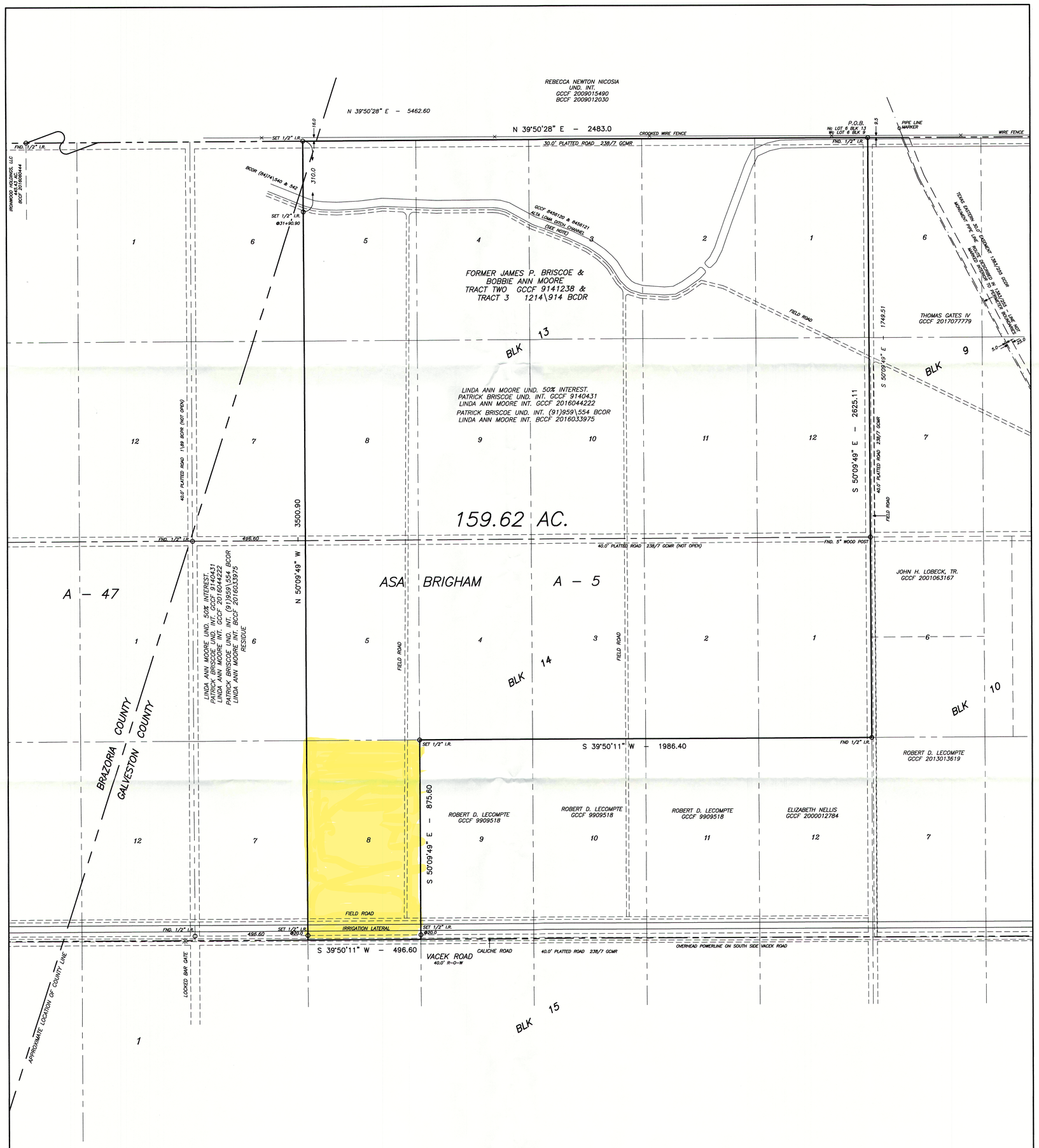

SURVEY PLAT SHOWING 159.62 ACRES OF LAND, SITUATED IN THE ASA BRIGHAM SURVEY, ABSTRACT 5, GALVESTON COUNTY, AND ABSTRACT 47, BRAZORIA COUNTY, TEXAS, AND BEING ALL OF LOTS 1 – 5 & 8 – 12, BLOCK 13, AND ALL OF LOTS 1 – 5 & LOT 8, BLOCK 14, OF HIGHLAND FARMS SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 238, PAGE 7, MAP RECORDS OF GALVESTON COUNTY, TEXAS, AND FURTHER BEING A PART OF THAT CERTAIN TRACT DESCRIBED AS TRACT TWO IN A DEED TO JAMES P. BRISCOE AND BOBBIE ANN MOORE RECORDED IN GALVESTON COUNTY CLERK'S FILE 9141238. SEE ATTACHED FIELD NOTES.

SCALE 1"=200'

BEARING BASE – TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE

SURVEY PREPARED IN RELIANCE UPON SCHEDULE B OF TITLE COMMITMENT ISSUED BY INDEPENDENCE TITLE COMPANY UNDER GF NO. 2009961–WIM. SURVEYOR DID NOT SEPARATELY ABSTRACT OR RESEARCH RECORDS FOR OTHER EASEMENTS OR MATTERS OF RECORD.

THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION JANUARY 9, 2020, AND CONFORMS TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PRACTICES AND PROCEDURES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

STATE OF TEXAS REGISTERED STEVE D. ADAMS 3666 PROFESSIONAL LAND SURVEYOR

STEVE D. ADAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3666
P.O. BOX 114 ALVIN, TEXAS 77512 281/331–3523

THIS SURVEY DOES NOT ADDRESS THE MINERAL ESTATE, INCLUDING THE AFFECT TO THIS TRACT BY ANY OF THE PROVISIONS DESCRIBED IN MINERAL LEASES SET FORTH AS SCHEDULE B EXCEPTIONS IN THE TITLE COMMITMENT IDENTIFIED ABOVE.

SURVEY PLAT REVISED 3–12–2020 TO REFLECT TITLE COMMITMENT EXCEPTIONS. NO ADDITIONAL FIELD WORK DONE AT THIS TIME

SCHEDULE B NOTES:

10f. PIPELINE ESM'T IN VOL. 370, PG. 348 AND AFFECTED BY VOL. 422, PG. 478, BCDR, DOES NOT APPLY TO THIS TRACT.

10g. PIPELINE ESM'T IN VOL. 493, PG. 505, BCDR, DOES NOT APPLY TO THIS TRACT.

10h & I. EASEMENTS IN BRAZORIA COUNTY OFFICIAL RECORDS VOLUME (84)74, PAGES 540 & 542 AND GALVESTON COUNTY CLERK'S FILE 8456120 AND 8456121 GRANTED TO GALVESTON COUNTY DRAINAGE DISTRICT PROVIDE A DRAINAGE EASEMENT 50.0 FEET ON EACH SIDE OF THE CENTERLINE OF AN IMPROVED CHANNEL AS SHOWN ACROSS THIS TRACT AND OTHER LANDS TO THE NORTHEAST AND SOUTHWEST.

10j. PIPELINE ESM'T IN BRAZORIA COUNTY CLERK'S FILE 01–047485 AND 01–047486 DOES NOT APPLY TO THIS TRACT.

GENERAL NOTES:

POSITION OF THE COUNTY LINE IS SHOWN AS APPROIMATE LOCATION BY RECORDS FROM PREVIOUS SURVEYS.

PIPELINES SHOWN BY MARKERS ONLY. SURVEYOR ADVISES CONTACTING PIPELINE COMPANIES FOR EXACT LOCATION BEFORE CONSTRUCTION OR DEVELOPMENT.

THE INTEREST OF PATRICK BRISCOE IN THIS TRACT IS HIS SHARE OF THE JAMES P. BRISCOE ESTATE DISTRIBUTED TO HIM.

LINDA ANN MOORE'S 50% INTEREST IS HER SHARE OF THE BOBBIE B. MOORE ESTATE.

LINDA ANN MOORE ACQUIRED FROM HALL'S BAYOU RANCH, INC. IN BCCF 2016033975, THE REMAINING INTEREST OF THE ORIGINAL JAMES P. BRISCOE ESTATE.

THIS SURVEY DOES NOT REFLECT THE RESPECTIVE INTERESTS OF EACH PARTY AS TO THE UNDIVIDED INTERESTS OF THE LANDS SET OUT TO THE ESTATE OF JAMES P. BRISCOE.

1/2" IRON RODS SET BEAR A PLASTIC CAP MARKED "ADAMS 3666 5611"

THIS SURVEY DOES NOT ADDRESS THE MINERAL ESTATE, INCLUDING THE AFFECT TO THIS TRACT BY ANY OF THE PROVISIONS DESCRIBED IN MINERAL LEASES SET FORTH AS SCHEDULE B EXCEPTIONS IN THE TITLE COMMITMENT IDENTIFIED ABOVE.

LEGEND

BCDR – BRAZORIA COUNTY DEED RECORDS
BCOR – BRAZORIA COUNTY OFFICIAL RECORDS
GCDR – GALVESTON COUNTY DEED RECORDS
GCCF – GALVESTON COUNTY CLERK'S FILE
GCMR – GALVESTON COUNTY MAP RECORDS

ADAMS SURVEYING CO.

FIRM #10085400

STEVE D. ADAMS
STEPHEN D. ADAMS, JR.
P.O. BOX 114
ALVIN, TEXAS 77512
281/331–3523

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DATE	JANUARY 2020	
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