



WILLIAMS
 MATT CHALVIN
 713-261-8861

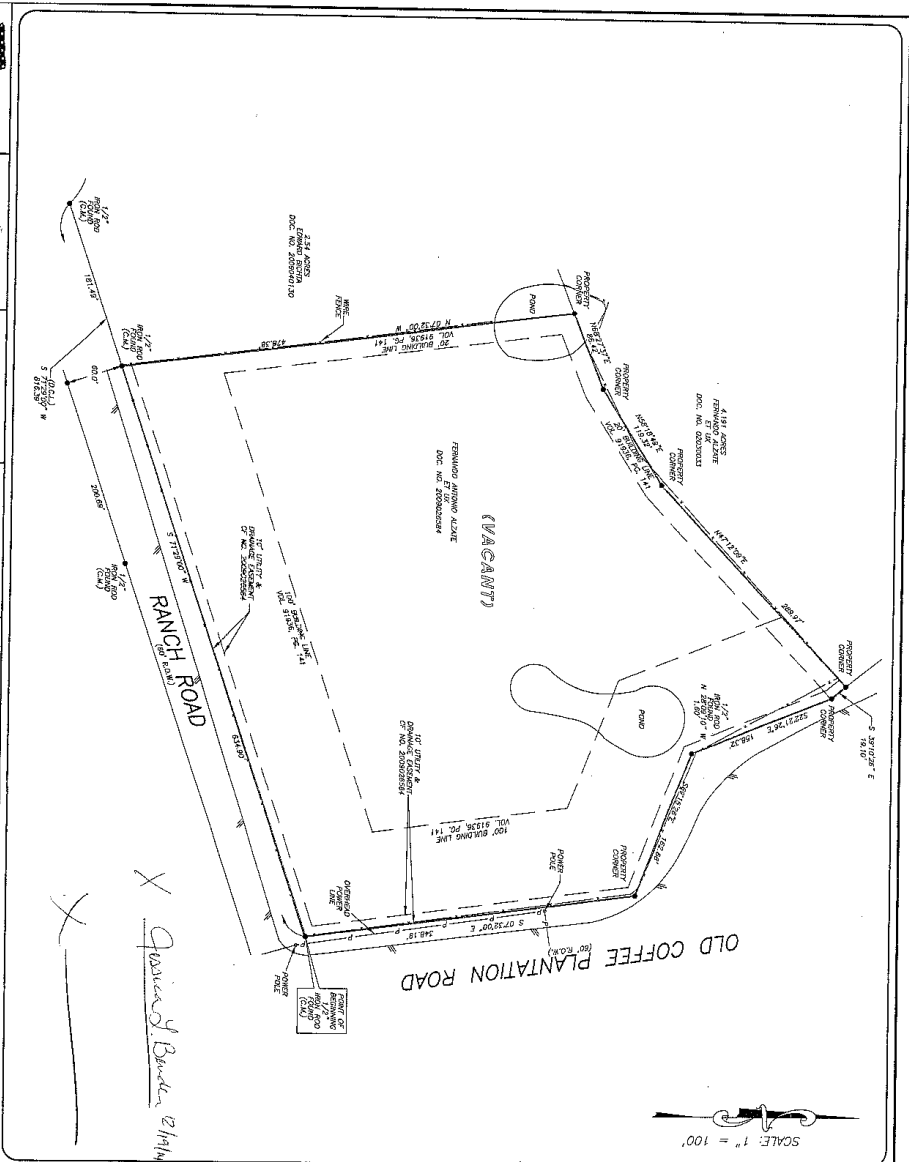
Stewart
 CATHY ORSLAK
 281-541-4946



PRECISION
 surveyors

281-488-1558
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 281-488-1887
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THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA MAP NO. 17047C0101A DATED 05/07/2014.

ALL SURVEY POINTS ARE TO BE SET BY THE SURVEYOR. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE CHARGED FOR THIS SERVICE.

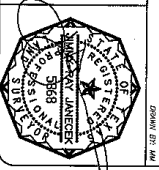
DATE: 05/07/2014
 SURVEYOR: MATT CHALVIN
 DATE: 05/07/2014

NOTICE: THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE PROPERTY LINES CROSS A POND. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF A POND. THE SURVEYOR HAS ASSUMED THAT THE PROPERTY LINES CROSS THE POND AS SHOWN ON THE RECORD MAP. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF A POND. THE SURVEYOR HAS ASSUMED THAT THE PROPERTY LINES CROSS THE POND AS SHOWN ON THE RECORD MAP.

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7.2302 ACRES
 SITUATED IN THE JOHN
 HALL LEAGUE, A-68
 BRAZORIA COUNTY, TEXAS
 (SEE ATTACHED METES AND BOUNDS)

OF NO. 1403939177 STEWART TITLE
 ADDRESS: 5507 OLD COFFEE PLANTATION ROAD
 BROWDER, JESSICA L. BENDER



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A TRACT OR PARCEL OF LAND CONTAINING 7.2302 ACRES (314,949 SQUARE FEET) SITUATED IN THE JOHN HALL LEAGUE, ABSTRACT No. 68, BRAZORIA COUNTY, TEXAS AND BEING THOSE SAME TRACTS (TRACT 317, 2.131 ACRES, TRACT 318, 2.597 ACRES AND TRACT 319, 2.502 ACRES) CONVEYED TO FERNANDO ANTONIO ALZATE, ET UX, RECORDED IN DOCUMENT No. (Doc. No.) 2009026584, OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS (O.R.B.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. No. 2009026584, O.R.B.C.T.)

BEGINNING at a found 1/2" iron rod for the common Southeast corner of herein described Tract and the intersection of the west right-of-way (R.O.W.) line of Old Coffee Plantation Road (60' R.O.W.) and the north R.O.W. line of Ranch Road (60' R.O.W.);

THENCE S 71°29'00" W, 634.90', along the common South line of herein described Tract and the north R.O.W. line of said Ranch Road, to a found 1/2" iron rod for the common Southwest corner of herein described Tract and the southeast corner of a called 2.554 acre tract conveyed to Edward Bichta, recorded in Doc. No. 2009040130, O.R.B.C.T.;

THENCE N 07°32'00" W, 478.38', departing the north R.O.W. line of said Ranch Road and along the common West line of herein described tract the east line of said called 2.554 acre tract conveyed to Edward Bichta, to a point in the south line of a called 4.191 acre tract conveyed to Fernando Alzate, et ux, recorded in Doc. No. 02030033, O.R.B.C.T., said point being in a pond for the common Northwest corner of herein described Tract and the northeast corner of said called 2.554 acre tract conveyed to Edward Bichta;

THENCE N 68°27'37" E, 86.42', along the common Northerly line of herein described Tract and the southerly line of said called 4.191 acre tract conveyed to Fernando Alzate, et ux, to a point for a corner of herein described Tract;

THENCE N 58°18'49" E, 119.32', continuing along the common Northerly line of herein described Tract and the southerly line of said called 4.191 acre tract conveyed to Fernando Alzate, et ux, to a point for a corner of herein described Tract;

THENCE N 47°12'09" E, 289.97', continuing along the common Northerly line of herein described Tract and the southerly line of said called 4.191 acre tract conveyed to Fernando Alzate, et ux, to a point in the west R.O.W. line of said Old Coffee Plantation Road for the common Northeast corner of herein described Tract and the southeast corner of said called 4.191 acre tract conveyed to Fernando Alzate, et ux;

THENCE S 39°10'26" E, 19.10', along the common Easterly line of herein described Tract and the westerly R.O.W. line of said Old Coffee Plantation Road, to a point for a corner of herein described Tract;

CONTINUED ON NEXT PAGE.

THENCE S 22°21'26" E, 158.32', continuing along the common Easterly line of herein described Tract and the westerly R.O.W. line of said Old Coffee Plantation Road, to a point for a corner of herein described Tract, from which a found ½" iron rod Bears N28°09'10"W, 1.60';

THENCE S 69°15'26" E, 162.68', continuing along the common Easterly line of herein described Tract and the westerly R.O.W. line of said Old Coffee Plantation Road, to a point for a corner of herein described Tract;

THENCE S 07°32'00" E, 348.18', continuing along the common Easterly line of herein described Tract and the westerly R.O.W. line of said Old Coffee Plantation Road to the POINT OF BEGINNING containing 7.2302 acres (314,949 square feet) of land.



JIMMY RAY JANECEK
Professional Land Surveyor, No. 5868
December 15, 2014
Job No. 14-12234