

TRACT 5

N87° 18' 20"E, 300.22' COUNTY ROAD 34
60' RIGHT-OF-WAY

P.O.B.
1/2" I.R.

PAVEMENT

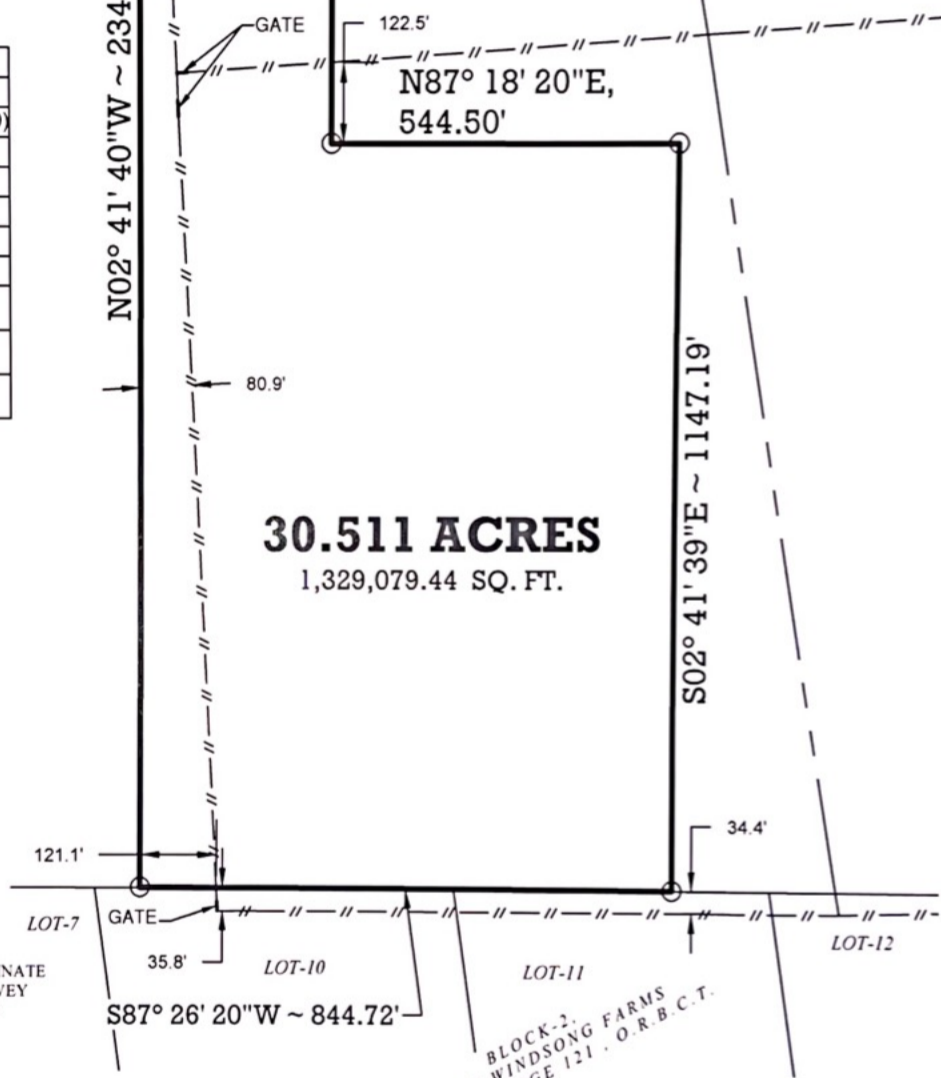
APPROXIMATE LOCATION
OF PIPELINE

CALLED 115.165 ACRES
SUZANNE GLADNEY
C.C.F.# 2000001460, O.R.B.C.T.

RESIDUE OF 91.111 ACRES
SUZANNE GLADNEY
C.C.F.# 1987028291, O.R.B.C.T.

APPROXIMATE LOCATION
OF PIPELINE

LEGEND	
○	SET 5/8" IRON ROD W/ CAP
●	FOUND MONUMENT (AS NOTED)
P.O.B.	POINT OF BEGINNING
I.R.	IRON ROD
— OH —	OVERHEAD POWER LINES
— // —	FENCE
● PP	POWER POLE
— —	PIPELINE MARKER
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS
C.C.F.#	COUNTY CLERKS FILE NUMBER




SURVEYOR'S NOTES:

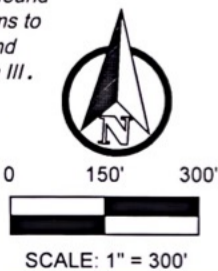
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83, U S SURVEY FEET. ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS (SF= 0.999885)
- NO ADDRESS AT THE TIME OF SURVEY
- THE PROPERTY SURVEYED LIES IN ZONE "AE", ACCORDING TO THE FEMA FIRM MAP# 48039C0275K, DATED DECEMBER 30, 2020
- THIS SURVEY DID NOT RELY UPON A CURRENT TITLE COMMITMENT


 JOSHUA A. MCGINN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6467
 04-28-2023
 DATE



I hereby certify that this survey was made on the ground under my direct supervision and that this Plat correctly represents the facts found at the time of the survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Survey as specified by Condition III.

 SOUTH POINT SURVEYING, PLLC
 LAND SURVEYING SERVICES
 3221 S. MAIN STREET, PEARLAND, TX 77581
 PHONE 281-489-5656
 WWW.SP-SURVEYING.COM
 TBPLS# 10194401



STANDARD LAND SURVEY

OF A 30.511 ACRE TRACT OF LAND
 BEING OUT OF A 91.111 ACRE TRACT OF LAND
 DESCRIBED IN A DEED TO SUZANNE GLADNEY
 AS RECORDED IN C.C.F.# 1987028291,
 O.R.B.C.T. SITUATED IN THE WILLIAM
 HARRIS LEAGUE, A-71
 BRAZORIA COUNTY, TEXAS

TRACT 5

BEING A 30.511 ACRE TRACT OF LAND SITUATED IN WILLIAM HARRIS LEAGUE, A-71, BRAZORIA COUNTY, TEXAS, BEING OUT OF A TRACT OF LAND DESCRIBED IN A DEED TO SUZANNE GLADNEY AS SHOWN IN COUNTY CLERK'S FILE NO. (C.C.F.#) 1987028291, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.), SAID 30.511 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 34, CALLED 60 FEET WIDE, BEING THE NORTHWEST CORNER OF SAID SUZANNE GLADNEY 91.111 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 115.165 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SUZANNE GLADNEY AS SHOWN IN C.C.F.# 2000001460 OF THE O.R.B.C.T., AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87° 18' 20" E ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 34, BEING THE NORTH BOUNDARY LINE OF SAID 91.111 ACRE TRACT, A DISTANCE OF 300.22 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SEVERING SAID 91.111 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

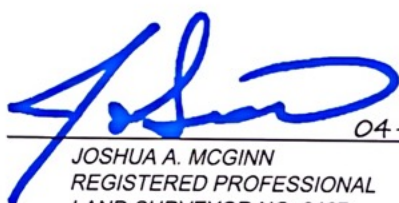
1. S 02° 41' 40" E, A DISTANCE OF 1,202.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR CORNER;
2. N 87° 18' 20" E, A DISTANCE OF 544.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR CORNER;
3. S 02° 41' 39" E, A DISTANCE OF 1,147.19 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET ON THE NORTH BOUNDARY LINE OF LOT-11, BLOCK-2 OF WINDSONG FARMS, A SUBDIVISION OF RECORD IN VOLUME 18, PAGE 121 OF THE O.R.B.C.T., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 87° 26' 20" W ALONG THE NORTH BOUNDARY LINE OF LOT-10 AND LOT-11 OF SAID WINDSONG FARMS SUBDIVISION, A DISTANCE OF 844.72 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET AT THE COMMON CORNER OF SAID SUZANNE GLADNEY 91.111 AND 115.165 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

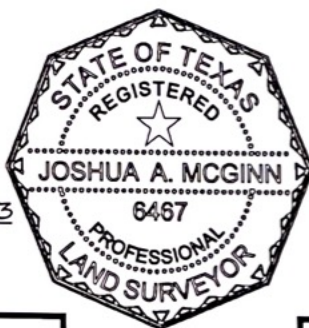
THENCE N 02° 41' 40" W ALONG THE EAST BOUNDARY LINE OF SAID SUZANNE GLADNEY 115.165 ACRE TRACT OF LAND, A DISTANCE OF 2,347.22 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 30.511 ACRES (OR 1,329,079.44 SQUARE FEET) OF LAND.

NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY. ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.

REFERENCE IS HEREIN MADE TO THE SKETCH ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.


JOSHUA A. MCGINN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6467

04-28-2023
DATE



SOUTH POINT SURVEYING, PLLC
LAND SURVEYING SERVICES
3221 S. MAIN STREET, PEARLAND, TX 77581
PHONE 281-489-5656
WWW.SP-SURVEYING.COM
TBPLS# 10194401

FIELD NOTES DESCRIPTION

OF A
30.511 ACRE TRACT OF LAND

PAGE 1 OF 2

DATE 04/28/2023

JN 23-99-039-TR5