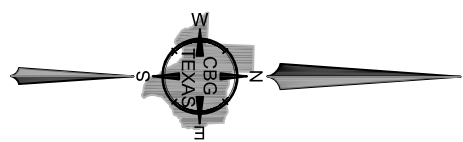


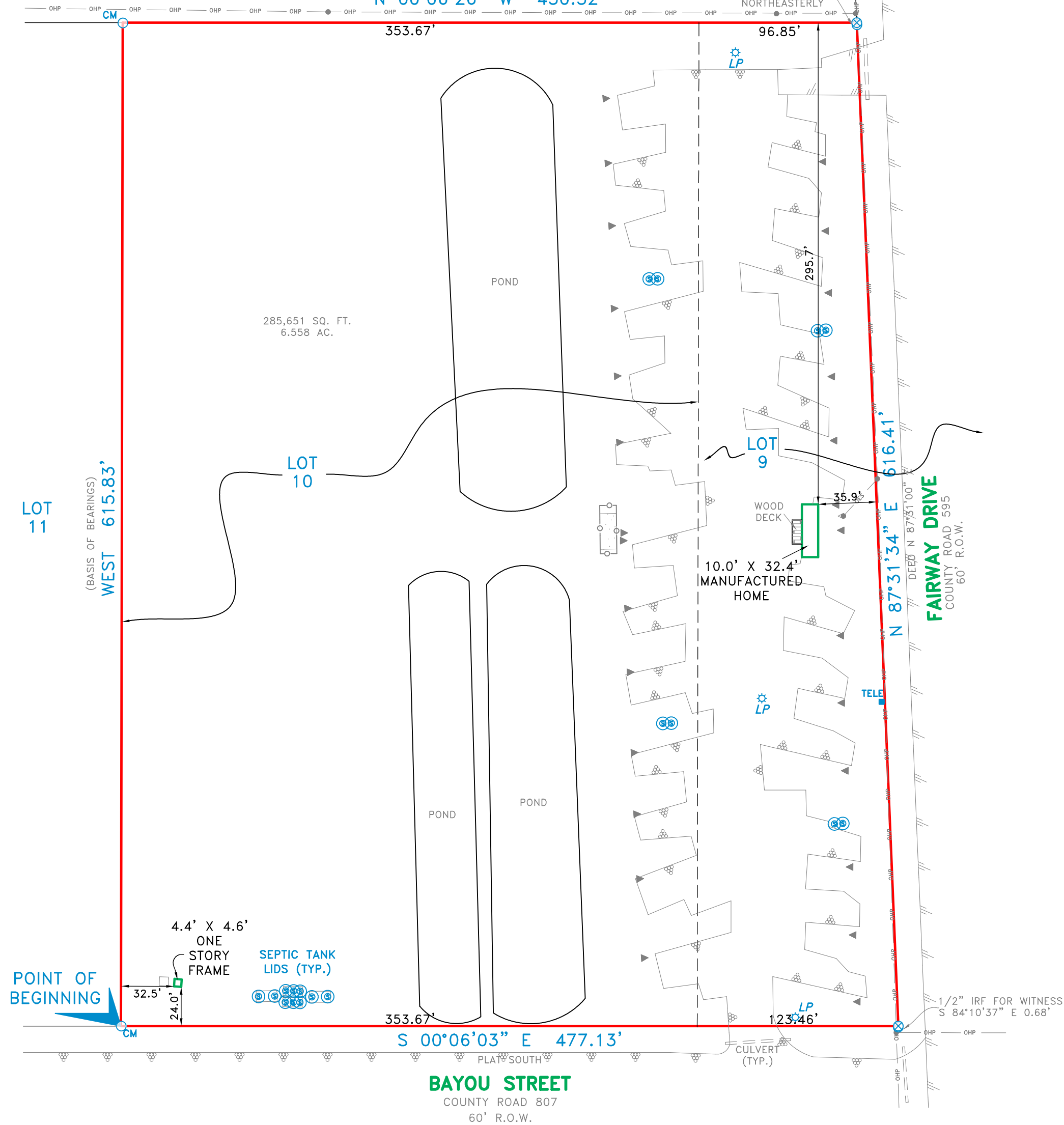
0 60 120 180



RYAN WOODRING
C.F. # 2012029231

PLAT NORTH
N 00°06'26" W 450.52'

1/2" IRF FOR WITNESS
ON LINE 1.32'
NORTHEASTERLY



POINT OF BEGINNING

4.4' X 4.6'
ONE STORY FRAME

SEPTIC TANK LIDS (TYP.)

BAYOU STREET
COUNTY ROAD 807
60' R.O.W.

FAIRWAY DRIVE
COUNTY ROAD 595
60' R.O.W.

2400 County Road 595

Being a tract of land known as the South 1/2 of Lot 9 less a 30' strip and all of Lot 10, Block 9, of Bastrop Bayou Acres Subdivision an addition to Brazoria County, Texas, according to the plat thereof recorded in Volume 5, Page 340, of the Plat Records of Brazoria County, Texas, same being a tract of land conveyed to Jerry Miller, and Arlene Miller, by deed recorded in Instrument No. 2015011215, Official Public Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 11 of said subdivision, and being in the West line of Bayou Street (a 60 foot right-of-way);

THENCE West along the North line of said Lot 11, a distance of 615.83 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Lot 11, and being in the East line of a tract of land conveyed to Ryan Woodring, by deed recorded in Clerk's File No. 2012029231, Official Public Records of Brazoria County, Texas;

THENCE North 00 degrees 06 minutes 26 seconds West, along the East line of said Woodring tract, a distance of 450.52 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Woodring tract, and being in the South line of Fairway Drive (a 60 foot right-of-way), from which a 1/2 inch iron rod found for witness bears North 87 degrees 31 minutes 34 seconds East, a distance of 1.32 feet;

THENCE North 87 degrees 31 minutes 34 seconds East, along the South line of said Fairway Drive, a distance of 616.41 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" found for corner, said corner being the intersection of the South line of said Fairway Drive, and the West line of said Bayou Street, from which a 1/2 inch iron rod found for witness bears South 84 degrees 10 minutes 37 seconds East, a distance of 0.68 feet;

THENCE South 00 degrees 06 minutes 03 seconds East, along the West line of said Bayou Street, a distance of 477.13 feet to the POINT OF BEGINNING and containing 285,651 square feet or 6.56 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Lawyers Title, in connection with the transaction described in G.F. LT-19139-1901392100612 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 21st day of December, 2021

Nathan Alan Pate
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48039C0630K, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE
GF NO. LISTED PROVIDED TO SURVEYOR ON PREVIOUS SURVEY FROM CLIENT.

REVISIONS		
DATE	BY	NOTES

LEGEND	
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
⊠	FENCE POST CORNER
⊞	"X" FOUND / SET
⊟	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊙	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
■	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
—	ASPHALT PAVING
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING
—	DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

419 Century Plaza Dr.,
Ste. 210
Houston, TX 77073
P 281.443.9288
F 281.443.9224
Firm No. 10194280
www.cbgtllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	12/21/2021	2126684	SEE ABOVE	KOP/JCM

METES AND BOUNDS SURVEY

A PORTION OF LOT 9, AND LOT 10, BLOCK 9, OF BASTROP BAYOU ACRES

Brazoria County, Texas

2400 County Road 595, Angleton

NOTES:
BEARINGS ARE BASED ON INST. # 2015011215. EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.