



Surveyor has not abstracted subject property and has relied on Title Commitment from First American Title Guaranty Co.
 GF No. KD-007067-2 Effective date: July 24, 2022

LEGAL DESCRIPTION OF THE LAND:

FIELD NOTE DESCRIPTION OF A 1.1293 ACRE TRACT OF LAND OUT OF LOTS 5 AND 6, OF FERNANDEZ SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 15, PAGES 221-222, OF THE PLAT RECORDS AS AMENDED BY VOLUME 1352, PAGE 808, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS (AN AMENDED PLAT OF FERNANDEZ SUBDIVISION BEING RECORDED IN VOLUME 16, PAGES 81-82, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod set at the northeast corner of the aforementioned Lot 5, being at the intersection of the south right of way line of Brookside Road and west right of way line of O' Day Road;

THENCE SOUTH along the west right of way line of O' Day Road and the east line of Lots 5 and 6, a distance of 195.93 feet to a 5/8 inch iron rod set for the southeast corner of Lot 6;

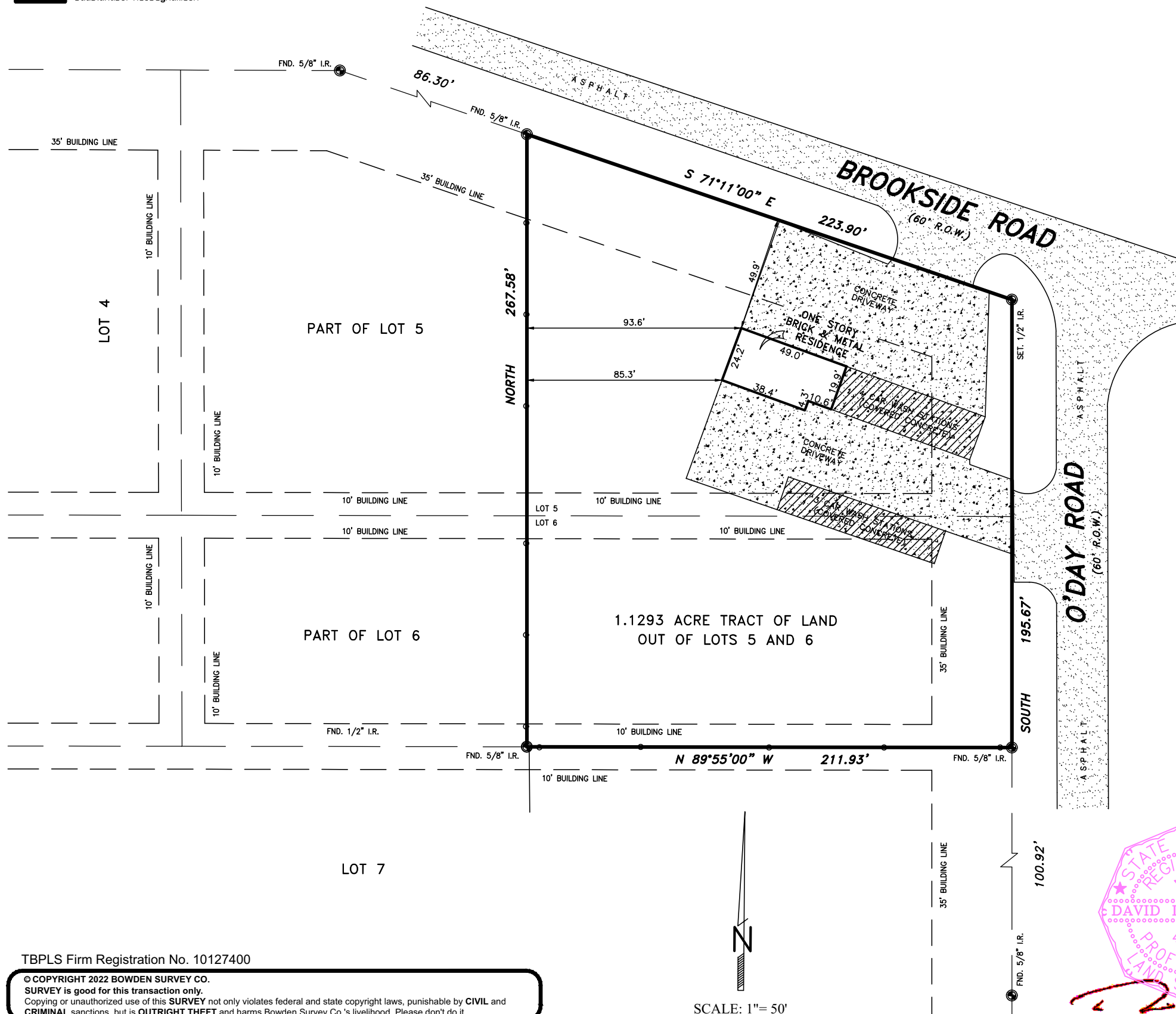
THENCE N 89° 55' 00" W along the south line of said Lot 6, a distance of 211.93 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH a distance of 268.33 feet to a 5/8 inch iron rod set for corner in the south right of way of Brookside Road, also being the north line of Lot 5;

THENCE S 71° 11' 00" E along the south right of way line of Brookside Road and the north line of said Lot 5, a distance of 223.90 feet to the PLACE OF BEGINNING and containing 1.1293 acres of land, more or less.

NOTE(S):

- 1) Property subject to subdivision covenants, conditions and restrictions be easements, building lines and other matters of record.
- 2) This survey was done with the benefit of a title report.
- 3) Building lines and easements, if any, as shown on Plat recorded in Volume 1352, Page 808, of the deed records of Brazoria County, Texas, an amended plat of Fernandez Subdivision being recorded in Volume 16, Pages 81-82, of the Plat Records of Brazoria County, Texas.
- 4) Bearing basis: Recorded metes and bounds



TBPLS Firm Registration No. 10127400

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SCALE: 1" = 50'



COMMERCIAL SURVEY

LEGAL DESCRIPTION OF THE LAND:
 SEE METES AND BOUNDS

Date: 8/8/2022
 Field Work: AP
 Drawn By: SP
 Project No.: C22-0751

Prepared For:
 Proposed Insured:
 Hermann Hernandez

Project Location:
 6034 Brookside Road
 Pearland, Texas 77581

FLOOD DATA
 THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IS IN ZONE SHADED X PER FIRM MAP, COMMUNITY PANEL No. 48039C0030K WHICH HAS AN EFFECTIVE DATE OF 12/30/2020, AND IS NOT IN THE SPECIAL FLOOD HAZARD AREA.



Bowden Survey

Professional Surveying Services
 12000 WESTHEIMER RD. STE. 106
 Houston, Texas 77077
 Phone: (281) 531-1900 Fax: (281) 531-4900