

THOMAS SPRAGGINS SURVEY ABSTRACT 366

LOT 16

DANIEL B. SHEARER & RUTH J. SHEARER C.F. NO. 2013047189 O.R.B.C.

N 38°49'21" E 542.03' (CALLED N 42°02'08" E 542.52')

PLATTED ROAD (60' R.O.W.)(VOL. 22, PG. 364)(NOT OPEN)

DENNIS L. VARNER & MARIE S. VARNER REVOCABLE LIVING TRUST C.F. NO. 2014008262 O.R.B.C.

S 51°18'27" E 660.00' (CALLED S 48°14'08" E 659.87')

LOT 15 BRAZORIA LAND & CATTLE CO. SUBDIVISION VOL. 22, PG. 364 P.R.B.C.

N 38°49'21" E 1318.97' (CALLED N 42°55'18" E 1317.40')

END 1" I.P.

DIANE E. HOOVER WAYNE E. HOOVER SUSAN E. HOOVER & CYNTHIA A. HOOVER C.F. NO. 1997010074 O.R.B.C.

N 51°14'13" W 1319.77' (CALLED N 48°01'47" W 1319.51')

GARY W. MARKHAM C.F. NO. 2005052826 O.R.B.C.

36.4179 ACRES (1,586,362 SQ.FT.) (VACANT)

PATRICK WILLIAM DIFARD C.F. NO. 2021042693 O.R.B.C.

MATISHA M. BANKS C.F. NO. 2022031283 O.R.B.C.

ROMMEL A. JABUTAY & AGNES H. JABUTAY C.F. NO. 2021001393 O.R.B.C.

S 38°49'47" W 1861.13' (CALLED S 42°00'46" W 1863.17')

LOT 14

P.O.B. EAST CORNER OF LOT 15

COUNTY ROAD 397 (CALLED) (60' R.O.W.)(VOL. 22, PG. 364)(NOT OPEN)

S 51°10'38" E 660.00' (CALLED S 48°07'51" E 638.45')

DESCRIPTION OF A TRACT OF LAND CONTAINING 36.4179 ACRES (1,586,362 SQUARE FEET) SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS.

Being a tract of land containing 36.4179 acres (1,586,362 square feet), situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, being all of a tract of land conveyed unto Gary W. Markham by deed as recorded under County Clerk's File No. 2005052826 of the Official Records of Brazoria County, Texas, being out of Lot 15, of the Brazoria Land & Cattle Co. Subdivision, a subdivision in Brazoria County, according to the map or plat thereof recorded in Volume 22, Page 364, of the Plat Records of Brazoria County, Texas. Said 36.4179-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1-inch iron pipe in the southwest right-of-way line of County Road 397 (60 feet wide) (not open) for the east corner of said Lot 15 and the northeast corner of the said tract herein described; THENCE South 38°49'47" West, a distance of 1861.13 feet (called South 42°00'46" West, a distance of 1863.17 feet) to a found 1-inch iron pipe for the southeast corner of the said tract herein described; THENCE North 51°14'13" West, a distance of 1319.77 feet (North 48°01'47" West, a distance of 1319.51 feet) to a found 1-inch iron pipe to a found 1-inch iron pipe for the southwest corner of the said tract herein described; THENCE North 38°49'21" East, a distance of 542.03 feet (called North 42°02'08" East, a distance of 542.52 feet) to a found 1-inch iron pipe for the northeast corner of the said tract herein described; THENCE South 51°18'27" East, a distance of 660.00 feet (called South 48°14'08" East, a distance of 659.87 feet) to a found 1-inch iron pipe for an interior corner of the said tract herein described; THENCE North 38°49'21" East, a distance of 1318.97 feet (called North 42°55'18" East, a distance of 1317.40 feet) to a fence post in the southwest right-of-way line of said County Road 397 for the northwest corner of the said tract herein described; THENCE South 51°10'39" East, along the southwest right-of-way line of said County Road 397, a distance of 660.00 feet (called South 48°07'51" East, a distance of 638.45 feet) to the POINT OF BEGINNING and containing 36.4179 acres (1,586,362 square feet), more or less.

NOTES: 1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NAD 83. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL. 2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF INFORMATION CONTAINED IN A TITLE REPORT PER THE REQUEST OF THE BUYER. SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED SUBJECT PROPERTY. 3. THIS SURVEY IS CERTIFIED TO GARY MARKHAM FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. 4. ALL ENCUMBRANCES AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

LEGEND: ENTERPRISE PRODUCTS GAS PIPELINE MARKER 1-800-644-4773, FENCE, MIRE, APPROXIMATE HIGH BANK, APPROXIMATE PIPELINE LOCATION.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 36.4179 ACRES (1,586,362 SQUARE FEET) SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

CLIENT: TBD, COUNTY ROAD 397, ADDRESS: www.survey1inc.com, survey1@survey1inc.com, Survey 1, Inc. Your Land Survey Company, Firm Registration No. 100758-00, P.O. Box 2545 | Ackerly, TX 77012 | (281)393-1392

