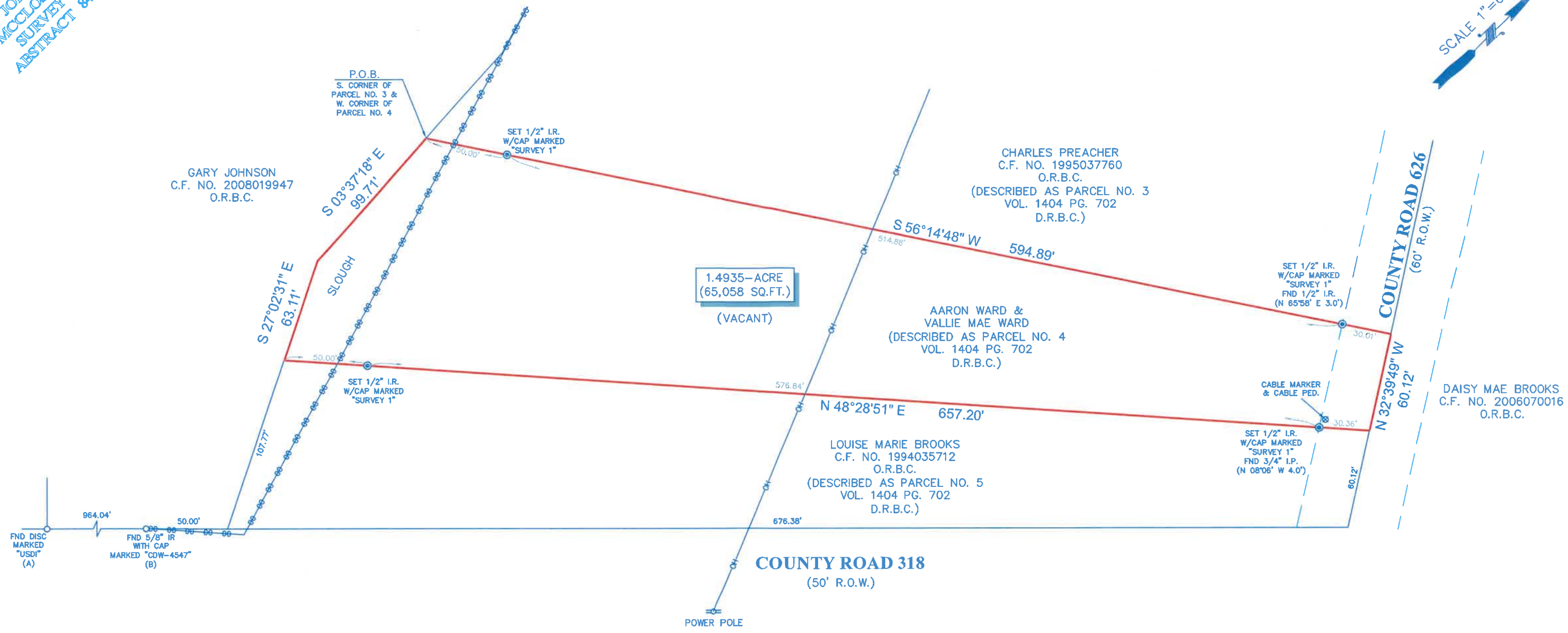


JOHN MCCLOSKEY SURVEY ABSTRACT 84

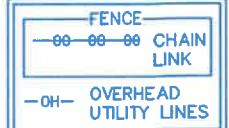
SCALE 1"=60'



NOTES

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED RECORDED IN VOLUME 1404 PG. 702 D.R.B.C., 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, SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
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 NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT ISSUED ON JUNE 6, 2022, UNDER G.F. NO. 2203928.

LEGEND



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.4935 ACRE (65,058 SQUARE FEET) SITUATED IN THE JOHN MCCLOSKEY SURVEY, ABSTRACT 84, BRAZORIA COUNTY, TEXAS SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.



TITLE COMPANY:

METROPOLITAN ESCROW & TITLE LLC

713-965-0957

G.F. #: 2203928 ISSUE DATE: JUNE 6, 2022



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 JUNE 15, 2022 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.

Richard Fussell
 RICHARD FUSSELL
 RPLS# 4148

CLIENT: ROLLING PIN HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY	
ADDRESS: COUNTY ROAD 318	
www.survey1inc.com survey1@survey1inc.com	
FIELD CREW: WT	TECH: SF
DRAFTER: LG3	FINAL CHECK: SB
DATE: 6-23-22	
JOB# 6-113010-22	
Firm Registration No. 100758-00 P.O. Box 2543 Alvin, TX 77512 (281)393-1382	

**DESCRIPTION OF A TRACT OF LAND CONTAINING
1.4935 ACRES (65,058 SQUARE FEET) SITUATED
IN THE JOHN MCCLOSKEY SURVEY, ABSTRACT 84
BRAZORIA COUNTY, TEXAS**

Being a tract of land containing 1.4935 acres (65,058 square feet), situated in the John McClosky Survey; Abstract 84, Brazoria County, Texas, being all of a tract of land described as Parcel Number Four in Volume 1404 Page 72 in the Deed Records of Brazoria County, Texas. Said 1.4935-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the most southerly corner of a tract of land described as Parcel Number Three in Volume 1404 Page 72 in the Deed Records of Brazoria County, Texas, being the most westerly corner of the herein described tract;

THENCE South $03^{\circ}37'18''$ East, a distance of 99.71 feet along the meanders of the slough to an angle point

THENCE South $27^{\circ}02'31''$ East, a distance of 63.11 feet to the south corner of the said tract herein described;

THENCE North $48^{\circ}28'51''$ East, at a distance of 50.00 feet pass a set 1/2-inch iron rod with cap marked "Survey 1" and at a distance of 626.84 feet pass a set 1/2-inch iron rod with cap marked "Survey 1" in the west right-of-way line of County Road 626 (60 feet wide) from which a found 3/4-inch iron pipe bears North $08^{\circ}06'$ West, a distance of 4.00 feet, and continuing for a total distance of 657.20 feet to a point in the centerline of said County Road 626 for the east corner of the said tract herein described;

THENCE North $32^{\circ}39'49''$ West along the centerline of said County Road 626, a distance of 60.12 feet to the north corner of the said tract herein described;

THENCE South $56^{\circ}14'48''$ West, at a distance of 30.01 feet pass a set 1/2-inch iron rod with cap marked "Survey 1" in the southwest right-of-way line of said County Road 626, from which a found 1/2-inch iron rod bears North $65^{\circ}58'$ East, a distance of 3.0 feet, and at a distance of 544.89 feet pass a set 1/2-inch iron rod with cap marked "Survey 1" and continuing for a total distance of 594.89 feet to the POINT OF BEGINNING and containing 1.4935 acres (65,058 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated JUNE 23, 2022, job number 6-113010-22.

