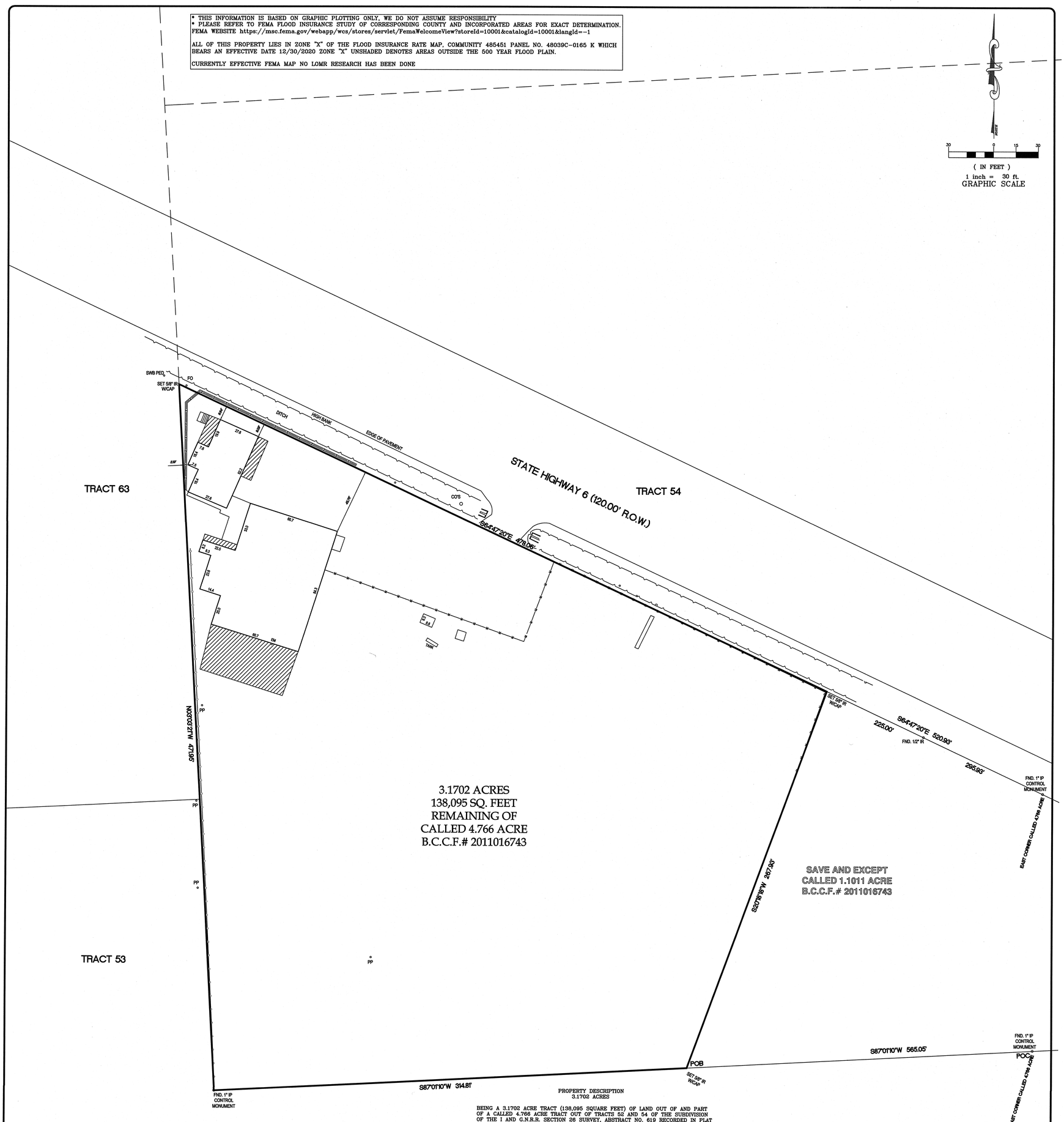
* THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY
* PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF CORRESPONDING COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION.
FEMA WEBSITE https://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView?storeId=10001&catalogId=10001&langId=-1

ALL OF THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 485461 PANEL NO. 48039C-0165 K WHICH BEARS AN EFFECTIVE DATE 12/30/2020 ZONE "X" UNSHADED DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

CURRENTLY EFFECTIVE FEMA MAP NO LOMR RESEARCH HAS BEEN DONE



PROPERTY DESCRIPTION
3.1702 ACRES

BEING A 3.1702 ACRE TRACT (138,095 SQUARE FEET) OF LAND OUT OF AND PART OF A CALLED 4.766 ACRE TRACT OUT OF TRACTS 52 AND 54 OF THE SUBDIVISION OF THE I AND G.N.R.R. SECTION 26 SURVEY, ABSTRACT NO. 619 RECORDED IN PLAT NO. 41 PAGE 98 B.C.D.R. SAVE AND EXCEPT A 1.1011 ACRE TRACT AND A 0.50 ACRE TRACT AS DESCRIBED IN B.C.C.F. NO. 2011016743; SAID 3.1702 ACRE TRACT BEING WHOLLY IN TRACT 54 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);

COMMENCING AT AN 1 INCH IRON PIPE FOUND IN THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 6 (120.0' R.O.W.), SAME BEING ON THE NORTH LINE OF TRACT 53 OF SAID SUBDIVISION OF THE I AND G.N.R.R. SECTION 26 SURVEY, ABSTRACT NO. 619 FOR THE EAST CORNER OF SAID CALLED 4.766 ACRE TRACT;

THENCE SOUTH 87° 01' 10" WEST, ALONG THE NORTH LINE OF SAID TRACT 53 AND SOUTH LINE OF SAID 4.766 ACRE TRACT, PASSING AT 340.50 FEET THE COMMON SOUTH CORNER OF SAID SAVE AND EXCEPT TRACTS 0.50 ACRE AND 1.1011 IN ALL A DISTANCE OF 565.05 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE COMMON SOUTH CORNER OF SAID 1.1011 ACRE TRACT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87° 01' 10" WEST, CONTINUING ALONG THE NORTH LINE OF SAID TRACT 53 AND SOUTH LINE OF SAID 4.766 ACRE TRACT, A DISTANCE OF 314.81 FEET TO A 1 INCH IRON PIPE FOUND IN THE EASTERLY LINE OF SAID TRACT 53 FOR THE SOUTHWEST CORNER OF SAID 4.766 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 03° 03' 21" WEST, ALONG THE COMMON LINE OF TRACT 53, TRACT 54 AND TRACT 63 OF SAID SUBDIVISION OF THE I AND G.N.R.R. SECTION 26 SURVEY, ABSTRACT NO. 619, A DISTANCE OF 471.95 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN SAID SOUTH LINE OF STATE HIGHWAY 6 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 64° 47' 20" EAST, ALONG SAID SOUTH LINE OF STATE HIGHWAY 6, A DISTANCE OF 478.06 FEET TO A 5/8 INCH IRON ROD WITH CAP SET FOR THE COMMON NORTH CORNER OF SAID CALLED 1.1011 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 20° 18' 16" WEST, ACROSS SAID 4.766 ACRE TRACT, AND WITH THE COMMON LINE OF SAID 1.1011 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 267.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.1702 ACRES (138,095 SQUARE FEET) OF LAND.

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
BO	BOLLARD
ICV	IRRIGATION CONTROL VALVE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
WRV	WATER RELEASE VALVE
GV	GAS VALVE
GM	GAS METER
	GRATE INLET
	GRATE INLET
STM/SAN MH	MANHOLE
	GREASE TRAP MANHOLE
CO	CLEAN OUT
SW	SAMPLE WELL
GL	GARDEN LIGHT
FO	FIBER OPTIC SIGN
ATT PED	ATT PEDESTAL
TSB	TRAFFIC SIGNAL BOX
EB	ELECTRIC BOX
LP	LIGHT POLE
PP	POWER POLE
MP/SP	METER/SERVICE POLE
EM	ELECTRIC METER
TLP	TRAFFIC LIGHT POLE
A/C	AIR CONDITIONING UNIT
GW	GUY WIRE ANCHOR
— E —	OVERHEAD UTILITY LINE
	HIGH BANK
POB	POINT OF BEGINNING
FND 5/8 IR	FOUND 5/8 INCH IRON ROD
ESMT	EASEMENT
H.C.C.F.#	HARRIS COUNTY CLERK'S FILE NO.
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
— CL —	CHAIN LINK FENCE
— W —	WOOD FENCE
— X —	BARBED WIRE FENCE
— W —	WROUGH IRON FENCE
— WV —	WATER LINE UNDERGROUND
— San —	SANITARY LINE UNDERGROUND
— Stm —	STORM LINE UNDERGROUND
— Tel —	TELEPHONE LINES

CERTIFICATION

I GILBERT PRIDA A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND HAVE SHOWN OR NOTED ALL RECORDED EASEMENTS OR RIGHTS OF WAY LISTED IN THE TITLE REPORT, AND SHOWN ALL OBSERVABLE ABOVE THE GROUND EVIDENCE OF EASEMENTS.

_____ 06/30/2021
GILBERT PRIDA
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5662

STATE OF TEXAS REGISTERED GILBERT PRIDA 5662 PROFESSIONAL LAND SURVEYOR

BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03

SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN.
THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
SURVEY IS BASED ON TITLE COMMITMENT AS LISTED BELOW (IF NONE SHOWN), WE RECOMMEND GETTING A TITLE REPORT IN ORDER TO SHOW ALL APPLICABLE EASEMENTS AND OR BUILDING LINES. SPECIALLY IN CONSTRUCTION SITUATIONS.

GENERAL NOTES:
1.) PROPERTY SUBJECT TO ANY AND ALL RESTRICTIVE COVENANTS OF RECORD
2.) SURVEY IS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

LAND BOUNDARY SURVEY

A LAND BOUNDARY SURVEY CONTAINING 3.1702 ACRES 138,095 SQUARE FEET OF LAND OUT OF AND PART OF TRACT 54 OF I. AND G.N.R.R. SECTION 26 SURVEY A-619 RECORDED IN PLAT VOLUME 41 PAGE 98 B.C.D.R. BRAZORIA COUNTY, TEXAS.

DATE: 06/30/2021

PURCHASER: MATHEW PETER
ADDRESS: 3610 HIGHWAY 6, ALVIN TEXAS 77511

LENDER:

SURVEYOR
MOMENTUM ENGINEERING+SURVEYING
12651 BRIAR FOREST, SUITE 350
HOUSTON, TEXAS 77077
(TEL) 281-741-1998 (FAX) 281-741-2068
TX. REG. NO. 10109600

JOB : 2021-06012