

L	BEARING	DISTANCE
L1	N89°59'46.00"W	564.190'
L2	N09°25'38.00"E	109.320'
L3	S87°56'02.00"W	21.870'
L4	S79°07'31.00"W	124.400'
L5	N89°59'46.00"W	564.190'
L6	S30°00'00.00"E	5.710'
L7	S89°58'12.00"W	62.000'
L8	N00°00'00.00"E	5.750'

4.9 ACRE TRACT OUT OF LOT 14

LOT 14

LOT 15

5.0 ACRE TRACT OUT OF LOT 15

ALL BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT UNLESS OTHERWISE SHOWN. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. BUILDER MUST VERIFY ALL BUILDING LINES, EASEMENTS, BUILDING LINE RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

2.50 ACRE TRACT OUT OF LOT 46

N 89°59'46" W 564.19'

2.50 ACRE TRACT OUT OF THE SOUTH HALF OF LOT 46

9.0 ACRE TRACT OUT OF LOT 47

LOT 47

LOT 14

LOT 15

LOT 47

2.50 ACRE TRACT OUT OF LOT 46

RECORDED IN VOLUME 117, PAGE 151 OF B.C.D.R. & UNDER CLERK'S FILE NO. 00 011462, D.R.B.C. A 20 FOOT ROAD EASEMENT

156.4'

A 10 FOOT R.L.P. EASEMENT, TOGETHER WITH AN ADJACENT 4 INCH FEET WIDE FROM A PLANE 16 FEET ABOVE THE ROAD UPWARD, LOCATED ADJACENT TO SAID 10 FEET EASEMENT, AS ACCORDING TO VOLUME 117, PAGE 151 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

SEE NOTE 1

ROY ROAD NORTH 109.25' (VARIES R.O.W.)

SCALE: 1" = 100'

A 2.50 ACRE TRACT OUT OF THE SOUTH HALF OF LOT 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY'S SUBDIVISION OF SECTION 9 OF THE H.T.& B. RAILROAD SURVEY, ABSTRACT 234, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 2, PAGE 23 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF LOT 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY'S SUBDIVISION OF SECTION 9 OF THE H.T.& B. RAILROAD SURVEY, ABSTRACT 234, BRAZORIA COUNTY, TEXAS;

THENCE: EAST (REFERENCE BEARING), ALONG THE SOUTH LINE OF SAID LOT 46, AT 955.80 FEET PASS A 5/8" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 105, AND CONTINUE TO A TOTAL DISTANCE OF 955.80 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF COUNTY ROAD 105; SAID POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 46;

THENCE: NORTH 109.25 FEET, ALONG THE CENTERLINE OF COUNTY ROAD 105, TO A POINT FOR CORNER;

THENCE: NORTH 89° 59' 46" WEST, AT 39.45 FEET PASS A 1/2" IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 105, AND CONTINUE TO A TOTAL DISTANCE OF 223.41 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE: NORTH 2° 03' 58" WEST 11.06 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE: SOUTH 87° 56' 02" WEST 21.87 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE: SOUTH 2° 03' 58" EAST 10.27 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE: NORTH 89° 59' 46" WEST 124.40 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE: SOUTH 0° 02' 10" EAST 5.71 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE: SOUTH 89° 58' 12" WEST 62.00 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE: NORTH 0° 02' 10" WEST 5.75 FEET TO A 1/2" IRON ROD SET FOR CORNER;

THENCE: NORTH 89° 59' 46" WEST 564.19 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE WEST LINE OF SAID LOT 46;

THENCE: SOUTH 0° 02' 47" EAST 109.23 FEET, ALONG THE WEST LINE OF SAID LOT 46, TO THE PLACE OF BEGINNING;

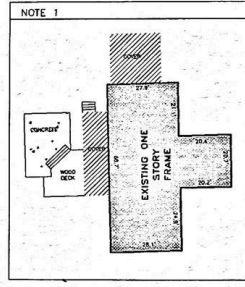
A 20 FOOT WIDE EASEMENT

CENTERLINE DESCRIPTION OF A 20 FOOT WIDE EASEMENT OUT OF THE SOUTH HALF OF LOT 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY'S SUBDIVISION OF SECTION 9 OF THE H.T.& B. RAILROAD SURVEY, ABSTRACT 234, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 2, PAGE 23 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THENCE: EAST (REFERENCE BEARING), ALONG THE SOUTH LINE OF SAID LOT 46, AT 955.80 FEET PASS A 5/8" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 105, AND CONTINUE TO A TOTAL DISTANCE OF 955.80 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF COUNTY ROAD 105;

THENCE: NORTH 109.25 FEET, ALONG THE CENTERLINE OF COUNTY ROAD 105, TO A POINT FOR THE PLACE OF BEGINNING OF THE HEREBY DESCRIBED EASEMENT;

THENCE: NORTH 89° 59' 46" WEST, AT 39.45 FEET PASS A 1/2" IRON ROD SET IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 105, AND CONTINUE TO A TOTAL DISTANCE OF 223.41 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF TERMINATION OF THE HEREBY DESCRIBED EASEMENT BEING 10.00 FEET EITHER SIDE OF AND ADJACENT TO THE HEREBY DESCRIBED CENTERLINE;



1. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY.
2. PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS THEREON, EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
3. THIS SURVEY WAS DONE WITH THE BENEFIT OF A TITLE REPORT.
4. A ROAD EASEMENT 20 FEET WIDE ALONG THE EAST PROPERTY LINE AS REFLECTED BY INSTRUMENT RECORDED IN VOLUME 117, PAGE 151 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
5. EASEMENT CONVEYED TO OR RESERVED BY HOUSTON LIGHTING & POWER COMPANY, DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 869235, PAGE 942 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
6. 20' NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS SET OUT UNDER CLERK'S FILE NO. 00 011462, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS.



**SURVEY OF**

A 2.50 ACRE TRACT OUT OF THE SOUTH HALF OF LOT 46 OF THE ALLISON RICHEY GULF COAST HOME COMPANY'S SUBDIVISION OF SECTION 9 OF THE H.T.& B. RAILROAD SURVEY, ABSTRACT 234, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 2, PAGE 23 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 10 TH DAY OF NOVEMBER, 2017 THIS SURVEY IS ONLY CERTIFIED FOR SURVEY TRANSACTIONS.

*Leo S. Bond*

LEO STENDEL BOND R.F.L.S. No. 5793  
105 LOST PINE DRIVE  
EASTROP, TEXAS 77662

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE: FLOOD ZONE L, RATED SPECIALTY	JOB NO. 07-1120 OF No. 1703024603 Title: Stewart Title OWNER: Stewart Title ADDRESS: 1634 Roy Road Houston, Texas 77061	Name: Leo S. Bond License No.: 5793 State: Texas Commission Expires: 12/31/2021 Survey Date: 11/10/2017 Survey Type: Subdivision Project Name: Stewart Title Project Address: 1634 Roy Road Project City: Houston, TX Project State: TX Project Zip: 77061	Date: 11/10/2017 Time: 10:00 AM Location: 1634 Roy Road City: Houston, TX State: TX Zip: 77061 Survey Type: Subdivision Project Name: Stewart Title Project Address: 1634 Roy Road Project City: Houston, TX Project State: TX Project Zip: 77061
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