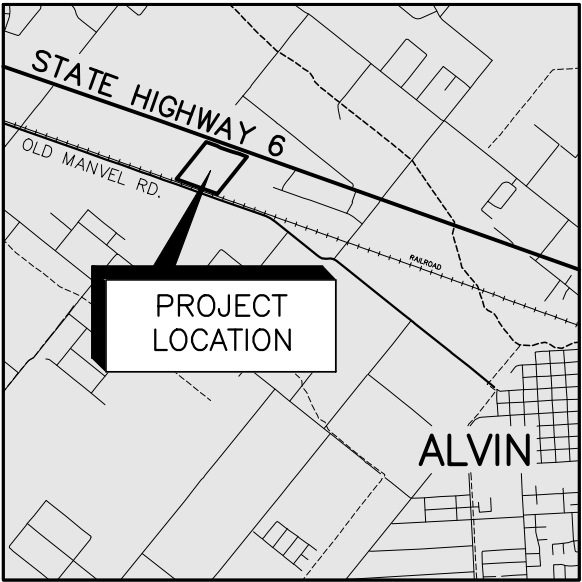
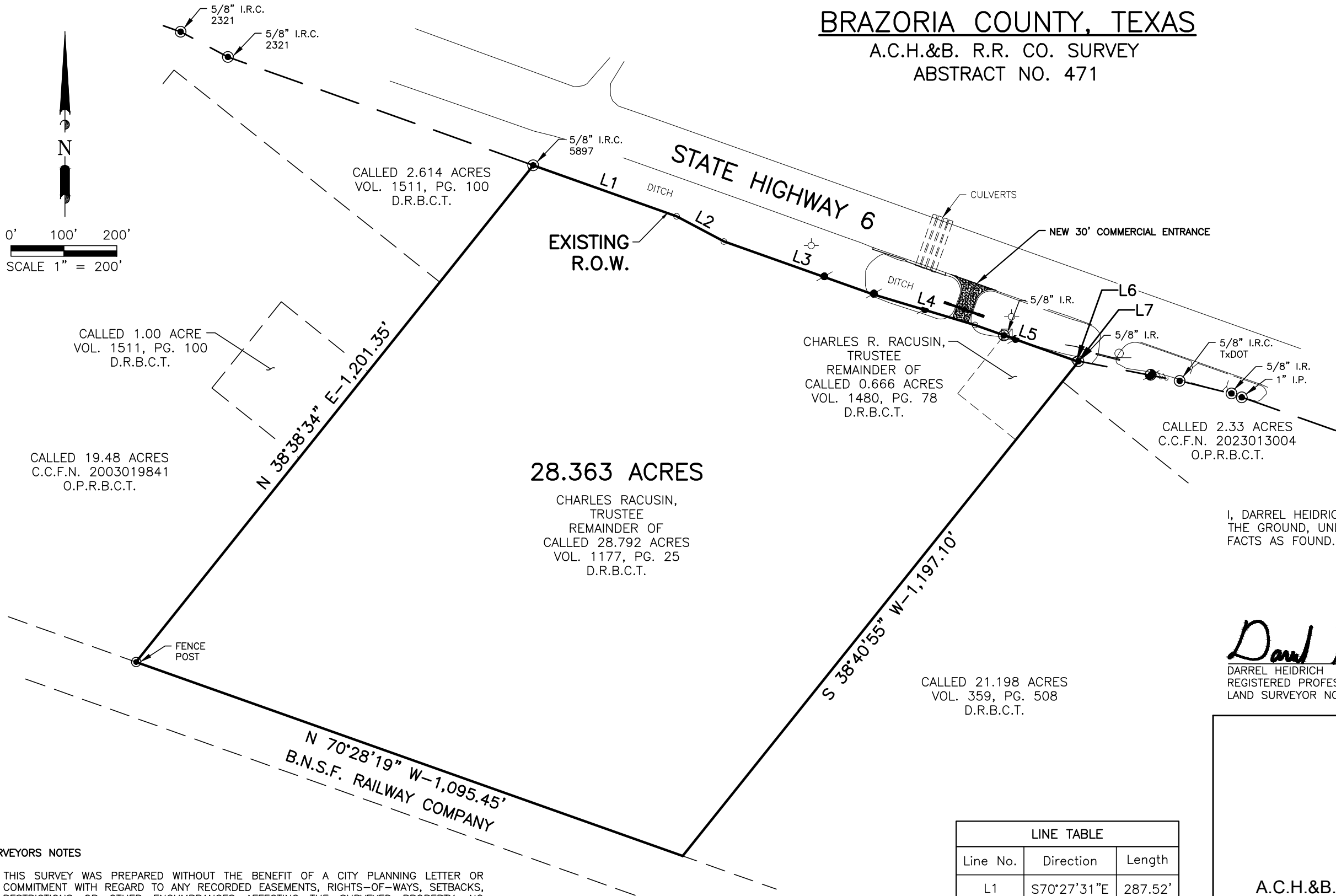


BRAZORIA COUNTY, TEXAS

A.C.H.&B. R.R. CO. SURVEY  
ABSTRACT NO. 471



VICINITY MAP



I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND.

*Darrel Heidrich*  
1/8/2026  
DARREL HEIDRICH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LAND SURVEYOR NO. 5378



**28.363 ACRES**  
BEING THE REMAINDER OF A  
CALLED 28.792 ACRE TRACT  
VOL. 1177, PG. 25, D.R.B.C.T.

AND A  
CALLED 0.666 ACRE TRACT  
VOL. 1480, PG. 78, D.R.B.C.T.

A.C.H.&B. R.R. CO. SURVEY, ABSTRACT NO. 471  
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.  
4005 Technology Dr., Suite 1530  
Angleton, TX 77515  
Phone # 979-849-6681  
www.bakerlawson.com  
Licensed Surveying Firm No. 10052500

DRAWING NO.: 16087 TXDOT BDY REV 1

DRAWN BY: DH DATE: 1/8/2026 CHECKED BY: JG REV. NO. 1

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CITY PLANNING LETTER OR COMMITMENT WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- THE PURPOSE OF THIS SURVEY IS TO SHOW THE EXISTING TXDOT RIGHT-OF-WAY AND THE PROPERTY LINES OF THE SUBJECT TRACT THAT ADJOIN OR INTERSECT THE RIGHT-OF-WAY. THIS SURVEY IS ONLY TO BE USED IN CONJUNCTION WITH OBTAINING A TXDOT DRIVEWAY PERMIT. THE INFORMATION SHOWN HEREON IS BASED ON LIMITED FIELD MONUMENTATION AND DEED INFORMATION. THE REAR TRACT LINES SHOWN HEREON MAY BE BASED ON COURSE AND DISTANCES OF RECORD DOCUMENTS.
- THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED.

LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS  
BRAZORIA COUNTY, TEXAS  
D.R.B.C.T. = DEED RECORDS BRAZORIA  
COUNTY, TEXAS  
C.C.F.N. = COUNTY CLERK'S  
FILE NUMBER  
VOL, PG. = VOLUME, PAGE  
● = FOUND MONUMENT  
(AS NOTED)  
I.R. = IRON ROD  
I.R.C. = IRON ROD W/CAP  
I.P. = IRON PIPE

LINE TABLE

Line No.	Direction	Length
L1	S70°27'31"E	287.52'
L2	S61°55'20"E	101.12'
L3	S70°27'31"E	300.00'
L4	S73°17'16"E	200.25'
L5	S70°27'31"E	200.00'
L6	S78°59'22"E	6.88'
L7	S78°59'22"E	0.51'