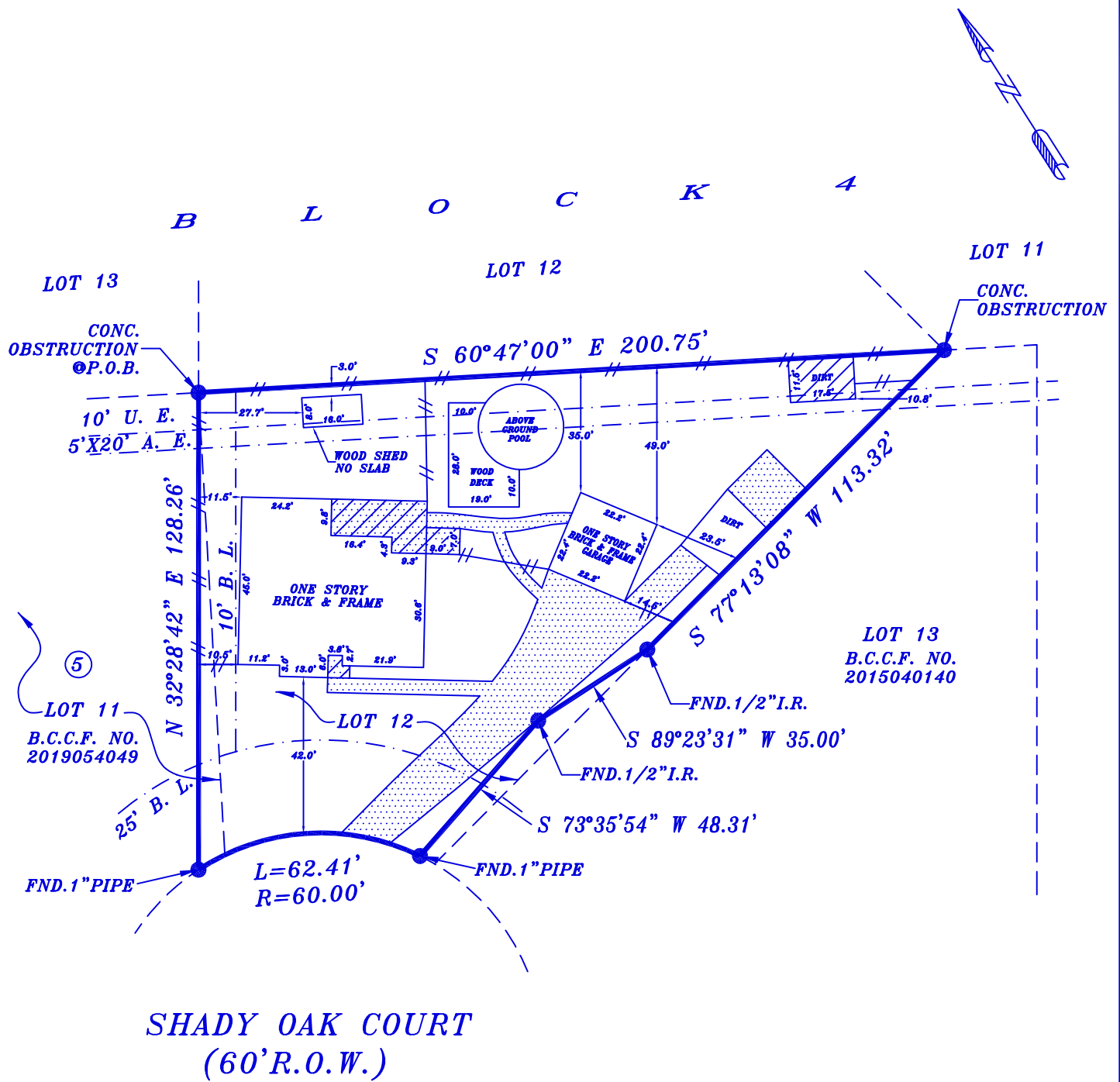


NOTES:

1. BEARINGS ARE BASED ON RECORDED PLAT.
2. SUBJECT TO ZONING, ORDINANCES, CONDITIONS, COVENANTS AND RESTRICTIONS OF SUBDIVISION.
3. THIS SURVEYING COMPANY HAS NOT PERFORMED ABSTRACTING ON THIS PROPERTY, THEREFORE THERE MAY EXIST ADDITIONAL EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES OF RECORD.
4. "CM" - CONTROLLING MONUMENT



BORROWER: ALEXA HUNT AND KAILA HUNT
ADDRESS: 97 SHADY OAK COURT, ALVIN, TEXAS 77511

LEGAL DESCRIPTION: BEING A TRACT OF LAND CONTAINING 0.3751 ACRES (16,339 SQUARE FEET), SITUATED IN THE ANGLIER, HALL AND BRADLEY SURVEY, ABSTRACT 6, BRAZORIA COUNTY, TEXAS, BEING PART OF LOTS 11 AND 12, IN BLOCK 5, OF OAK MANOR ESTATES, SECTION 2, A SUBDIVISION RECORDED IN VOLUME 11, PAGE 7, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO STEPHEN T. WICKE AND KAREN KREPINEVICH-WICKE BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2006054735, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 0.3751 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

This lot DOES NOT lie in the 100 year flood plain and is in ZONE X as located by the Federal Insurance Administration designated Flood Hazard Area Community Panel No. 48039C0285K dated 12/30/2020
 No responsibility assumed for Flood Plain Determination or Floodway.

LENDER: TRUTH LENDING SERVICES LLC

TITLE COMPANY: STEWART TITLE

G.F. NO. 1291371
 SCALE: 1"=40'
 DATE: 06-30-21
 JOB NO. 068721-95
 DRAFTED BY: CMS



I do certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon. That the facts found at the time of this survey show the improvements and that there are no discrepancies apparent on the ground except as shown. This survey is based on the title commitment referenced in G.F. No. 1291371, This survey is certified for this transaction only.

David Hoskins
TEXAS STAR SURVEYING
 FIRM NO. 10137800
 P. O. BOX 890433, HOUSTON, TEXAS 77289
 PHONE (281) 331-8414 FAX (281) 486-0642

Metes and Bounds Description

Being a tract of land containing 0.3751 acres (16,339 square feet), situated in the Angier, Hall and Bradley Survey, Abstract 6, Brazoria County, Texas, being part of Lots 11 and 12, in Block 5, of Oak Manor Estates, Section 2, a subdivision recorded in Volume 11, Page 7, of the Plat Records of Brazoria County, Texas, being that same tract of land as recorded under County Clerk's File No. 2006054735, of the Official Records of Brazoria County, Texas. Said 0.3751-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northeast corner of said Lot 11 and the northwest corner of said Lot 12 for the northwest corner of the said tract herein described;

THENCE South $60^{\circ}47'00''$ East, a distance of 200.75 feet to a point for the northeast corner of said Lot 12 and the most northerly corner of Lot 13 in said Block 5 for the northeast corner of the said tract herein described;

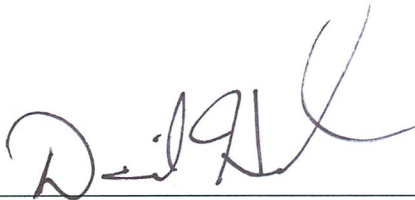
THENCE South $77^{\circ}13'08''$ West, a distance of 113.32 feet along the common side line of said Lots 12 and 13 to $\frac{1}{2}$ -inch iron rod found at an angle point of the said tract herein described;

THENCE South $89^{\circ}23'31''$ West, a distance of 35.00 feet to $\frac{1}{2}$ -inch iron rod found at an angle point of the said tract herein described;

THENCE South $73^{\circ}35'54''$ West, a distance of 48.31 feet to an iron pipe found for corner in the northeast right-of-way line of Shady Oak Court (60 feet wide) for the southeast corner of the said tract herein described;

THENCE along a curve to the left with a radius of 60.00 feet, an arc length of 62.41 feet (called 62.28 feet), a chord bearing of North $60^{\circ}59'45''$ West (called North $60^{\circ}52'56''$ West) and a chord length of 59.63 feet (called 59.53 feet), to an iron pipe found for corner for the southwest corner of the said tract herein described;

THENCE North $32^{\circ}28'42''$ East, across said Lot 11 in Block 5 for a distance of 128.26 feet to the POINT OF BEGINNING and containing 0.3751 acres (16,339 square feet), more or less.



David Hoskins, Texas RPLS #4789
7-1-2021

