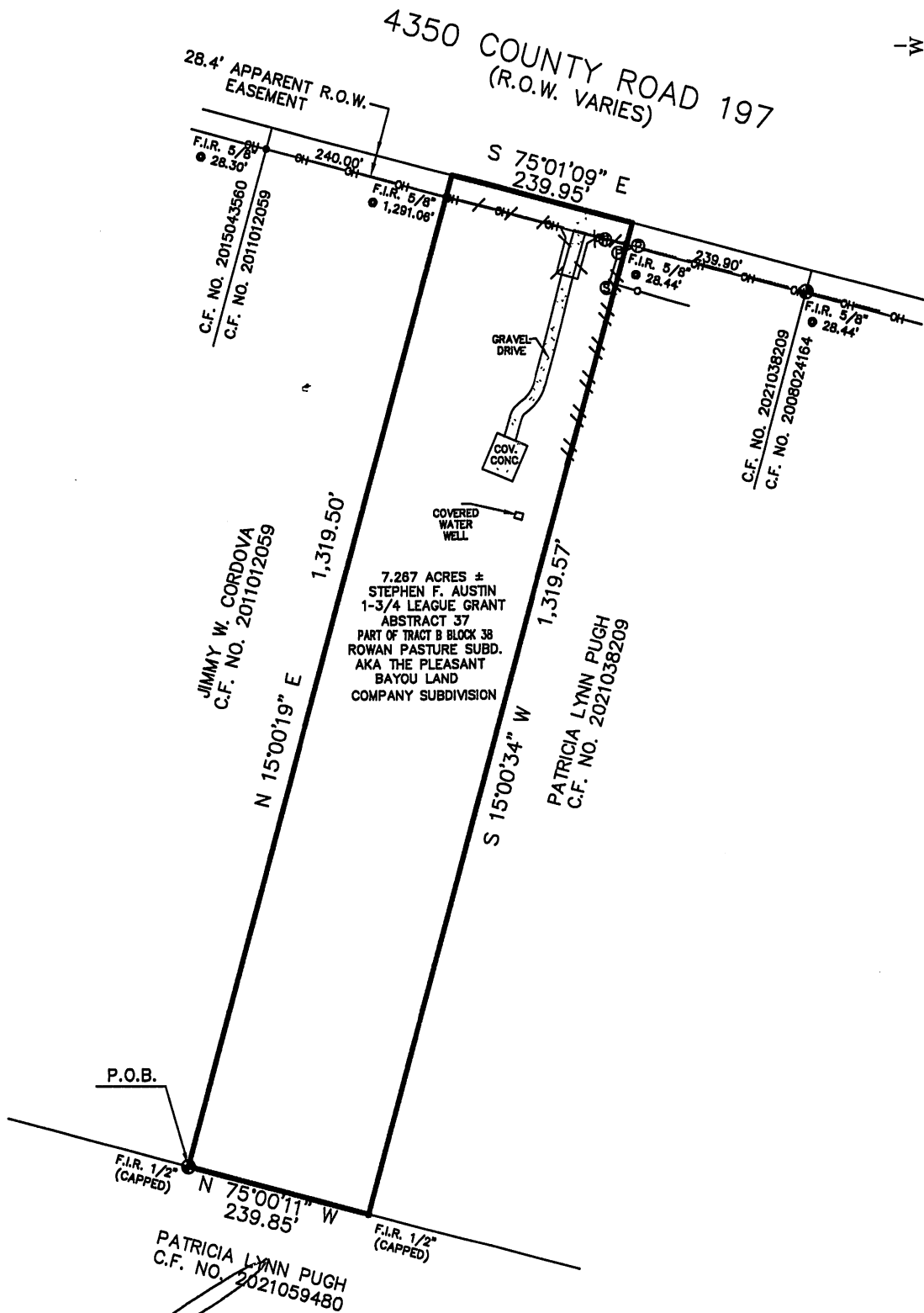
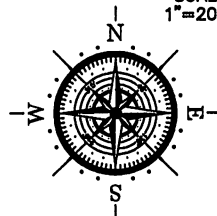


**LEGEND** \* ITEMS THAT MAY APPEAR IN \*  
DRAWING BELOW

- |                             |                                      |                                     |                      |                                     |  |
|-----------------------------|--------------------------------------|-------------------------------------|----------------------|-------------------------------------|--|
| A.E. = AERIAL EASEMENT      | M.P. = METAL POST                    | P.R.C. = POINT OF REVERSE CURVATURE | --- NOT TO SCALE     | --- OH --- OH = OVERHEAD POWERLINES | --- W --- W = WOODEN FENCE                 |
| B.L. = BUILDING LINE        | M.U.E. = MUNICIPAL UTILITY EASEMENT  | P.T. = POINT OF TANGENCY            | ⊙ = GUY ANCHOR       | --- P --- P = PROPERTY LINE         | --- X --- X = CHAIN LINK FENCE             |
| B.R. = BEARS                | P.A.E. = PERMANENT ACCESS EASEMENT   | P.U.E. = PUBLIC UTILITY EASEMENT    | ⊕ = POWER POLE       | --- E --- E = EASEMENT LINE         | --- O --- O = METAL FENCE                  |
| C.F.# = CLERK'S FILE NUMBER | P.C. = POINT OF CURVATURE            | S.I.R. = SET IRON ROD               | ⊖ = SERVICE DROP     | --- B --- B = BUILDING SETBACK LINE | --- V --- V = VINYL FENCE (HARDPLANK WALL) |
| D.E. = DRAINAGE EASEMENT    | P.C.C. = POINT OF COMPOUND CURVATURE | S.S.E. = SANITARY SEWER EASEMENT    | ⊙ = CONTROL MONUMENT | --- W --- W = BUILDING WALL         |  |
| E.E. = ELECTRIC EASEMENT    | P.E. = POOL EQUIPMENT                | STW.S.E. = STORM SEWER EASEMENT     | ● = PROPERTY CORNER  |                                     |  |
| F.I.P. = FOUND IRON PIPE    | P.O.C. = POINT OF COMMENCING         | U.T.S. = UNABLE TO SET              |                      |                                     |  |
| F.I.R. = FOUND IRON ROD     | P.O.B. = POINT OF BEGINNING          | U.E. = UTILITY EASEMENT             |                      |                                     |  |
| F.N.D. = FOUND              | P.P. = POWER POLE                    | W.L.E. = WATER LINE EASEMENT        |                      |                                     |  |
|                             |                                      | W.P. = WOODEN POST                  |                      |                                     |  |
|                             |                                      | W.S.E. = WATER & SEWER EASEMENT     |                      |                                     |  |

SCALE  
1"=200'



Reviewed & Accepted by: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

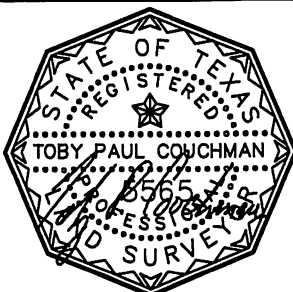
**NOTES:**  
 - BEARING BASIS: C.F. NO. 2015002231  
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS  
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY  
 - UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY  
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS  
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT  
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES  
 - PAGE 1 OF 2

**LEGAL DESCRIPTION**  
 A 7.267 ACRE (316,559 SQ. FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE STEPHEN F. AUSTIN 1-3/4 LEAGUE GRANT, ABSTRACT 37, BRAZORIA COUNTY, TEXAS, BEING OUT OF A TRACT KNOWN AS TRACT B BLOCK 38, OF THE ROWAN PASTURE SUBDIVISION, ALSO KNOWN AS THE PLEASANT BAYOU LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT PREPARED BY WILLIAM STOCKWELL RECORDED IN AN AFFIDAVIT FILED IN VOLUME 796, PAGE 390, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED

MORAN 51 LLC AND/OR ASSIGNS

ADDRESS

4350 COUNTY ROAD 197



JOB # 2212145

DATE 12-21-2022

GF# 1863437

**PRO-SURV**

P.O. BOX 1366, FRIENDSWOOD, TX 77549  
 PHONE: 281-996-1113 FAX: 281-996-0112  
 EMAIL: orders@prosurv.net  
 T.B.P.E.L.S. FIRM #10119300

ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

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I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.