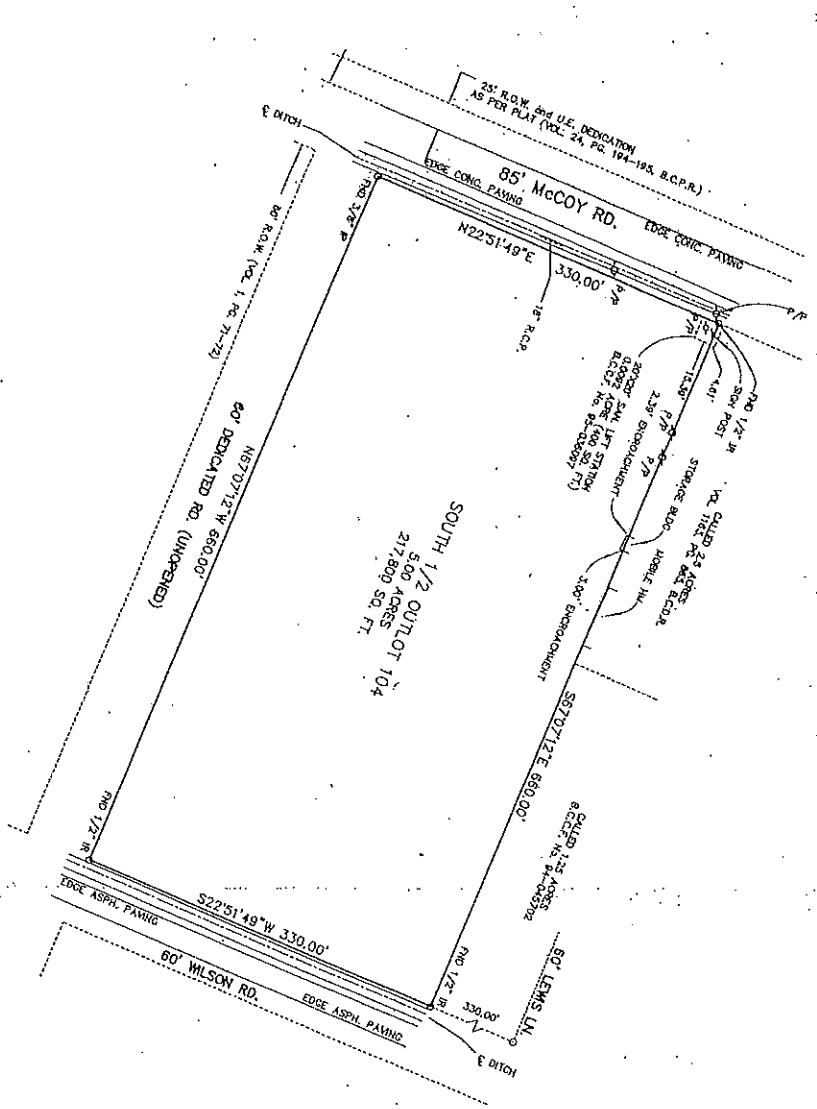


PROFESSOR BARBARA A. BARNES and BARBARA ADAMSON
 SURVEYORS
 2018 MUSTANG LAKE
 ROSHARON, TEXAS 77583 (281) 469-8445

J. RAY LANNEY, REG. PROFESSIONAL LAND SURVEYOR NO. 1718
 2018 MUSTANG LAKE
 ROSHARON, TEXAS 77583 (281) 469-8445



BEARING REFERENCE: DEED CALL
 DATE: SEPTEMBER 23, 2008
 THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCUMBRANCES OF IMPROVEMENTS, VISIBLE EASEMENTS OVER OR ACROSS NOR CONFLICTS OF BOUNDARY LINES OTHER THAN SHOWN, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.



SCALE: 1" = 100'



PLAT OF SURVEY

OF A 5.00 ACRE TRACT OF LAND OUT OF SECTION 63 OF THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT 283, BRAZORIA COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND AS DESCRIBED IN VOLUME 1548, PAGE 898, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, CALLED THE SOUTH 1/2 OF OUTLOT 104, OF THE DR. A.A. LUTHER SUBDIVISION, AS PER MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 71-72 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

FLOOD STATEMENT:

THIS TRACT LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48039C PANEL NO. 0130, SUFFIX H, DATED JUNE 5, 1989.

NOTES:

1. THE ABOVE STATEMENT IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES AND NOT INCLUDED AS A BASIS FOR ANY OTHER PURPOSE. FOR MORE SPECIFIC INFORMATION CONTACT THE BRAZORIA COUNTY FLOOD PLAIN ADMINISTRATOR'S OFFICE.
2. THIS SURVEY WAS PERFORMED IN CONNECTION WITH AMERICAN TITLE CO. (ALAMO TITLE INS. CO.) S.F. NO. 1828-08-1904 AND THIS PROPERTY HAS NOT BEEN ABSTRACTED BY THE SURVEYOR.
3. THIS PLAT IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

H.T. & B. R.R. CO.
 SURVEY SECTION 63
 ABSTRACT 283

SCALE 1" = 40'

ELNORA CIMRHANZEL
 VOL. 1163, PG. 865
 D.R.B.C.

DR. A. A. LUTHER
 SUBDIVISION OF MANVEL
 VOL. 1 PG. 71-72
 P.A.B.C.

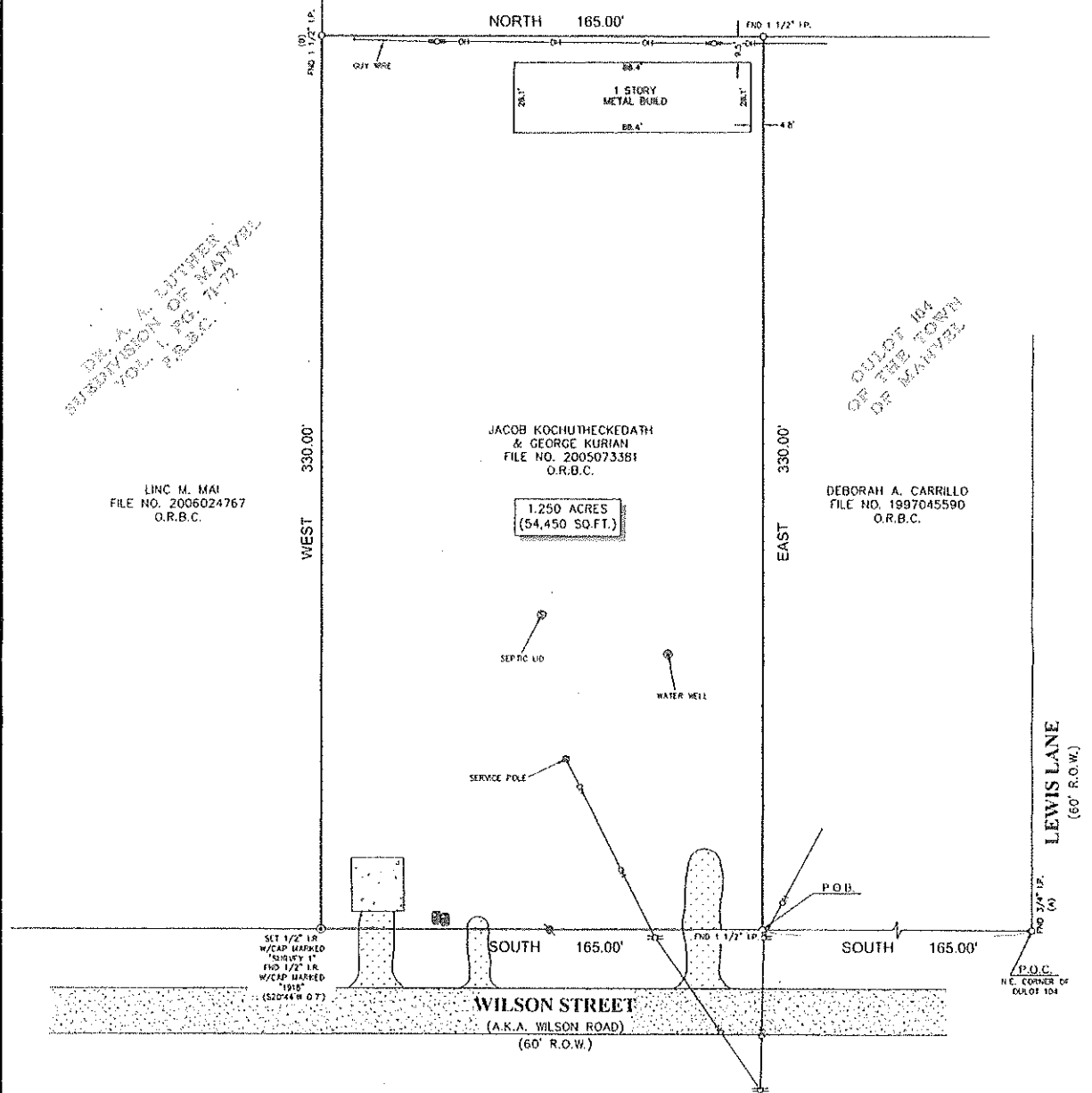
OUTLOT 104
 OF THE TOWN
 OF MANVEL

LINC H. HAI
 FILE NO. 2006024767
 O.R.B.C.

JACOB KOCHUTHECKEDATH
 & GEORGE KURIAN
 FILE NO. 2005073381
 O.R.B.C.

DEBORAH A. CARRILLO
 FILE NO. 1997045590
 O.R.B.C.

1.250 ACRES
 (54,450 SQ.FT.)



LEGEND

— GUY WIRE	— POWER POLE
— ASPHALT	— WATER METER
— GRAVEL	— GAS METER
— CONCRETE	— OVERHEAD UTILITY LINES

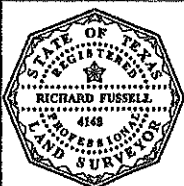
NOTES.

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO JACOB KOCHUTHECKEDATH AND GEORGE KURIAN, RECORDED IN COUNTY CLERK'S FILE NO. 2005073381 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, POINTS (A) AND (D) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CLERKED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EMBLEMMENTS AND BUILDING LINES SHOWN ARE FOR THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.
6. SUBJECT TO THE RESTRICTIVE COVENANTS AS LISTED IN SCHEDULE II OF THE TITLE COMMITMENT ISSUED ON AUGUST 1, 2017, UNDER OF. NO. 17030203124.

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 1.250 ACRES (54,450 SQUARE FEET) SITUATED IN THE H.T.&B. R.R. CO. SURVEY SECTION 63, ABSTRACT 283, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 104 OF THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED PLAT OF THE DR. A. A. LUTHER SUBDIVISION OF MANVEL, AS RECORDED IN VOLUME 1, PAGE 71-72 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED.

CLIENT: JEREMY MURPHY

ADDRESS: 7106 WILSON STREET (A.K.A. WILSON ROAD)



SURVEYORS CERTIFICATE:
 IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A SUBSTANTIAL SURVEY CONDUCTED UNDER MY SUPERVISION ON AUGUST 2, 2017 AND THAT THIS PLAT SUBSTANTIALLY COMPLES WITH THE CURRENT STANDARDS AS POSTERED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND THAT THERE ARE NO ENCUMBRANCES OR INTERFERENCES SHOWN.



stewart
 title guaranty company
 TARA L. HOGGINS 201-412-6900
 17030203124 ISSUE DATE: AUGUST 1, 2017
 www.survey1inc.com
 survey1@survey1inc.com
 Firm Registration No. 100755-CO
 P.O. Box 2543 | Reno, TX 77512
 (281)393-1382 | Fax (281)393-1383

FIELD CREW:	TECH:	DATE:
DR: ST	SF	8-10-17
DRAFTER: LT	FINAL CHECK: JBF	8-56317-17