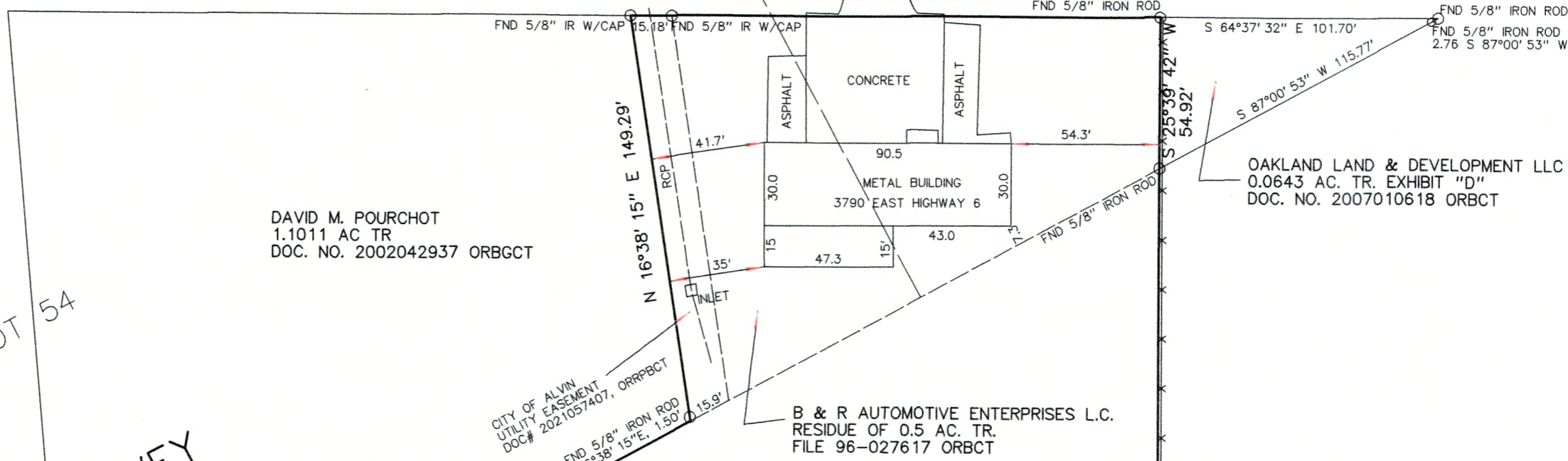


1" = 50'

LOT 52

STATE HIGHWAY NO. 6 (120' R.O.W.)

S 64°39' 12" E 194.26'



DAVID M. POURCHOT
1.1011 AC TR.
DOC. NO. 2002042937 ORBCT

OAKLAND LAND & DEVELOPMENT LLC
0.0643 AC. TR. EXHIBIT "D"
DOC. NO. 2007010618 ORBCT

DAVID M. POURCHOT
RESIDUE OF 4.766 AC. TR.
DOC. NO. 2011016742 ORBCT

CITY OF ALVIN
UTILITY EASEMENT
DOC# 2021057407, ORBCT

B & R AUTOMOTIVE ENTERPRISES L.C.
RESIDUE OF 0.5 AC. TR.
FILE 96-027617 ORBCT

I. & G. N. R. R. CO. SURVEY
ABSTRACT 619
BRAZORIA COUNTY, TEXAS

COOPER SUBDIVISION
VOL. 3, PG 84 PRBCT

SURVEYS 4.269 ACRES

ROBERT B. RICHARDS
3.8297 AC. TR.
DOC. NO. 2005012147 ORBCT

OAKLAND LAND & DEVELOPMENT LLC
RESIDUE OF 13.737 AC. TR.
DOC. NO. 2007010618 ORBCT

LOT "A"

LORENZA HINOJOSA SAMPANAN
FILE NO. 96-027617-41 ORBCT

LIFT STATION EASEMENT
DOC. NO. 2002046648 ORBCT

H. T. & B. R. R.
ABSTRACT 481
BRAZORIA COUNTY, TEXAS

COMPANY SURVEY

COUNTY ROAD 153 (50' R.O.W. (UNIMPROVED))

G. C. & S. F. RAILROAD 100' R.O.W.

Title Resources Guaranty Company
GF No. 2782523-01889

SURVEY MAP SHOWING BOUNDARIES ON 4.269 ACRES OF LAND, BEING PART OF A 0.50 ACRE TRACT AS RECORDED IN FILE NUMBER 96-027617, OFFICIAL RECORDS, BRAZORIA COUNTY, TEXAS, SITUATED IN THE I. & G. N. R. R. COMPANY SURVEY, ABSTRACT 619, BRAZORIA COUNTY, TEXAS, AND ALL OF A 3.8297 ACRE TRACT BEING SITUATED IN LOT A OF COOPER SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 84, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, AND ALSO PART OF THE H. T. & B. R. R. COMPANY SURVEY, ABSTRACT 481, BRAZORIA COUNTY, TEXAS.

This survey was made on the ground on April 14, 2023, under my supervision, and conforms to the Texas Professional Land Surveying Practices Act and the General Rules of Procedures and Practices of the Texas Board of Professional Engineers and Land Surveyors.

Chad A. Gormly, Registered Professional Land Surveyor No. 5796
Gormly Surveying, Inc. Firm# 10095700
P. O. Box 862, Alvin, Texas 77512-0862 Phone (281) 331-0883



SOURCE OF BEARING BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (TEXAS SOUTH CENTRAL ZONE) AS COMPUTED FROM GPS OBSERVATION.

Chad A. Gormly has not performed an Abstract of Title on the above surveyed property. Utility Easement as recorded in Volume 206, Page 561, Deed Records, Brazoria County, Texas, is over and across and does effect the above surveyed 4.269 acres, but is not plottable.

Easement as recorded in Volume 1492, Page 984, Deed Records, Brazoria County, Texas, is over and across and does effect the above surveyed 4.269 acre tract, but is not plottable.

Utility Easement as recorded in Volume (85) 99, Page 803, Official Records, Brazoria County, Texas, does not effect the above surveyed 4.269 acre tract.

Pipeline Easement as recorded in Volume 938, Page 202, Deed Records, Brazoria County, Texas, does not effect the above surveyed 4.269 acre tract.