



DESCRIPTION OF A TRACT OF LAND CONTAINING 17.5335 ACRES (763,761 SQUARE FEET) SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT 545, BRAZORIA COUNTY, TEXAS.

BEING A TRACT OF LAND CONTAINING 17.5335 ACRES (763,761 SQUARE FEET), SITUATED IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT 545, BRAZORIA COUNTY, TEXAS, BEING OUT OF LOTS 7, 8 AND 9 OF EMIGRATION LAND COMPANY SUBDIVISION, SECTION 70 AS RECORDED UNDER VOLUME 2, PAGE 81 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING PART OF A TRACT OF LAND CONVEYED TO THE WISE FAMILY LIVING TRUST BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2001000217 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 17.5335-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD IN THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 (200.00 FEET WIDE) FOR THE SOUTHEAST CORNER OF IOWA COLONY CALIBER COLLISION AS RECORDED IN FILE NO. 2019033173 OF THE PLAT RECORDS OF BRAZORIA COUNTY AND THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 03° 09' 39" WEST, A DISTANCE OF 969.06 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE NORTH 86° 50' 58" EAST, A DISTANCE OF 829.18 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" IN THE WEST RIGHT-OF-WAY LINE OF LOUISIANA ROAD (60.00 FEET WIDE) FOR THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 03° 09' 02" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LOUISIANA ROAD, A DISTANCE OF 657.98 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 86° 46' 23" WEST, A DISTANCE OF 309.53 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR AN INTERIOR CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 03° 13' 30" EAST, A DISTANCE OF 527.94 FEET, TO A 4-INCH METAL POST IN THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 6 FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 70° 28' 52" WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 6, A DISTANCE OF 563.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.5335 ACRES (763,761 SQUARE FEET), MORE OR LESS.

- NOTES:
1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD83. 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 DESTROYED BY THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ANY OTHER TRANSACTION OR SUBJECT PROPERTY.
 4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
 5. THERE ARE NO NATURAL DRAINAGE COURSES OR SUBJECT PROPERTY.
 6. A 20.00 FOOT WIDE STRIP OF LAND OUT OF LOT 8, BLOCK 70, SAID IOWA COLONY SUBDIVISION, THE CENTERLINE OF SAID 20.00 FOOT WIDE STRIP BEING SITUATED 600.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF LOT 7, BLOCK 70, SAID IOWA COLONY SUBDIVISION AND BEING ALSO 600.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWOOD SUBDIVISION AS RECORDED IN VOL. 19, PG. 781 O.R.B.C.

LEGEND

	COVERED AREA
	FENCE
	CHAIN LINK
	METAL
	WOOD
	POWER POLE
	OVERHEAD
	UTILITY LINES
	U.E. = UTILITY EASEMENT
	D.E. = DRAINAGE EASEMENT

TITLE COMPANY

Alamo Title Company

G.F. #: ATCH-23-ATCH2119131 | ISSUE DATE: MAY 10, 2022

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SURVEYOR CERTIFICATE: BY MY PERSONAL OBSERVATION THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 19, 2022 AND THAT THE PLAT SUBSTITUTED COMPLETES WITH THE CURRENT RECORDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCUMBRANCES OR ENCROACHMENTS EXCEPT AS SHOWN.

RICHARD FUSSELL
4148
REGISTERED SURVEYOR
NO. 54 4148

CLIENT: TBD
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Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2545 | Aledo, TX 77012 | (281)383-1382

FIELD CREW: JF | TECH: SB
DRAFTER: MA | FINAL CHECK: SB
DATE: AUGUST 19, 2022
JOB#: 8-115148-22