



NOTES:

- ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO ALBERT LEE SMITH ESTATE IN COUNTY CLERK'S FILE NO. 2022028682 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. POINTS (A) AND (D) WERE HELD FOR HORIZONTAL CONTROL.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ASCERTAINED SUBJECT PROPERTY.
- THIS SURVEY IS CERTIFIED TO MANVEL REALTY FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- ALL EASEMENTS AND BOUNDARY LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 15.805 ACRES (688,457 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.

LEGEND

—●—●—●—	FENCE	—○—○—○—	POWER POLE
—○—○—○—	CHAIN LINK	—○—○—○—	OVERHEAD
—○—○—○—		—○—○—○—	UTILITY LINES
—○—○—○—		—○—○—○—	APPROXIMATE
—○—○—○—		—○—○—○—	HIGH BANK

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FIELD CREW: JF
TECH: SF
DRAFTER: MC
FINAL CHECK: EF
DATE: DEC. 6, 2022
JOB#: 10-117637-22B

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