CONSENT  
 TO ENCROACHMENT RECORDED IN CLERK'S FILE  
 NO. 02-001908 OF THE OFFICIAL RECORDS.  
 (HOUSE SHOWN ON EAST PROPERTY LINE)

DETAIL  
 SCALE: 1" = 50'



5042 COUNTY ROAD 469 - - - BRAZORIA, TEXAS 77422

THIS PROPERTY IS LOCATED IN ZONE 'AE' AND IS IN  
 THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD  
 HAZARD MAP, IN BRAZORIA COUNTY, TEXAS.

COMMUNITY # 485450  
 PANEL# 0765  
 SUFFIX# 1  
 DATE: 5-4-92  
 ZONE 'AE'  
 BASE FLD 11'

A PLAT OF A 4.88 ACRE TRACT OF LAND OUT OF A CALLED 7.33 ACRE TRACT OUT OF THE MIDDLE ONE-HALF LEAGUE  
 OF THE C.G.H. AND H. ALSBURY 1-1/2 LEAGUE SURVEY, ABSTRACT ON THE WESTERN SIDE OF THE SAN BERNARD RIVER,  
 IN BRAZORIA COUNTY, TEXAS, AND SAID 4.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS  
 ATTACHED.

SCALE: 1" = 100' 4T 18,876B 2-22-12

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER  
 MY SUPERVISION IN FEBRUARY, 2012. THE LINES AND DIMENSIONS OF SAID PROPERTY ARE AS INDICATED. THE SIZE,  
 LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN. ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY  
 LINES THE DISTANCES INDICATED. I HAVE LOCATED THE APPARENT ENCROACHMENTS SHOWN ON THE PLAT HEREON.

CERTIFIED CORRECT: *Brian G. Fambrough*  
 BRIAN G. FAMBROUGH, REGISTERED PROFESSIONAL LAND SURVEYOR  
 LICENSE #6017

FROM THE OFFICE OF:  
 RANDY L. STROUD, P.E.  
 201 SOUTH VELASCO  
 ANGLETON, TEXAS 77515  
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