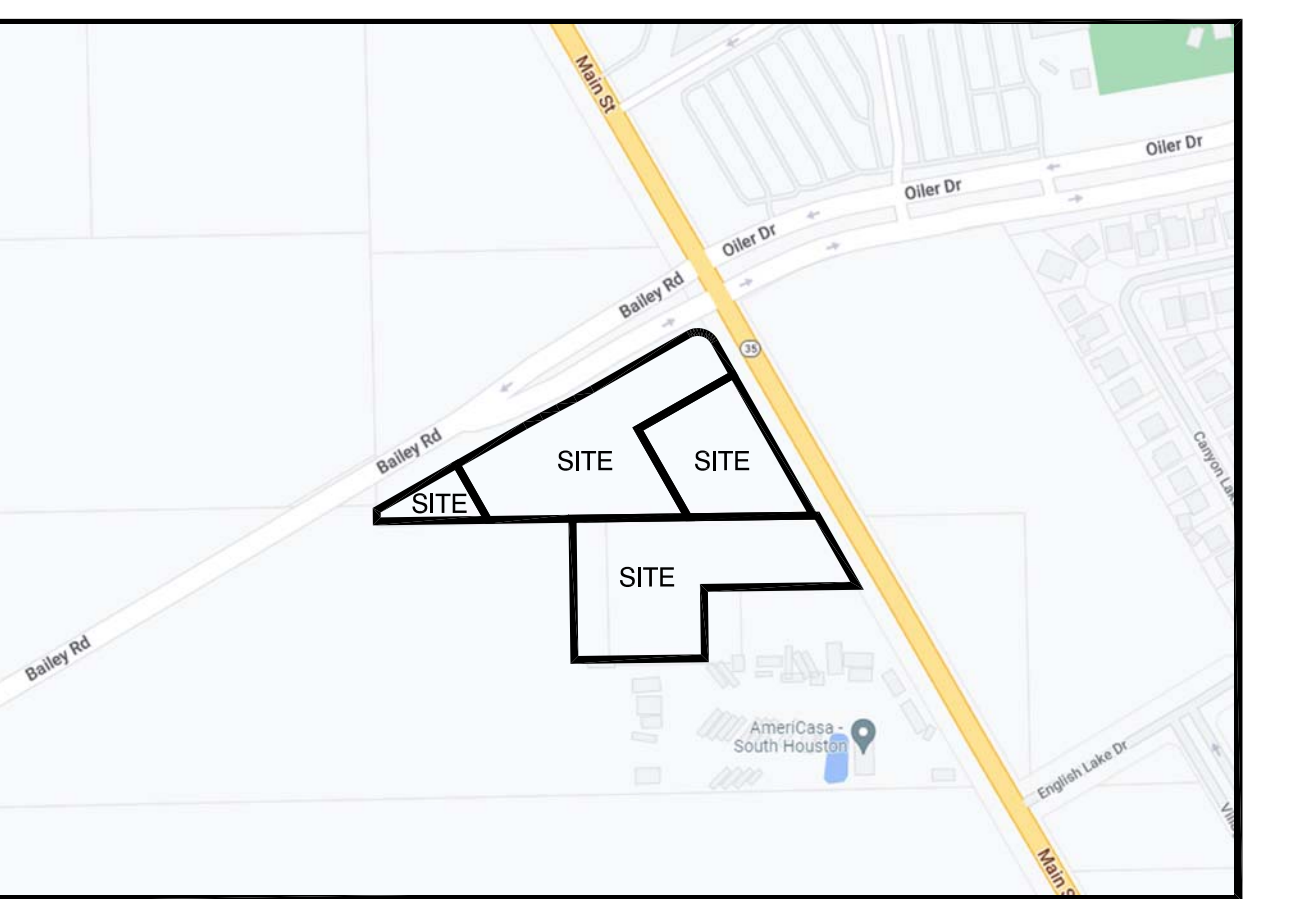


- LEGEND:**
- AE - AERIAL EASEMENT
  - BL - BUILDING LINE
  - BLDC - BUILDING
  - CSM - EASEMENT
  - FND - FOUND
  - IP - IRON PIPE
  - IR - IRON ROD
  - BCRF - BRAZORIA COUNTY CLERKS FILE
  - BCDR - BRAZORIA COUNTY DEED RECORDS
  - BMR - BRAZORIA COUNTY MAP RECORDS
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCING
  - PS - PARKING SPACES
  - R/W - RIGHT OF WAY
  - SQ. FT. - SQUARE FEET
  - UL - UTILITY EASEMENT
  - BARRIED WIRE FENCE
  - CHAIN LINK FENCE
  - CONCRETE
  - COVERED CONCRETE
  - OVERHEAD ELECTRIC LINES
  - IRON FENCE
  - WROUGHT IRON FENCE
  - CATCH BASIN
  - CABLE BOX
  - ELECTRIC BOX
  - ELECTRIC METER
  - FIRE HYDRANT
  - FIBER OPTIC MARKER
  - FLAG POLE
  - GAS METER
  - GAS VALVE
  - CURB INLET
  - LIGHT POLE
  - MANHOLE
  - MONITORING WELL
  - PIPELINE MARKER
  - POWER POLE
  - SERVICE POLE
  - SANITARY MANHOLE
  - STORM MANHOLE
  - TELEPHONE PEDestal
  - TRANSFORMER
  - TRAFFIC SIGNAL BOX
  - TRAFFIC SIGNAL POLE
  - UNDERGROUND CABLE MARKER
  - WATER WELL
  - WATER METER
  - WATER VALVE
  - TEM
  - CAPPED IRON ROD
  - 'S1S' - STAMPED SOUTH TEXAS SURVEYING



**LEGAL DESCRIPTION**

TRACT 3, A 3.6101 ACRES OF LAND, OUT OF LOT TWENTY-FOUR (24) OF THE SUBDIVISION OF SECTION TWO (2), A. C. H. & B. SURVEY, ABSTRACT NO. # 507, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN/UNDER VOLUME 29, PAGE 174 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTH LINE OF LOT 24 WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 35, A DISTANCE OF 191.83 FEET TO A 1/2 INCH IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE UPPER SOUTH-EAST CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 86 DEGREES 40 MINUTES 45 SECONDS WEST, A DISTANCE OF 363.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THE HERIN DESCRIBED TRACT;

THENCE SOUTH 03 DEGREES 19 MINUTES 15 SECONDS EAST, A DISTANCE OF 167.28 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE LOWER SOUTHEAST CORNER OF THE HERIN DESCRIBED TRACT IN THE CENTER OF A 60 FOOT PROPOSED ROAD;

THENCE SOUTH 86 DEGREES 40 MINUTES 45 SECONDS WEST, ALONG AND WITH THE CENTER OF SAID PROPOSED ROAD, A DISTANCE OF 310.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT;

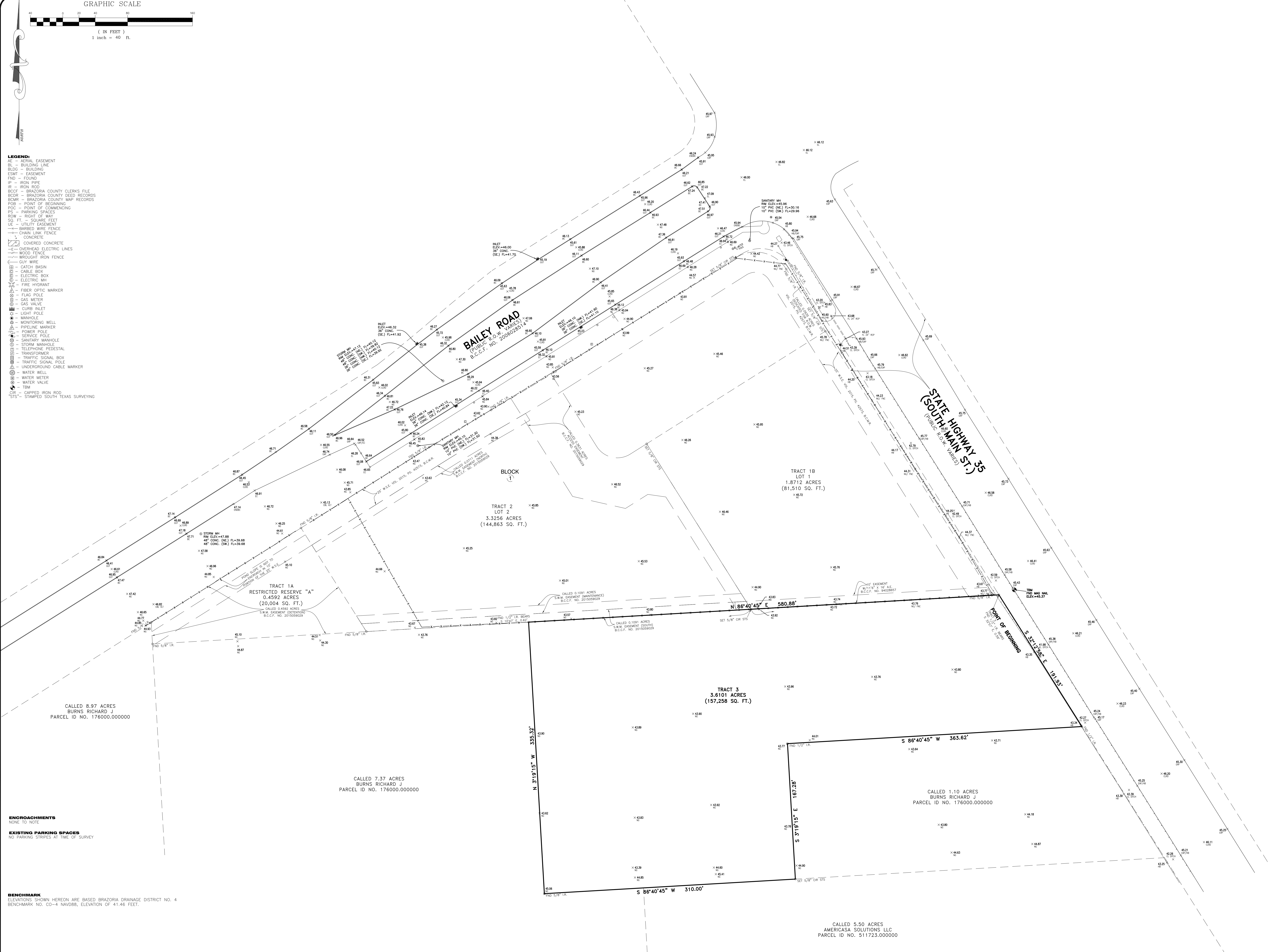
THENCE NORTH 03 DEGREES 19 MINUTES 15 SECONDS WEST, A DISTANCE OF 330.32 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HERIN DESCRIBED TRACT IN THE NORTH LINE OF SAID LOT 24 AND THE SOUTH LINE OF LOT 19, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS SOUTH 10 DEGREES 47 MINUTES EAST, 0.62 FEET;

THENCE NORTH 86 DEGREES 40 MINUTES 45 SECONDS EAST, ALONG AND WITH THE COMMON LINE OF LOT 19 AND 24, A DISTANCE OF 580.88 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.6101 ACRES OF LAND.

**SCHEDULE "B" ITEMS (TRACT 3)**

101. A PIPELINE RIGHT-OF-WAY GRANTED TO PHILLIPS PETROLEUM COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER VOLUME 640, PAGE 30 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, BLANKET NOT PLATTABLE.

102. AN EASEMENT GRANTED TO HOUSTON LIGHTING & POWER COMPANY AS SET FORTH IN INSTRUMENT RECORDED IN/UNDER CLERK'S FILE NO. 94028657 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AS SHOWN HEREON.



**ENCROACHMENTS**  
NONE TO NOTE

**EXISTING PARKING SPACES**  
NO PARKING STRIPS AT TIME OF SURVEY

**BENCHMARK**  
ELEVATIONS SHOWN HEREON ARE BASED BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CO-4 NAVD83, ELEVATION OF 41.48 FEET.

**NOTES:**

- BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 99, NAD 83 WITH A BEARING OF S 32°15'45" E, ALONG THE WEST R.O.W. LINE OF STATE HIGHWAY 35.
- SURVEYOR DID NOT ABSTRACT PROPERTY SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS FOR AN ON THE GROUND SURVEY (EASEMENTS, BUILDING LINES, ETC.) SHOWN ARE AS IDENTIFIED BY OF NO. P92295053 TEXAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF OCTOBER 21, 2022.
- NOTING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE, THE WORD CARRY IT UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PROCEEDED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL, OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2022. ALL RIGHTS RESERVED.
- (TABLE A, ITEM 6) ZONING DATA NOT PROVIDED BY THE CLIENT.
- (TABLE A, ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**FLOOD NOTE:**

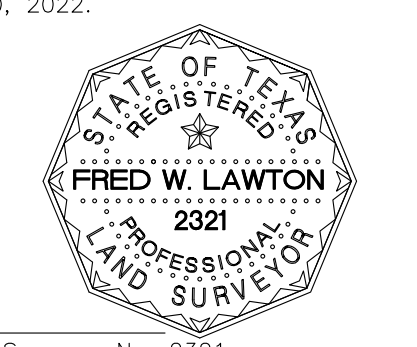
PROPERTY LIES WITHIN FLOOD ZONE \_\_\_\_\_, ACCORDING TO F.I.R.M. MAP NO. 140398C 00428, DATE 12-30-2020, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY WHICH STATES THAT DATA SHOULD BE OBTAINED AND REVIEWED MAY AFFECT LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

**SURVEYOR'S CERTIFICATION**

TO RECORDMENT LAND COMPANY A TEXAS LIMITED LIABILITY COMPANY AND TITLE RESOURCES GUARANTEE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 30, 2022.

DATE OF FLAT OR MAP: OCTOBER 30, 2022



**ALTA/NSPS LAND TITLE SURVEY OF**

TRACT 3, A 3.6101 ACRES OF LAND, OUT OF LOT TWENTY-FOUR (24) OF THE SUBDIVISION OF SECTION TWO (2), A. C. H. & B. SURVEY, ABSTRACT NO. # 507, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN/UNDER VOLUME 29, PAGE 174 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

ADDRESS: O BAILEY ROAD PEARLAND, TEXAS 77581	REVISIONS:
SITE:	NO. DATE DESCRIPTION
JOB NO: 1988-22C	SCALE: 1" = 40'
DATE: 10-30-22	SHEET 1 OF 1

**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave, Bldg J, Suite 101 Houston, Texas 77082  
(281) 556-0918 FAX (281) 556-9331  
Firm Number: 10045400