

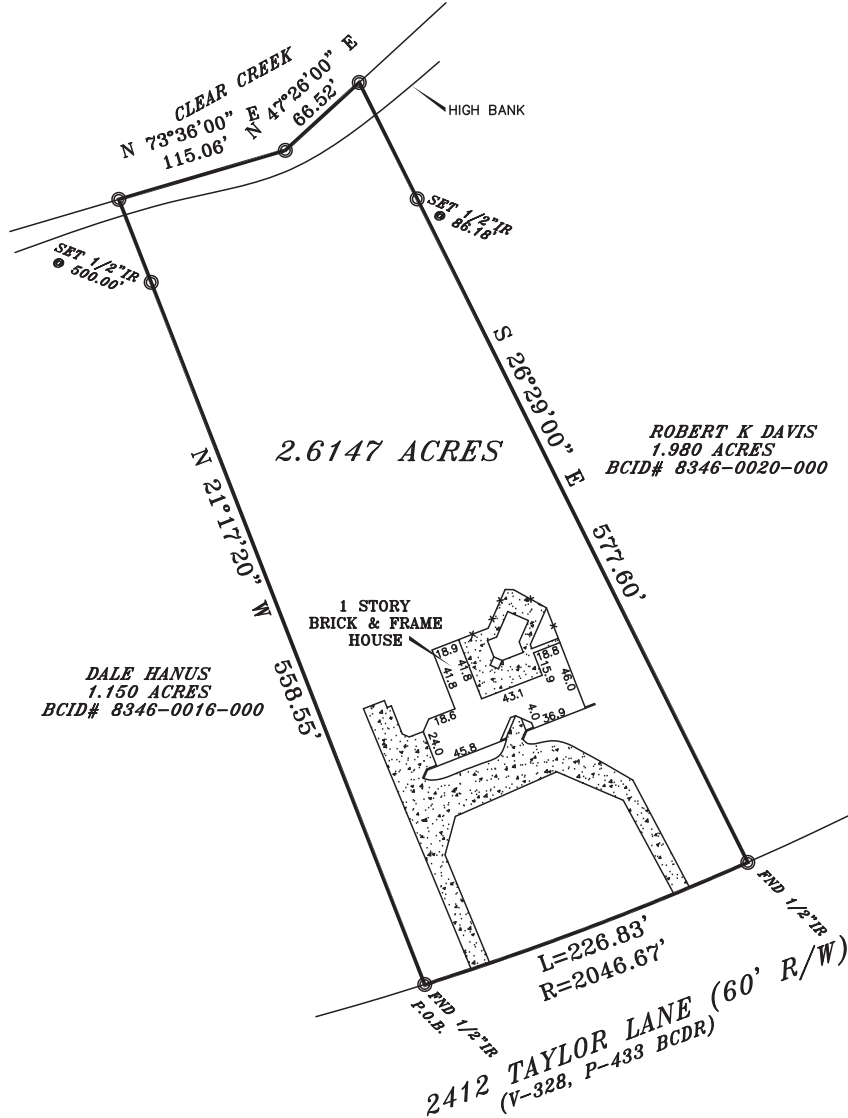
ADDRESS: 2412 TAYLOR LANE

GRAPHIC SCALE



LEGEND

IRON ROD	IR	COVERED AREA	
UTILITY EASEMENT	U.E.	CONCRETE	
BUILDING LINE	B.L.	WOOD	
AERIAL EASEMENT	A.E.		
WOOD FENCE			
WROUGHT IRON			
CHAIN LINK FENCE			



LEGAL DESCRIPTION

A 2.6147 acre tract, being portions of Lots Eleven (11), Fifteen (15), and Twenty-two (22), of the O.W. Willis Subdivision of the W.D.C. Hall League, A-70, said subdivision being recorded in Volume 3, Page 65, Map Records of Brazoria County, Texas, and is described as attached.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
RESTRICTIONS - V-775, P-118 BCDR.

PIPELINE RIGHT OF WAY EASEMENT AGREEMENT FOR PURPOSES OF INGRESS AND EGRESS PER V-328, P-433 BCDR.



ELEVATION EXPRESS LAND SURVEYS
WWW.ELEVATIONEXPRESSLANDSURVEYS.COM
1450 W. GRAND PARKWAY SOUTH
SUITE G-158
KATY, TX 77494
281-674-5685



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS CORRECT AND THERE ARE NO ENCROACHMENTS EXCEPT SHOWN, AS WAS DONE BY ME OR UNDER MY SUPERVISION, AND CONFORMS TO OR EXCEEDS THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

BUYER WILLIAM E. ELLIOTT
JOB# 1608039
GF# FTH-21-FAH16005804HR
DATE 8-24-2016

-ALL BEARINGS ARE BASED ON THE MAP OR PLAT OF RECORDS IF THE SUBJECT PROPERTIES LIES IN A RECORDED SUBDIVISION OF SAID COUNTY.
-THIS SURVEY IS CERTIFIED FOR THE TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNER.
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS, DEEDS, RESTRICTIONS OR BUILDING LINES THAT MAY APPLY TO SUBJECT PROPERTY.

Any reference to the 100 year flood plain of flood hazard zones are an estimate based on the data shown on the Flood Insurance Rate Map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. According to the Flood Insurance Rate Map for BRAZORIA COUNTY, Dated 9-22-1999, Map No. 48039C0065JL, the property described lies within "ZONE AC" outside the 500 yr. flood. Flood information is based on graphic plotting only due to inherent inaccuracies on FEMA maps, we can not assume responsibility for exact determination.

PROPERTY ADDRESS:

2412 TAYLOR LN. PEARLAND, TEXAS 77581

FIELD NOTES

JOB# 1608039

METES & BOUNDS:

Exhibit "A"

A 2.6147 acre tract, being portions of Lots Eleven (11), Fifteen (15), and Twenty-two (22), of the O.W. Willits Subdivision of the W.D.C. Hall League, A-70, said subdivision being recorded in Volume 3, Page 65, Map Records of Brazoria County, Texas, and is described as follows:

BEGINNING at a ½ inch iron rod found for the South corner of this herein described tract, said corner also being the East tract of a 1.0 acre tract out of Lots 11, 15, and 22 of the O.W. Willits Subdivision. Said corner also being in the North margin of Taylor Lane (60.0 foot road) and is the point of curvature of a curved road having a center line radius of 2,076.67 feet;

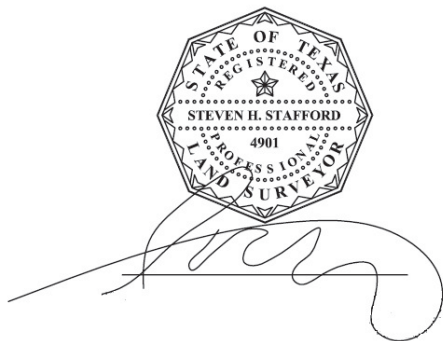
THENCE North 21°17'20" West, crossing the common line of Lots 15 and 22, at a distance of 500.00 feet to a ½ inch iron rod set for reference, and continuing a total distance of 558.55 feet to a point for corner in the center of Clear Creek;

THENCE North 73°36'00" East, down the center of Clear Creek, 115.06 feet to an angle point in said creek center line;

THENCE North 47° 26' East, with the center line of said Clear Creek, 66.52 feet to a point for corner, said corner being the North corner of this tract;

THENCE South 26° 29' East, at 86.18 feet crossing the common line of Lots 15 and 16 together with a ½ inch iron rod set for reference, continuing with the same course at 319.24 feet cross the common line of Lots 15 and 22, in all 577.60 feet to a ½ inch iron rod found in the North margin of the said Taylor Lane;

THENCE in a Southwesterly direction along the North margin of said Taylor Lane having a radius of 2,046.67 feet, a distance of 226.83 feet (chord being South 69°21'30" West 226.77 feet) to the place of beginning and containing 2.6147 acres of land, more or less.



Steven H. Stafford
R.P.L.S. 4901
DATE: August 24, 2016
ELEVATION EXPRESS LAND SURVEYS

