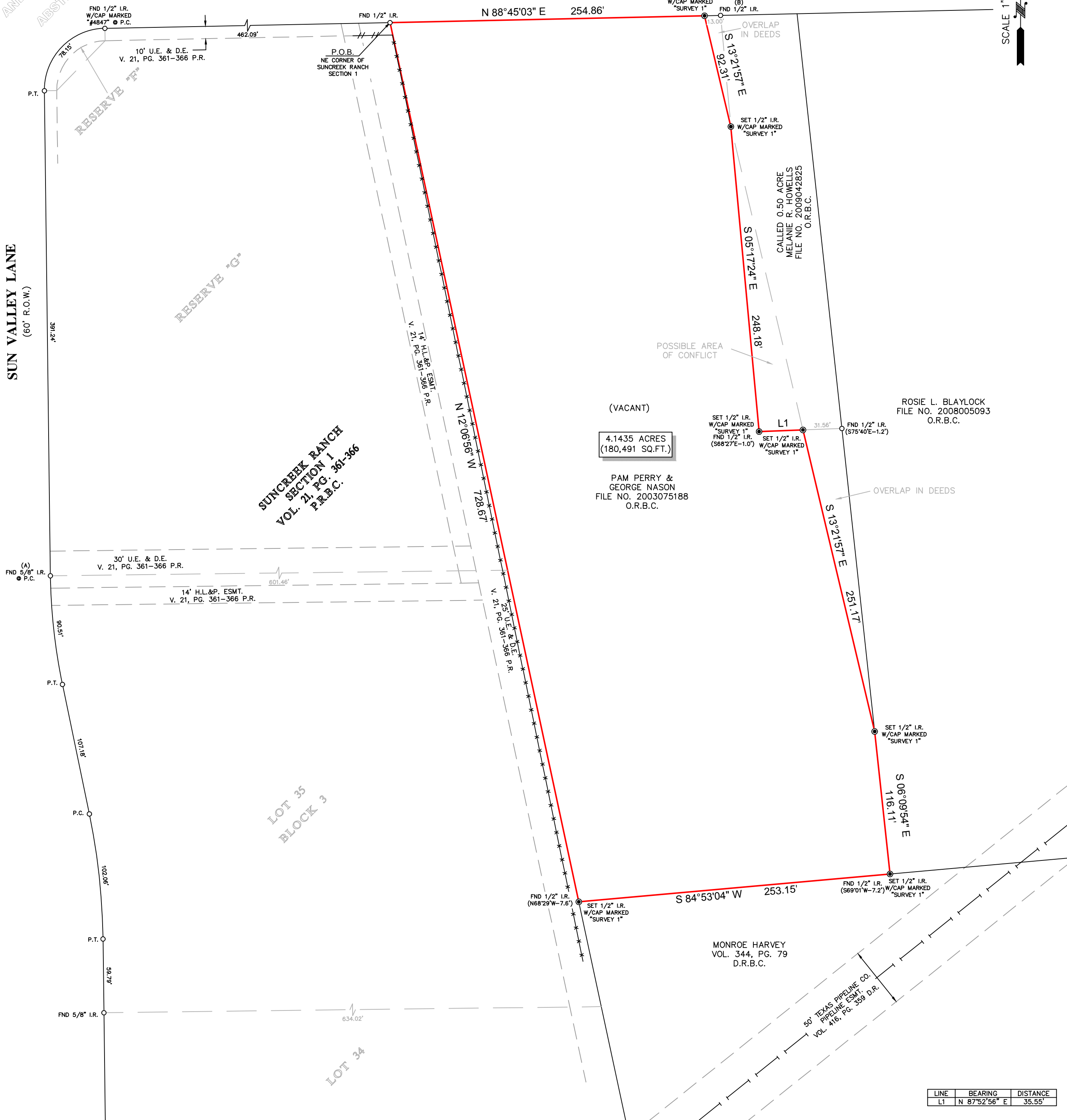
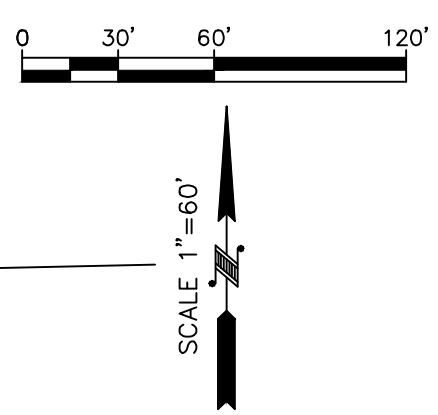


ANDREW ROBINSON SURVEY  
ABSTRACT 125

F.M. 1462  
(120' R.O.W.)



**DESCRIPTION OF A TRACT OF LAND CONTAINING 4.1435 ACRES (180,491 SQUARE FEET) SITUATED IN THE ANDREW ROBINSON SURVEY, ABSTRACT 125 BRAZORIA COUNTY, TEXAS**

BEING A TRACT OF LAND CONTAINING 4.1435 ACRES (180,491 SQUARE FEET), SITUATED IN THE ANDREW ROBINSON SURVEY, ABSTRACT 125, BRAZORIA COUNTY, TEXAS, BEING PART OF A CALLED 4.25 ACRE TRACT OF LAND CONVEYED UNTO PAM PERRY AND GEORGE NASON BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2003075188 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 4.25 ACRE TRACT BEING OUT OF A CALLED 2.25 ACRE TRACT OF LAND CONVEYED UNTO ERNESTINE WATSON BY DEED RECORDED IN VOLUME 1635, PAGE 951 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING OUT OF A CALLED 2.25 ACRE TRACT OF LAND CONVEYED UNTO ERNESTINE WILLIAMS BY DEED RECORDED IN VOLUME 850, PAGE 60 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 4.1435-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 1462 (120 FEET WIDE) FOR THE NORTHEAST CORNER OF SUNCREEK RANCH, SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGES 361-366 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 88° 45' 03" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 1462, A DISTANCE OF 254.86 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE NORTHWEST CORNER OF A CALLED 0.50 ACRE TRACT OF LAND CONVEYED UNTO MELANIE R. HOWELLS BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2009042825 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 13° 21' 57" EAST ALONG THE WEST LINE OF SAID 0.50 ACRE TRACT, A DISTANCE OF 92.31 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN ANGLE POINT IN THE EAST LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 05° 17' 24" EAST, A DISTANCE OF 248.18 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN INTERIOR CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 87° 52' 56" EAST, A DISTANCE OF 35.55 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE WEST LINE OF SAID 0.50 ACRE TRACT, FOR THE EASTERLY NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

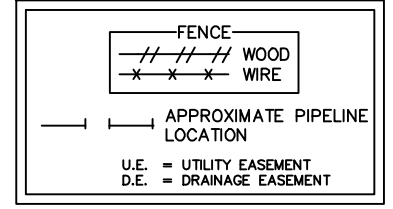
THENCE SOUTH 13° 21' 57" EAST ALONG THE WEST LINE OF SAID 0.50 ACRE TRACT, A DISTANCE OF 251.17 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTH CORNER OF SAID 0.50 ACRE TRACT, FOR AN ANGLE POINT IN THE EAST LINE OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 06° 09' 54" EAST, A DISTANCE OF 116.11 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 84° 53' 04" WEST, A DISTANCE OF 253.15 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE EAST LINE OF SAID SUNCREEK RANCH, SECTION 1, FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 12° 06' 56" WEST ALONG THE EAST LINE OF SAID SUNCREEK RANCH, SECTION 1, A DISTANCE OF 728.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.1435 ACRES (180,491 SQUARE FEET), MORE OR LESS.

**LEGEND**



**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO PAM PERRY AND GEORGE NASON, RECORDED IN COUNTY CLERK'S FILE NO. 2003075188 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. 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.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. EASEMENT AGREEMENT AS RECORDED IN VOL. 294, PG. 620 D.R.

	<p>TITLE COMPANY:</p> <p><b>INDEPENDENCE TITLE COMPANY</b></p> <p>281-485-7999</p>
	<p>G.F. #: 1630826-LPHF</p> <p>ISSUE DATE: SEPT. 14, 2016</p>

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 4.1435 ACRES (180,491 SQUARE FEET) SITUATED IN THE ANDREW ROBINSON SURVEY, ABSTRACT 125, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

	<p>SURVEYORS CERTIFICATE:</p> <p>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 OCTOBER 20, 2016 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 ENCUMBRANCES OR PROVISIONS EXCEPT AS SHOWN.</p> <p>RICHARD FUSSELL RPLS #4148</p>	<p>CLIENT:</p> <p>JOSE DE JESUS MATA &amp; RUBEN MATA</p> <p>ADDRESS:</p> <p>507 F.M. 1462</p> <p>www.survey1inc.com survey1@survey1inc.com</p>
	<p>FIELD CREW: KR</p> <p>TECH: EF</p> <p>DRAFTER: EF</p> <p>FINAL CHECK: SF</p> <p>DATE: OCT. 25, 2016</p> <p>JOB# 10-49235-16</p>	

LINE	BEARING	DISTANCE
L1	N 87°52'56" E	35.55'