

TITLE SURVEY

PAGE
1 OF 2

SCHEDULE B ITEMS:

10.C. DRAINAGE EASEMENT TWENTY-EIGHT FEET IN WIDE ALONG THE SOUTH PROPERTY LINE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT NO. 2 BY INSTRUMENT RECORDED IN VOLUME 579, PAGE 367 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AS AMENDED AND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 1609, PAGE 552 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (SHOWN ON SURVEY)

REMAINDER OF
TRACT 443

MEYER GRENADER &
ASSOCIATES, LTD.
CALLED 2.836 ACRES
VOL. 88503, PG. 923-928,
D.R.B.C.

PORTION OF
TRACT 443

MEYER GRENADER &
ASSOCIATES, LTD.
VOL. 88503, PG. 923-928,
D.R.B.C.

DAVID E. VISSER &
THOMAS E. BORCHERS
CALLED 10.00 ACRES
VOL. 12, PG. 027714,
D.R.B.C.

TRACT 442

REMAINDER OF
TRACT 452

FOUND 1/2"
IRON ROD

N 02° 55' 58" W - 130.00'

FOUND 5/8"
IRON ROD

NEIGHBORING
BUILDING

NEIGHBORING BUILDINGS

NEIGHBORING BUILDING

NEIGHBORING BUILDING

NEIGHBORING BUILDING

NEIGHBORING PARKING

CONC.
DRIVE

FOUND 1/2"
IRON ROD

ROW EASEMENT
(R.O.W. VARIES)

SOUTH MAIN STREET

HEAVY VEGETATION AREA

TOP OF BANK

N 87° 04' 02" E - 130.30'

DRAINAGE EASEMENT
(VARIABLE WIDTH, VOL. 579, PG. 367-368, P.R.B.C.)

S 87° 04' 02" W - 617.80'

TOP OF BANK

NEIGHBORING BUILDING

24" RCP
24" RCP

N 87° 04' 02" E - 277.50'

FOUND 1/2"
IRON ROD

VAULT

42.2

21.0

15.00'

30.2'

70.0'

46.7'

23.7'

28.9'

42.2 WIDE VOL. 878, PG. 515, D.R.B.C.

0.1

0.1

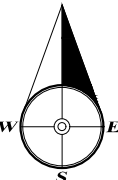
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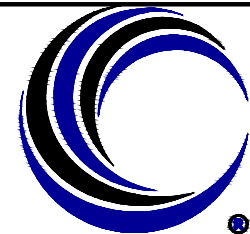
SCALE: 1" = 50'

LEGAL DESCRIPTION:

1.84 ACRES, MORE OR LESS, OUT OF TRACT 443 OF THE BRAZOS COAST INVESTMENT COMPANY SUBDIVISION NO. 14, IN THE A. CALVIT LEAGUE, ABSTRACT 49, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 2, AT PAGE 148 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING ALL OF THE PROPERTY CONVEYED BY T. L. SMITH, SIDNEY N. SMITH, TRAVIS L. SMITH III AND JOHN DOUGLAS SMITH TO PINCUS GRENADER AND MEYER GRENADER BY DEED DATED JUNE 20, 1966 RECORDED IN VOLUME 944 AT PAGE 540 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 2.836 ACRES OF LAND CONVEYED BY MEYER GRENADES AND WIFE, LIEBE GREADER TO REVIEW PUBLISHER, INC. BY DEED DATED JUNE 26, 1975 AND DESCRIBED AS: 2.836 ACRES OUT OF TRACT NO. 443 OF THE BRAZOS COAST INVESTMENT COMPANY SUBDIVISION #14, A. CALVIT LEAGUE, ABSTRACT 49, CITY OF CLUTE, BRAZORIA COUNTY, TEXAS.

SAID 2.836 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS ON PAGE 2

PREPARED EXCLUSIVELY FOR: HED PROPERTIES, LLC
PROPERTY CAD ADDRESS: 726 S MAIN ST,
INSIDE THE CITY LIMITS OF CLUTE, TEXAS



COBALT
ENGINEERING AND INSPECTIONS, LLC

TBPE REG. #: 17742 / TBPLS REG. #: 10194581

12005 DELANY ROAD ° LA MARQUE, TEXAS 77568 ° 409-354-5925

LEGEND

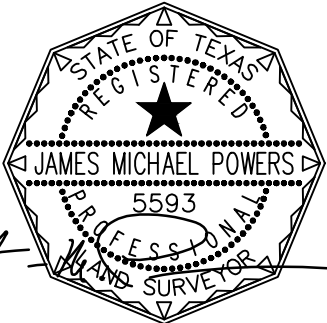
A.E. = AERIAL EASEMENT
A/C = AIR CONDITIONER
BLDG. = BUILDING
B.L. = BUILDING LINE
(C) = CALCULATED
CB = CATCH BASIN
CH BR = CHORD BEARING
C & G = CURB AND GUTTER
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C.N.F. = COULD NOT FIND
CONC = CONCRETE
CP = CONCRETE POST
CPP = CORRUGATED PLASTIC PIPE
(D) = DEED
D.E. = DRAINAGE EASEMENT
DEGREE = DEGREE
DELTA = DELTA
E = EAST
ELEV = ELEVATION
ENC = ENCROACHMENT
EP = EDGE OF PAVEMENT

ESMT = EASEMENT
F.F.E. = FINISH FLOOR ELEVATION
L = LENGTH
(M) = MEASURED
MH = MANHOLE
N = NORTH
NG = NATURAL GROUND
NO = NUMBER
N & D = NAIL AND DISK
NO ID. = NO IDENTIFICATION NUMBER
N.T.S. = NOT TO SCALE
ORB = OFFICIAL RECORDS BOOK
SF = SQUARE FEET
T = TANGENT OR TOWNSHIP
T.B.M. = TEMPORARY BENCHMARK
U.E. = UTILITY EASEMENT
W = WEST
WF = WOOD FENCE
W.L.E. = WATER LINE EASEMENT
+ = MORE OR LESS
FOUND MONUMENT
(SAN) = SANITARY MANHOLE(SAN.M.H.)
(STM) = STORM MANHOLE(S.M.H.)

PSM = PROFESSIONAL SURVEYOR & MAPPER
PVC = POLYVINYL CHLORIDE PIPE
R = RADIUS OR RECORD OR RANGE
RCP = REINFORCED CONCRETE PIPE
RPLS = REGISTERED PROFESSIONAL LAND SURVEYOR
R.O.W. = RIGHT OF WAY
S = SOUTH
SECTION = SECTION
STM.S.E. = STORM SEWER EASEMENT
SS = SANITARY SEWER
S.S.E. = SANITARY SEWER EASEMENT
SF = SQUARE FEET
T = TANGENT OR TOWNSHIP
T.B.M. = TEMPORARY BENCHMARK
U.E. = UTILITY EASEMENT
W = WEST
WF = WOOD FENCE
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FOUND MONUMENT
(SAN) = SANITARY MANHOLE(SAN.M.H.)
(STM) = STORM MANHOLE(S.M.H.)

(LP) LIGHT POLE(LP)
(WW) WATER WELL(WW)
(CO) CLEAN OUT(CO)
(PP) POWER POLE(PP)
(UP) UTILITY POLE(UP)
(TP) TRAFFIC SIGNAL POLE(TSP)
(CB) COMMUNICATIONS BOX(CB)
(MB) MAIL BOX(MB)
(FH) FIRE HYDRANT(FH)
(SD) SATELLITE DISH(SD)
X SPOT ELEVATION(SE)
(GM) GAS METER(GM)
(EM) ELECTRIC METER(EM)
(WM) WATER METER(WM)
(GI) GRATE INLET(GI)
(WH) WATER HEATER(WH)
(EB) ELECTRIC BOX(EB)
(ST) SEPTIC TANK(ST)
(WV) WATER VALVE(WV)
LINES SURVEYED
LINES NOT SURVEYED
WOOD FENCE
CHAIN-LINK
IRON FENCE
PIPELINE
BUILDING LINE
EASEMENT LINE
OVERHEAD POWER
ASPHALT
COVERED
WOOD DECK
CONCRETE
GRAVEL
BRICK

I CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR A CATEGORY 1A, CONDITION II LAND TITLE SURVEY, AS DEFINED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS.



JAMES M. POWERS
RPLS 5593

5/7/25
DATE

THIS DRAWING REPRESENTS THE CONDITIONS AND EVIDENCE FOUND DURING A SURVEY OF THE SUBJECT TRACT CONDUCTED UNDER MY DIRECT SUPERVISION ON THE ABOVE DATE

GENERAL NOTES:

- THE LEGAL DESCRIPTION, PROPERTY LINES, & SIMILAR INFORMATION SHOWN HEREIN ARE DERIVED FROM THE RECORDED PLAT, READILY AVAILABLE RECORDED DOCUMENTS, AND FROM THE RESULTS OF A FIELD SURVEY.
- THIS SURVEY WAS COMPLETED USING A TITLE COMMITMENT REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. CH-7660-1076602500080L, EFFECTIVE DATE OF 03/27/2025. NOTES ON THE ITEMS IN SCHEDULE B ARE ITEMIZED SEPARATELY.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (NAD-83)
- ALL EASEMENTS SHOWN ARE LISTED IN SCHEDULE B OF THE ABOVE MENTIONED TITLE COMMITMENT REPORT.
- ELEVATIONS FOR THE TBM AND OTHER TOPOGRAPHIC DATA ARE BASED ON TOPNET LIVE - RTK - SOUTHEAST.
- WE HAVE REVIEWED THE "FLOOD INSURANCE RATE MAP", COMMUNITY PANEL NO. 48039C0620K, EFFECTIVE DATE 12/30/2020, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. OUR REVIEW OF THIS MAP INDICATES THAT THIS PARCEL OF LAND LIES WITHIN ZONE (X UNSHADED), WHICH IS "AREAS OF MINIMAL FLOOD HAZARD".