SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO TEXAS LEE AND ASSOCIATES THAT ON THE 14TH DAY OF MAY 2018, THIS SURVEY WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN ON THIS SURVEY AND IS TRUE, CORRECT AND ACCURATE AS TO THE BOUNDARIES AND AREAS OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS THEREON, IF ANY, AND AS TO THE OTHER MATTERS SHOWN THEREON, THAT THE AREA OR QUANTITY OF THE SUBJECT PROPERTY AS SET FORTH IN THIS SURVEY IS ACCURATE TO THE NEAREST ONE TEN THOUSANDTH (1/10,000) OF AN ACRE, AND THAT THIS SURVEY (AS ACCURATELY AS POSSIBLE DUE TO DENSE VEGETATION) SHOWS THE LOCATION OF ALL RIGHTS-OF-WAY, IMPROVEMENTS, SIGNS, FENCES, BUILDING SETBACK LINES, PARTY WALLS, ENCROACHMENTS (IF ANY AS SHOWN ON THE SURVEY), ABOVE-GROUND STORAGE TANKS, VISIBLE ON THE GROUND, OR OF RECORD, OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD, AFFECTING THE SUBJECT PROPERTY AND THE LOCATION OF ALL VISIBLY APPARENT UTILITY LINES ON THE GROUND AND SERVING, OR WHICH MAY SERVE, THE SUBJECT PROPERTY.

ENCROACHMENTS AS USED HEREIN INCLUDE ENCROACHMENTS OR PROTRUSIONS ONTO THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, RIGHTS-OF-WAY OR EASEMENTS AND ENCROACHMENTS OR PROTRUSIONS ONTO ADJACENT PROPERTY, RIGHTS-OF-WAY, EASEMENTS OR BUILDING SETBACKS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY AND ANY CONFLICTS OR OVERLAPS OF THE METES AND BOUNDS CALLS OF THE SUBJECT PROPERTY AND THOSE OF ADJACENT PROPERTY, EASEMENTS OF RIGHTS-OF-WAY.

THE SUBJECT PROPERTY HAS UNRESTRICTED INGRESS AND EGRESS TO AND FROM THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 48 AND SUCH STREET IS A PAVED, DEDICATED PUBLIC RIGHT-OF-WAY AND MAINTAINED BY BRAZORIA COUNTY AND THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 418 AND SUCH STREET IS A UNPAVED, DEDICATED PUBLIC RIGHT-OF-WAY AND NOT MAINTAINED BY BRAZORIA COUNTY.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN ZONE "AE" BEING PARTIALLY INSIDE THE 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA" THAT HAS NO BASE FLOOD DETERMINATION, OR WHICH IS SUBJECT TO "SPECIAL FLOOD HAZARD," AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER ACT OF 1973, AS AMENDED.

THIS SURVEY WAS MADE IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF A CATEGORY 1A, CONDITION III TEXAS SOCIETY OF PROFESSIONAL SURVEYORS LAND TITLE SURVEY OF THE SUBJECT PROPERTY, AND DATED: MAY 14, 2018.

REGISTERED PROFESSIONAL
LAND SURVEYOR NUMBER: 6107

STATE OF TEXAS REGISTERED CHRIS J. BROUSSARD 6107 PROFESSIONAL LAND SURVEYOR

Legend:

B.C.C.F. — brazoria county clerks file
B.C.D.R. — brazoria county deed records
B.C.P.R. — brazoria county plat records
FND — found
FNC — fence
U.E. — utility easement
A.E — aerial easement
I.P. — iron pipe
I.R. — iron rod
R.O.W. — right of way
B.L. — building line
grate inlet
water pump
telephone pedestal
fire hydrant
sign
concrete post
electric box
light pole
controlling monument
at&t manhole
telephone pull box
mirror
monitor well
c inlet
pipeline marker
power pole
water meter
at&t manhole
clean out
fire department connect
buried cable marker
gate motor
keypad
water vault
yard light
OHU — overhead utilities
RCP — reinforced concrete pipe
CMP — corrugated metal pipe
junction box
cable pedestal
transformer
water valve
manhole
bb inlet

SCALE 1"=100"
100' 0' 50' 100'

METES AND BOUNDS DESCRIPTION
10.0606 ACRES (438,240 SQUARE FEET)
ALL OF LOT 162, SECTION 66, H.T. &. B.R.R. COMPANY SURVEY, A-560
(PLAT SHOWING PART OF IOWA COLONY)
BRAZORIA COUNTY, TEXAS

All of that certain tract of land being 10.0606 acres (438,240 square feet) being all of that certain called North 1/2 of Lot 162 as described in deed to David Wayne Heath and wife, Patricia V. Heath as recorded in Brazoria County Clerks File (B.C.C.F.) No. 1990030601 and all of that certain called South 1/2 of Lot 162 as described in deed to David Wayne Heath and wife, Patricia V. Heath as recorded in B.C.C.F. No. 1990030599, said Lot 162 being out of Section 66 of the H.T. & B.R.R. Company Survey, Abstract No. 560 (Plat showing part of Iowa Colony) as recorded in Volume 2, Page 81, Brazoria County Plat Records, Brazoria County, Texas, said 10.0606 acre tract being more particularly described by metes and bounds as follows: (bearings are based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD83, 2011 adjustment) (0.2515 acres, 10,956 square feet of which lies within an apparent prescriptive easement along the west property line)

COMMENCING at a point (Point) marking the intersection of the East right-of-way line County Road 48 (50 foot wide Road as recorded in Volume 2, Page 81, B.C.P.R.) and the North right-of-way line of County Road 81 (50 foot wide Road as recorded in Volume 2, Page 81, B.C.P.R.), same being the Southwest corner of Lot 161 of said Section 66 and the Southwest corner of a called 0.26 acre Roadway Easement (17 foot wide strip off the West line of Lot 161) as described in deed to Brazoria County and recorded in Volume 344, Page 159, Brazoria County Deed Records (B.C.D.R.), from which a found P.K. nail in asphalt (Traverse Point) bears North 80°29' West a distance of 4.17 feet, from said Point, a found 1 inch iron rod lying on the said North right-of-way line bears North 87°28'07" East a distance of 27.64 feet, from said Point, a found TXDOT concrete monument marking the intersection of the South right-of-way line of said County Road 81 and the present East right-of-way of County Road 48 (150 feet wide), same being the Northwest corner of a called 3.2071 acre tract (being a portion of Lot 142 in Section 60 of the H.T. & B.R.R. Company Survey, A-517 as recorded in Volume 2, Page 81, B.C.P.R. and described in deed to Karim R. Ali as recorded in B.C.C.F. No. 2017038445 bears South 51°06'58" East a distance of 75.58 feet, from said Point, a found TXDOT aluminum disc marking the intersection of the South right-of-way line of said County Road 81 and the present West right-of-way of County Road 48 (150 feet wide) bears South 59°17'08" West a distance of 105.87 feet;

THENCE North 02°31'53" West, along the East right-of-way line of said County Road 48 (50 feet wide), in common with the West line of said 0.26 acre Roadway Easement and of said Lot 161 a distance of 660.00 feet to a point being the Northwest corner of said called 0.26 Roadway Easement and of said Lot 161, same being the Southwest corner of said Lot 162 and the **POINT OF BEGINNING** of the herein described tract;

THENCE North 02°31'53" West, continuing along said East right-of-way line, in common with the West line of said Lot 162 and of the herein described tract a distance of 664.00 feet (call 660.00) feet to a point being marking the intersection of said East right-of-way line and the South right-of-way line of County Road 418 (Shaw Road) (40 foot wide Road as recorded in Volume 2, Page 81, B.C.P.R.), same being the Northwest corner of said Lot 162 and of the herein described tract:

(The following description of the adjoining tracts to the North commence from the Northwest corner of the herein described 10.0606 acre tract)

Thence North 02°31'53" West, along the West right-of-way line of said County Road 418 and said East right-of-way line a distance of 40.00 feet to a point marking the intersection of said East right-of-way line and the North line of said County Road 418, same being the Southwest corner of Lot 189 in said Section 66 and the Southwest corner of a called 20.00 acre tract (Lots 188 & 189 in said Section 66) and described in deed to Stephen Bradley Todes and wife, Lea F. Todes as recorded in B.C.C.F. No. 1999038462;

Thence North 03°04'59" West, continuing along said East right-of-way line, in common with the West line of said Lot 189, passing at a distance of 157.00 feet a point from which a point lying on the West right-of-way line of said County Road 48 (50 feet wide) and being the Northeast corner of Lot 58 and the Southeast corner of Lot 57 in Section 67 of the H.T. & B.R.R. Company Survey, A-281 as recorded in Volume 2, Page 81, B.C.P.R., same being the Northeast corner of a called 20 acre tract (Lots 48 & 58 of said Section 67) and described in deed to Alfonza N. Singletary and wife, Monica W. Singletary as recorded in B.C.C.F. No. 1995035203 bears South 86°55'01" West a distance of 50.00 feet, from which a found 3/4 inch iron pipe lying on the West line of an apparent prescriptive easement and being the Southeast corner of a called 4.91 acre tract (Tract II) (South 1/2 of Lot 57) and described in deed to Kear Ti Lor as recorded in B.C.C.F. No. 1997007594 bears South 86°55'01" West a distance of 8.88 feet, continuing along said East right-of-way line, in common with the West line of said Lot 189 for a total distance of 660.03 feet to a point being the Northwest corner of said Lot 189, same being the Southwest corner of Lot 190 of said Section 66, the Southwest corner of a called 0.24 acre Roadway Easement (16 foot wide strip off the West property line of Lot 190) and described in deed to Brazoria County as recorded in Volume 344, Page 154, B.C.D.R.) and the Southwest corner of a called 10.00 acre tract being the called South 1/2 of Lots 190 & 191 described in deed to William D. Blake as recorded in B.C.C.F. No. 2003007093, from which a found concrete monument being the Northeast corner of said called 0.24 acre Roadway Easement bears North 87°28'07" East a distance of 16.00 feet, from said concrete monument a found 1 inch iron rod bears South 01°29' East a distance of 3.68 feet, and from said point for common corner, a found 1/2 inch iron pipe inside a 2 inch iron pipe being the Southeast corner of said Lot 191 and of said called 10.00 acre tract, same being the Southwest corner of Lot 192 of said Section 66 and the Southwest corner of a called 14.767 acre tract (Lot 192 and a portion of Lot 193) and described in deed to Manvel Boat and RV Storage, LLC, a Texas Limited Liability Company as recorded in B.C.C.F. No. 2018003588, same being the Northwest corner of Lot 187 of said Section 66 and the Northwest corner of a called 7.551 acre tract (being a portion of Lot 187) and described in deed to Sideline Investments, LLC as recorded in B.C.C.F. No. 2014052859, same being the Northeast corner of said Lot 188 and of said called 20.00 acre tract bears North 87°28'07" East a distance of 1,320.78 feet (called 1,320.00 feet), from said 1/2 inch iron pipe, a found 3/4 inch iron pipe lying on the West line of said called 14.767 acre tract and of said Lot 192 and being the Northeast corner of said called 10.00 acre tract, same being the Southwest corner of a called 4.92 acre tract (North 1/2 of Lot 191) and described in deed to Rodolfo Cruzada as recorded in B.C.C.F. No. 1996019157 bears North 02°48'44" West a distance of 328.50 feet, from which a found 1/2 inch iron rod (bent) bears North 08°05' West a distance of 1.74 feet;

Thence North 02°46'48" West, continuing along said East right-of-way line, in common with the West line of said called 0.24 acre Roadway Easement, said called 10.00 acre tract and of said Lot 190, passing at a distance of 4.22 feet a point from which a point lying on the West right-of-way line of said County Road 48 (50 feet wide) and being the Northeast corner of said Lot 57 and the Southeast corner of Lot 56 in Section 67 of the said H.T. & B.R.R. Company Survey, A-281 bears South 87°13'11" West a distance of 50.00 feet, from which a found 5/8 inch iron rod lying on the West line of an apparent prescriptive easement and being the Northeast corner of a called 4.91 acre tract (Tract I) (North 1/2 of Lot 57) and described in deed to Kear Ti Lor as recorded in B.C.C.F. No. 1997007594, same being the Southeast corner of a called 9.809 acre tract (being a portion of Lot 56) and described in deed to Fred L. Rich and wife, Martha Jean Rich as recorded in B.C.C.F. No. 1993032116 bears South 87°13' West a distance of 6.55 feet and continuing along said East right-of-way line, in common with the West line of said called 0.24 acre Roadway Easement, said called 10.00 acre tract and of said Lot 190 for a total distance of 328.50 feet to a point being the Northwest corner of said called 10.00 acre tract, from which a found square wood fence corner post lying on the East line of said called 0.24 acre Roadway Easement and being the Southwest corner of a called 4.93 acre tract (North 1/2 of Lot 190) and described in deed to PSA Inc., a Texas Corporation as recorded in B.C.C.F. No. 2015020621 bears North 87°28'07" East a distance of 16.00 feet, from which a found 1/2 inch iron rod with cap bears North 10°11' East a distance of 3.72 feet, and from said square wood fence corner post being the Southwest corner of said called 4.93 acre tract, a found 5/8 inch iron rod in concrete lying on the North line of said called 10.00 acre tract and being the Southeast corner of said called 4.93 acre tract, same being the Southwest corner of said called 4.92 acre tract bears North 87°28'07" East a distance of 651.78 feet;

Thence North 02°46'48" West, continuing along said East right-of-way line, in common with the West line of said called 0.24 acre Roadway Easement and of said Lot 190 a distance of 328.00 feet to a point marking the intersection of said East right-of-way line and the South line of a 40 foot road (unimproved) as recorded in Volume 2, Page 81, B.C.P.R., same being the Northwest corner of said Lot 190, from which a found 5/8 inch iron rod lying on the South line of said 40 foot wide road and being the Northeast corner of said called 0.24 acre Roadway Easement, same being the Northwest corner of said called 4.93 acre tract bears North 87°28'07" East a distance of 16.00 feet;

Thence North 02°46'48" West, continuing along said East right-of-way line, in common with the West line of said 40 foot road a distance of 40.00 feet to a point marking the intersection of said East right-of-way line and the North right-of-way line of said 40 foot road, same being the Southwest corner of Lot 217 of said Section 66;

Thence North 02°46'48" West, continuing along said East right-of-way line, in common with the West line of Lot 217 a distance of 330.00 feet a point from which a found "X" cut in concrete lying on the East line of an apparent 16 foot wide prescriptive easement and being the Northwest corner of a called 4.871 acre tract (South 1/2 of Lot 217) and described in deed to Maria Canales, same being the Southwest corner of a called 4.871 acre tract (North 1/2 of Lot 217) and described in deed to Isidro J. Sustaita as recorded in B.C.C.F. No. 2000042490 bears North 87°28'07" East a distance of 16.00 feet;

Thence North 02°46'48" West, continuing along said East right-of-way line, in common with the West line of Lot 217 a distance of 330.00 feet a point from which a found 5/8 inch iron rod lying on the East line of an apparent 16 foot wide prescriptive easement and being the Northwest corner of said called 4.871 acre tract bears North 87°28'07" East a distance of 16.00 feet;

(Continuing from the Northwest corner of the herein described 10.0606 acre tract)

THENCE North 87°28'07" East, leaving said East right-of-way line and along the South line of said County Road 418, in common with the North line of said Lot 162 and of the herein described tract, passing at a distance of 16.00 feet a found 3/4 inch iron pipe being the Northeast corner of apparent 16 foot wide prescriptive easement (from which a found 5/8 inch iron rod bears South 89°04' East a distance of 3.52 feet) and continuing along said common lines for a total distance of 660.00 feet to a found 5/8 inch iron rod being the Northwest corner of Lot 163 of said Section 66 and of a called 18.4300 acre tract described in deed to 288/6 Partners, Ltd., a Texas Limited Partnership as recorded in B.C.C.F. No. 2004003303, same being the Northeast corner of said Lot 162 and of the herein described tract, from which a found 1/2 inch iron rod (bent) bears South 38°40' East a distance of 3.22 feet, from said 5/8 inch iron rod for common corner, a point lying on the South line of said County Road 418 and being the Northeast corner of said called 18.4300 acre tract and of said Lot 163, same being the Northwest corner of Lot 164 of said Section 66 and of a called 0.87 acre tract (portion of Lot 164) and described in deed to Jermar Company, LLC as recorded in B.C.C.F. No. 2002046444 bears North 87°28'07" East a distance of 657.87 feet (called 660.00 feet), from said point for common corner, a found 1 inch iron pipe marking the intersection of said South right-of-way line of County Road 418 and the Westerly right-of-way line of State Highway 288 Frontage Road (varying width), same being the Northeast corner of said called 0.87 acre tract bears North 87°28'07" East a distance of 241.98 feet;

THENCE South 02°31'53" East, leaving said South right-of-way line and along the West line of said Lot 163 and of said called 18.4300 acre tract, in common with the East line of said Lot 162 and of the herein described tract a distance of 664.00 feet (called 660.00 feet) to a found Pine Stake being the Westerly interior corner of said called 18.4300 acre tract, the Southwest corner of said Lot 163, the Northwest corner of Lot 160 of said Section 66 and the Northeast corner of said Lot 161, same being the Southwest corner of said Lot 162 and of the herein described tract (from which a found 1/2 inch iron rod (bent) bears North 58°31' East a distance of 2.04 feet, and from said Pine Stake, a found TXDOT concrete monument lying on an Easterly line of said called 18.4300 and marking the intersection of the East line of said Lot 161, the West line of said Lot 160 and the Westerly line of said State Highway 288 Frontage Road bears South 02°31'53" East a distance of 403.74 feet;

THENCE South 87°28'07" West, along the North line of said Lot 161 and of said called 18.4300 acre tract, in common with the South line of said Lot 162 and of the herein described tract, passing at a distance of 643.00 feet a found 5/8 inch iron rod being the Northwest corner of said called 18.4300 acre tract and the Northeast corner of said called 0.26 acre Roadway Easement (from which a found 5/8 inch iron rod beard North 31°37' East a distance of 4.31 feet and continuing along the North line of said Lot 161 and of said called 0.26 acre Roadway Easement, in common with the South line of said Lot 162 and of the herein described tract for a total distance of 660.00 feet to the **POINT OF BEGINNING** and containing 10.0606 acres (438,240 square feet) of land.

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 4204, NAD83, 2011 ADJUSTMENT.

2. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1, SCHEDULE "B" OF THE TITLE COMMITMENT BY _____ UNDER G.F. NO. _____, EFFECTIVE _____ AS LISTED: (THIS ITEM WAS DELETED IN ITS ENTIRETY)

3. PRELIMINARY FLOOD INSURANCE RATE MAP (DFIRM) ISSUED ON 06-30-17 SHOWS THE SUBJECT TRACT IN ZONE "X-SHADED".

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 87°28'07" E	27.64'
L2	S 51°06'58" E	75.58'
L3	S 59°17'09" W	105.87'
L4	N 02°31'53" W	40.00'
L5	S 86°55'01" W	50.00'
L6	S 87°13'11" W	50.00'
L7	N 02°46'48" W	40.00'

SUBJECT PROPERTY IS LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD ZONE "X".
MAP # 48039C, PANEL 0110H, DATED 06-05-89. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

BOUNDARY SURVEY OF:

10.0606 ACRES (438,240 SQUARE FEET) (0.2515 ACRES, 10,956 SQUARE FEET OF WHICH LIES WITHIN AN APPARENT PRESCRIPTIVE EASEMENT ALONG THE WEST PROPERTY LINE) BEING ALL OF THAT CERTAIN CALLED NORTH 1/2 OF LOT 162 DESCRIBED IN DEED TO DAVID WAYNE HEATH AND WIFE, PATRICIA V. HEATH AS RECORDED IN BRAZORIA COUNTY CLERKS FILE NO. 1990030601 AND ALL OF THAT CERTAIN CALLED SOUTH 1/2 OF LOT 162 DESCRIBED IN DEED TO DAVID WAYNE HEATH AND WIFE, PATRICIA V. HEATH AS RECORDED IN BRAZORIA COUNTY CLERKS FILE NO. 1990030599, SAID LOT 162 BEING OUT OF SECTION 66 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 560 (PLAT SHOWING PART OF IOWA COLONY) AS RECORDED IN VOLUME 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, TEXAS

SURVEYED FOR: LEE AND ASSOCIATES

ADDRESS: 3915 COUNTY ROAD 418 ROSHARON TX 77583

DRAFTED: 05-14-18/CB	JOB NO.: BLS-4612
FIELD WORK: 05-12-18/CB	KEY MAP: N/A

PROPERTY SUBJECT TO SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY SHOWING ANY IMPROVEMENTS, FROM LEGAL DESCRIPTIONS SUPPLIED BY CLIENT. THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY. SURVEYOR DID NOT ABSTRACT PROPERTY. EASEMENTS, BUILDING LINES, ETC. SHOWN ARE AS IDENTIFIED BY THE TITLE COMMITMENT.

GF N/A
of N/A

05-14-18

CHRIS J. BROUSSARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6107

STATE OF TEXAS REGISTERED CHRIS J. BROUSSARD 6107 PROFESSIONAL LAND SURVEYOR

BROUSSARD LAND SURVEYING
Land Surveying Services

BROUSSARD LAND SURVEYING, LLC
17527 HAWKIN LANE TOMBALL TX 77377
(281) 832-0859 www.broussardlandsurveyingllc.com