

SYMBOLS

- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = SET 5/8-INCH IRON ROD W/MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
- = A.C. PAD
- = BLOW OFF VALVE
- = BOLLARD
- = CABLE BOX
- = CABLE MARKER
- = CLEAN-OUT
- = CURB INLET
- = E-INLET
- = ELECTRIC BOX
- = ELECTRIC MANHOLE
- = FIRE DEPARTMENT CONNECTION
- = FLAG POLE
- = FLUSH VALVE
- = GAS METER
- = GAS VALVE
- = GRATE INLET
- = GREASE TRAP
- = GUY ANCHOR
- = HANDICAPPED PARKING SPACE
- = IRRIGATION CONTROL VALVE
- = JUNCTION BOX
- ★ = LIGHT STANDARD
- = WATER MANHOLE
- = PIPELINE MARKER
- = POWER POLE
- = POWER POLE W/LIGHT
- = SAMPLE WELL
- = SANITARY MANHOLE
- = SERVICE POLE
- = SIGN
- = SPRINKLER HEAD
- = STORM MANHOLE
- = TREE
- = TELEPHONE MANHOLE
- = TELEPHONE PEDESTAL
- = TRAFFIC SIGNAL CONTROL BOX
- = TRAFFIC SIGNAL POLE
- = WATER METER
- = WATER VALVE

LINE TYPES

- x—x—x—x— = BARBED-WIRE FENCE
- — — — — = WOOD FENCE
- o—o—o—o— = CHAIN-LINK FENCE
- o—o—o—o— = WROUGHT IRON FENCE
- — — — — = OVERHEAD ELECTRIC LINE
- — — — — = UNDERGROUND ELECTRIC LINE
- — — — — = UNDERGROUND GAS LINE
- — — — — = UNDERGROUND FIBER OPTIC LINE
- — — — — = UNDERGROUND TELEPHONE LINE
- — — — — = UNDERGROUND STORM LINE
- — — — — = STORM LINE CULVERT
- — — — — = UNDERGROUND SANITARY LINE
- — — — — = UNDERGROUND WATER LINE
- — — — — = UNDERGROUND PIPELINE
- — — — — = CURB AND GUTTER LINE
- — — — — = EDGE OF CONCRETE
- — — — — = EDGE OF ASPHALT
- — — — — = EDGE OF GRAVEL
- — — — — = HIGH BANK LINE
- — — — — = GRADE BREAK LINE
- — — — — = TOE SLOPE LINE
- — — — — = TREE LINE

LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB. = CHORD BEARING
- CHD. = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- E.S.M.T. = EASEMENT
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. = BRAZORIA COUNTY MAP RECORDS
- L. = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- NR. = NON-RADIAL
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.V.T. = PRIVATE
- S.F. = SQUARE FEET
- SAN.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- I.R. = IRON ROD
- I.P. = IRON PIPE
- H.L.&P. = HOUSTON LIGHTING AND POWER

FIELD NOTES FOR 2.074 ACRES

BEING A TRACT OF LAND CONTAINING 2.074 ACRE (90,362 SQUARE FEET), LOCATED WITHIN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT-549, BRAZORIA COUNTY, TEXAS AND BEING A PORTION OF LOT 1 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION 24 RECORDED IN VOLUME 2, PAGE 89 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SAID 2.074 ACRE TRACT BEING ALL OF A CALLED 2.0719 ACRE TRACT RECORDED IN THE NAME OF TOM BOULMAY AND NANCY G. BOULMAY IN B.C.C.F. NO. 2016033702. SAID 2.074 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE):

BEGINNING AT A 1/2-INCH IRON PIPE FOUND ON THE EAST RIGHT OF WAY LINE OF MASTERS ROAD (F.M. 1128) (WIDTH VARIES AS PER VOLUME 2, PAGE 89, B.C.P.R.) AT THE NORTHWEST CORNER OF A CALLED 4.9463 ACRE TRACT RECORDED IN THE NAME OF PHUC VAN MAI IN B.C.C.F. NO. 90010684 AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID EAST RIGHT OF WAY LINE OF FM 1128, NORTH 02 DEGREES 38 MINUTES 48 SECONDS WEST, A DISTANCE OF 189.87 FEET TO A 5/8-INCH IRON ROD WITH C.L. DAVIS CAP FOUND ON THE SOUTH TRANSITION RIGHT OF WAY LINE OF BAILEY ROAD (C.R. 101 WIDTH VARIES) RECORDED IN B.C.C.F. NO. 2010006941 FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 42 DEGREES 18 MINUTES 52 SECONDS EAST, A DISTANCE OF 49.08 FEET ALONG THE LINE COMMON TO THE HEREIN DESCRIBED TRACT AND SAID TRANSITION RIGHT OF WAY LINE TO AN ANGLE POINT UNABLE TO SET;

THENCE, NORTH 87 DEGREES 17 MINUTES 44 SECONDS EAST, A DISTANCE OF 369.98 FEET TO A POINT FOR THE NORTHWEST CORNER OF A CALLED 2.475 ACRE TRACT RECORDED IN THE NAME OF TEXAS GLOBAL INVESTMENT GROUP LLC, IN B.C.C.F. NO. 2007027043 AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND 5/8-INCH IRON ROD WITH C.L. DAVIS CAP BEARS NORTH 52 DEGREES 51 MINUTES EAST, A DISTANCE OF 0.50 FEET;

THENCE, SOUTH 02 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF 224.43 FEET ALONG COMMON LINE OF SAID 2.475 ACRE TRACT AND THE HEREIN DESCRIBED TRACT TO A FOUND 1/2-INCH IRON PIPE ON THE NORTH LINE OF SAID 4.9463 ACRES BEING THE SOUTHWEST CORNER OF SAID 2.475 ACRE TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEGREES 20 MINUTES 01 SECONDS WEST, A DISTANCE OF 405.00 FEET ALONG SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 2.074 ACRES OF LAND.

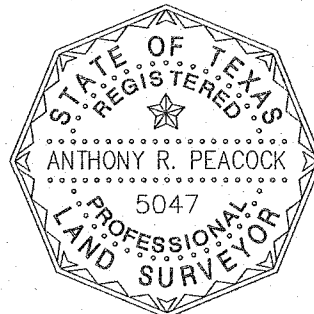
NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, G.F. NO. 22-416301, EFFECTIVE DATE OF AUGUST 5, 2022, ISSUED DATE OF AUGUST 12, 2022, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR
- ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), SOUTH CENTRAL ZONE.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48039C0040K, EFFECTIVE DATE OF 12/30/2020, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- AS PER SAID COMMITMENT FOR TITLE INSURANCE THE SURVEYED PROPERTY IS NOT AFFECTED BY RESTRICTIVE COVENANTS
- A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

TO: TOM BOULMAY AND NANCY G. BOULMAY; AND WFG NATIONAL TITLE INSURANCE COMPANY;
I CERTIFY THAT THE HEREIN PLAT AND THE SURVEY MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 1A, CONDITION II SURVEY, AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE.

DATED THIS THE 18TH DAY OF AUGUST, 2022

Anthony R. Peacock
ANTHONY R. PEACOCK, R.P.L.S.
TEXAS REGISTRATION NO. 5047
PEACOCK@MILLERSURVEY.COM



F.M 1128 AT BAILEY RD.
PEARLAND TX.

REVISED:		LAND TITLE SURVEY 2.074 ACRES (90,362 SQ. FT.) LOCATED IN THE H.T.&B.R.R. CO. SURVEY, A-549 BRAZORIA COUNTY, TEXAS	
MILLER SURVEY		Miller Survey Firm Reg. No. 10047100 1760 W. Sam Houston Pkwy N. Houston, TX 77043 713.413.1900 millersurvey.com	
DCCM			
JOB No.: 4483-BDY	SCALE: 1"= 30'	DATE: 08/18/2022	FIELD BOOK: 22077/GG
DWG. No.: 4483-BDY-2.DWG	DRAWN BY: TJG	CHECKED BY: ARP	M&B No.: 221252