



GENERAL NOTES

1. THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED ALAMO TITLE INSURANCE COMPANY, G.P. NUMBER ATCH-B01-ATCH2106738MA, ISSUED APRIL 21, 2021, EFFECTIVE DATE OF APRIL 06, 2021 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS, MAP NUMBER 48039C04MSK, DATE DECEMBER 30, 2020, THIS PROPERTY IS LOCATED IN UNSHADED ZONE "X".
3. ALL UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE FEATURES AND NO EFFORT WAS MADE TO LOCATE BELOW GROUND UTILITY LINES.

METES AND BOUNDS DESCRIPTION

Being a 6.53-acre tract of land located in the H. T. & B. R. R. SURVEY, A-474 in Brazoria County, Texas; said 6.53-acre tract being all of a called 6.53-acre tract of land, recorded in Clerk's File Number 1976026106 of the Official Records of Brazoria County, Texas (O.R.B.C.); said 6.53-acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas State Plane Coordinate System, NAD 83, 2011 Adj., South Central Zone):

Beginning at a 1/2-inch iron rod found for the west corner of said called 6.53-acre tract and the south corner of a 4.0149-acre tract of land recorded in Clerk's File Number 2018012582 of the O.R.B.C.:

1. Thence, with the common line of said 6.53-acre tract and said 4.0149-acre tract, North 42 degrees 17 minutes 59 seconds East, of 540.24, pass a 1/2-inch iron rod found on the southwest right-of-way line of County Road 181 (60-foot wide), aka Fairview Road, in a total distance of 571.89 feet to the north corner of said 6.53-acre tract;
2. Thence, with the northeast line of said 6.53-acre tract, South 48 degrees 00 minutes 00 seconds East, a distance of 495.99 feet to the east corner of said 6.53-acre tract;
3. Thence, with the southeast line of said 6.53-acre tract, South 42 degrees 00 minutes 00 seconds West, a distance of 571.83 feet to the south of said 6.53-acre tract;
4. Thence, with the southwest line of said 6.53-acre tract, North 48 degrees 00 minutes 00 seconds West, of 29.40 feet pass a 2-inch iron pipe (1.04' dia) on the northwest right-of-way line of County Road 171 (60-foot wide), continuing a distance of 498.79 feet to the Point of Beginning and containing 6.53 acres of land.

SURVEYOR'S CERTIFICATION

LUTHER J. DALY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION DURING THE MONTH OF MARCH 2021 AND CONFORMS TO THE CURRENT TEXAS SURVEYOR'S ASSOCIATION STANDARDS AND SPECIFICATIONS FOR A STANDARD LAND SURVEY.

LUTHER DALY
TEXAS REGISTRATION NUMBER 6150
REVISED: 4/23/21 - UPDATED TITILE



**LAND TITLE SURVEY
6.53 ACRES**

BEING ALL OF A
CALLED 6.53 ACRE TRACT
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B.C.D.R.

H. T. & B. R. R. SURVEY, A-474
BRAZORIA COUNTY, TEXAS

MARCH, 2021