



DONOVAN MITTELSTED  
C.F. NO. 2019015906  
O.R.B.C.

(VACANT)  
PART OF  
ALBERT LEE SMITH ESTATE  
C.F. NO. 2022028680  
& 2022028682  
O.R.B.C.  
19.709 ACRES  
(858,516 SQ.FT.)

10.31 ACRES  
IN FRONT OF  
BAYOU

REMAINDER OF  
ALBERT LEE SMITH ESTATE  
C.F. NO. 2022028680  
& 2022028682  
O.R.B.C.

**LEGEND**

—●— POWER POLE	—○— OVERHEAD UTILITY LINES
—○— FENCE	—▲— APPROXIMATE HIGH BANK
—●— CHAIN LINK	—▲— APPROXIMATE PIPELINE LOCATION
—○— METAL	

LINE	BEARING	DISTANCE
L1	S 27°49'43" E	119.42'
L2	S 14°16'14" W	88.91'
L3	S 28°39'12" W	114.71'
L4	S 17°32'42" W	68.01'
L5	S 10°24'22" W	68.91'
L6	S 02°55'57" W	170.04'
L7	S 28°51'04" W	63.65'
L8	S 17°59'55" W	50.78'
L9	S 04°24'12" W	55.30'
L10	S 12°02'57" E	50.33'
L11	S 24°37'52" E	101.50'

- NOTES:**
- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ALBERT LEE SMITH ESTATE IN COUNTY CLERK'S FILE NO. 2022028680 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT FOR THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY.
  - THIS SURVEY IS OFFERED TO MARKET REALTY FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 19.709 ACRES (858,516 SQUARE FEET) SITUATED IN THE H.T.&B. R.R. COMPANY SURVEY, ABSTRACT 223, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

**SURVEYOR'S 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 COMPLETION OF THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THAT THERE ARE NO ENCUMBRANCES OR INTERESTS EXCEPT AS SHOWN.

**CLIENT:** TBD  
**ADDRESS:** COUNTY ROAD 166  
www.survey1inc.com  
survey1@survey1inc.com

**DRAWN BY:** MC  
**DATE:** DEC. 6, 2022  
**JOB#:** 10-117637-22A

**Survey 1, Inc.**  
Your Land Survey Company  
Firm Registration No. 100758-00  
P.O. Box 2543 | Aledo, TX 77812 | (281)363-1392