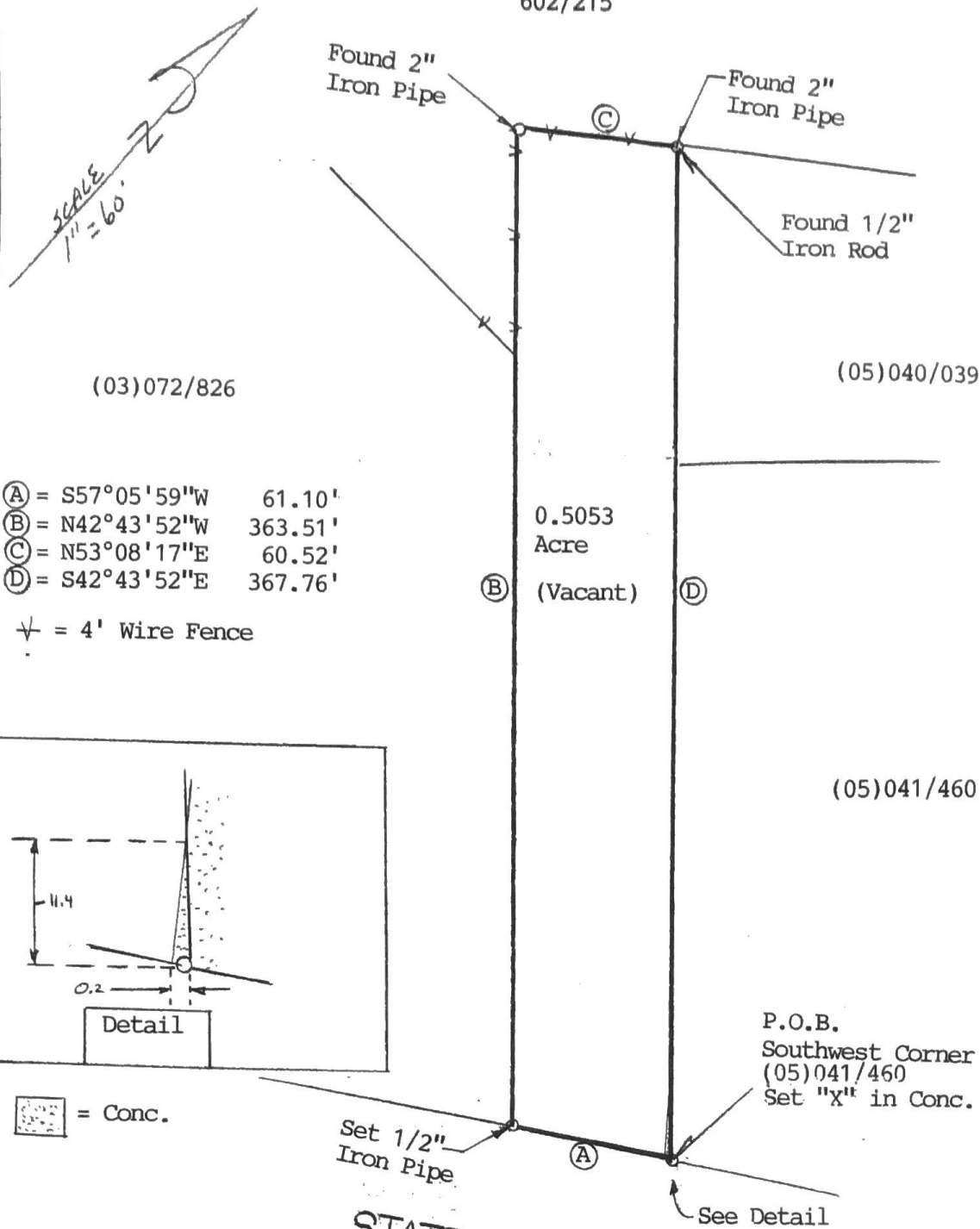
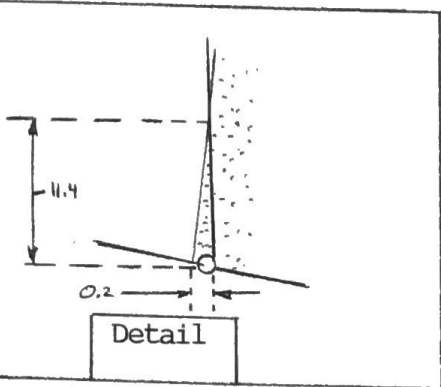


602/215



- (A) = S57°05'59"W 61.10'
- (B) = N42°43'52"W 363.51'
- (C) = N53°08'17"E 60.52'
- (D) = S42°43'52"E 367.76'

∇ = 4' Wire Fence



Detail

= Conc.

Set 1/2" Iron Pipe

STATE HIGHWAY 35
(VARIABLE WIDTH)

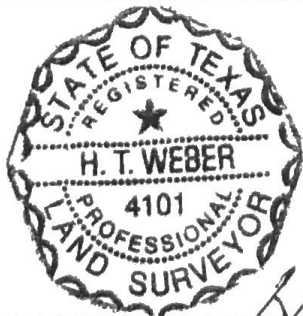
P.O.B.
Southwest Corner
(05)041/460
Set "X" in Conc.

See Detail

NOTE: This Survey Completed Without The Benefit Of Information Contained In A Title Report Per The Request Of The Buyer.

BUYER	Travis Hawkins	PROPERTY ADDRESS	State Highway 35
-------	----------------	------------------	------------------

DESCRIBED PROPERTY A tract or parcel of land containing 0.5053 acres of land, more or less, being Lot 28E, out of the Loggins Subdivision Tract 4G, out of the J. H. Bell Division #2, Abstract 0040, located in Brazoria County, Texas, and being more particularly described by metes and bounds as attached.



I do hereby certify that this survey was this day made on the ground of the property legally described hereon, (or on the attached sheet), is correct, and there are no encroachments except as shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

SUBJECT PROPERTY DOES NOT LIE IN A F.I.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO:

480081 48039C 0395H 9-22-99 Zone X

INVOICE #	32427	JOB #	6/422/06
G.F. #	N/A	DATE	7/10/06

NOTES

- ALL BEARINGS ARE PER PLAT, DEED, OR AS ASSUMED
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS.
- FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE CANNOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.

OFFICE	SLF
DRAFTING	
FINAL CHECK	

H. T. Weber
SURVEY 1, INC.
P. O. BOX 2543 • ALVIN, TX 77512
(281) 393-1382 • Fax (281) 393-1383

602/215

Found 2" Iron Pipe

Found 2" Iron Pipe

Found 1/2" Iron Rod

(03)072/826

(05)040/039

- (A) = S57°05'59"W 61.10'
- (B) = N42°43'52"W 363.51'
- (C) = N53°08'17"E 60.52'
- (D) = S42°43'52"E 367.76'

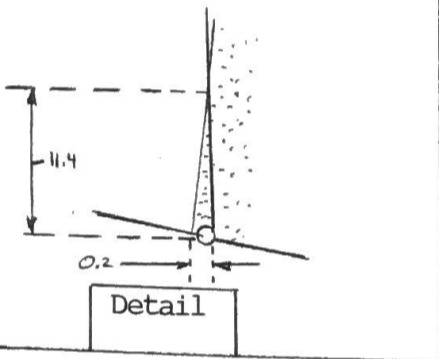
0.5053 Acre

(B) (Vacant) (D)

∇ = 4' Wire Fence

(05)041/460

P.O.B. Southwest Corner (05)041/460 Set "X" in Conc.



[Stippled box] = Conc.

Set 1/2" Iron Pipe

See Detail

STATE HIGHWAY 35 (VARIABLE WIDTH)

NOTE: This Survey Completed Without The Benefit Of Information Contained In A Title Report Per The Request Of The Buyer.

BUYER Travis Hawkins

PROPERTY ADDRESS State Highway 35

DESCRIBED PROPERTY

A tract or parcel of land containing 0.5053 acres of land, more or less, being Lot 28E, out of the Loggins Subdivision Tract 4G, out of the J. H. Bell Division #2, Abstract 0040, located in Brazoria County, Texas, and being more particularly described by metes and bounds as attached.



I do hereby certify that this survey was this day made on the ground of the property legally described hereon... is correct, and there are no encroachments except as shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

SUBJECT PROPERTY DOES NOT LIE IN A F.I.A. DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO:

480081 48039C 0395H 9-22-99 Zone X

INVOICE #	32427	JOB #	6/422/06
G.F. #	N/A	DATE	7/10/06

NOTES

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- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS.
- FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY, DUE TO INHERENT INACCURACIES ON FEMA MAPS, WE CANNOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.

OFFICE	SLF
DRAFTING	
FINAL CHECK	

SURVEY 1, INC.

P. O. BOX 2543 • ALVIN, TX 77512 (281) 393-1382 • Fax (281) 393-1383

FIELD NOTES
Of A Survey Of

A tract or parcel of land containing 0.5053 acres of land, more or less, being Lot 28E, out of the Loggins Subdivision Tract 4G, out of the J. H. Bell Division #2, Abstract 0040, located in Brazoria County, Texas, and being more particularly described by metes and bounds as attached:

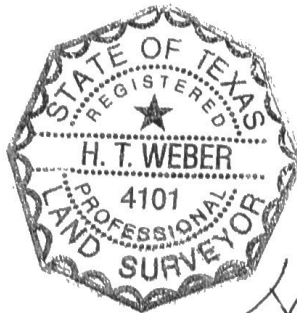
BEGINNING at an "X" set in concrete for the Southwest corner of a tract of land recorded in (05)041/460, said point being in the Northwesterly right-of-way line of State Highway 35 (variable width);

THENCE South 57 deg 05 min 59 sec West, along said Northwesterly right-of-way line of State Highway 35, a distance of 61.10 feet to a ½ inch iron rod set with cap "Survey 1" for corner;

THENCE North 42 deg 43 min 52 sec West, along a tract of land recorded in (03) 072/826, a distance of 363.51 feet to a 2 inch iron pipe found for corner;

THENCE North 53 deg 08 min 17 sec East, along a tract of land recorded in 602/215, a distance of 60.52 feet to a 2 inch iron pipe found for corner;

THENCE South 42 deg 43 min 52 sec East, along a tract of land recorded in (05)041/560, a distance of 367.76 feet to the POINT OF BEGINNING of the herein described tract of land and containing 0.5053 acres of land, more or less.



H. T. Weber

2020004425

Total Pages: 7

PP



JOINT ACCESS EASEMENT AGREEMENT

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

JOINT ACCESS EASEMENT AGREEMENT

WHEREAS, EAVKAELAN LLC represented by HENRI EAV and CHARRIWAN MAK, hereafter, "Grantor" is the owner of TRACT 1 located in the City of West Columbia, Brazoria TX,

WHEREAS, there exists on said TRACT 1 certain driveway more particularly described and shown on Exhibits 1, and

WHEREAS, Grantor grants F & KM LANDHOLDINGS, LLC, represented by FRANCISCA MCMURRAY hereafter, "Grantee" and owner of TRACT 2, the rights-of-way to use the said driveway to enter and exit its property, more particularly described and shown in Exhibit 2. Grantor grants rights-of-way to Grantee to access Tract 2 for the fact that said property has no entrance of its own and it is contiguous to Tract 1.

WHEREAS, the rights-of-way granted to Tract 2 shall hereafter be covenants, which run with the land and shall be binding upon the grantees, successors and assigns of each party.

THEREFORE, HENRI EAV, CHARRIWAN MAK and FRANCISCA MCMURRAY do hereby affix their signatures below:

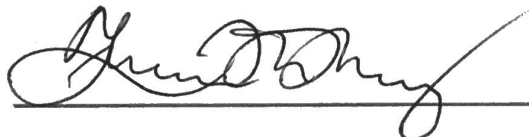
on this 27 day of JANUARY, 20 20.



Henri Eav (Representative, Tract 1)



Charriwan Mak (Representative, Tract 1)



Francisca McMurray (Representative, Tract 2)

STATE OF TEXAS

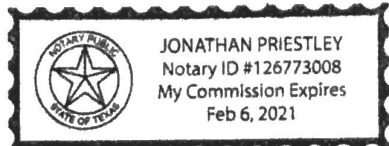
COUNTY OF HARRIS

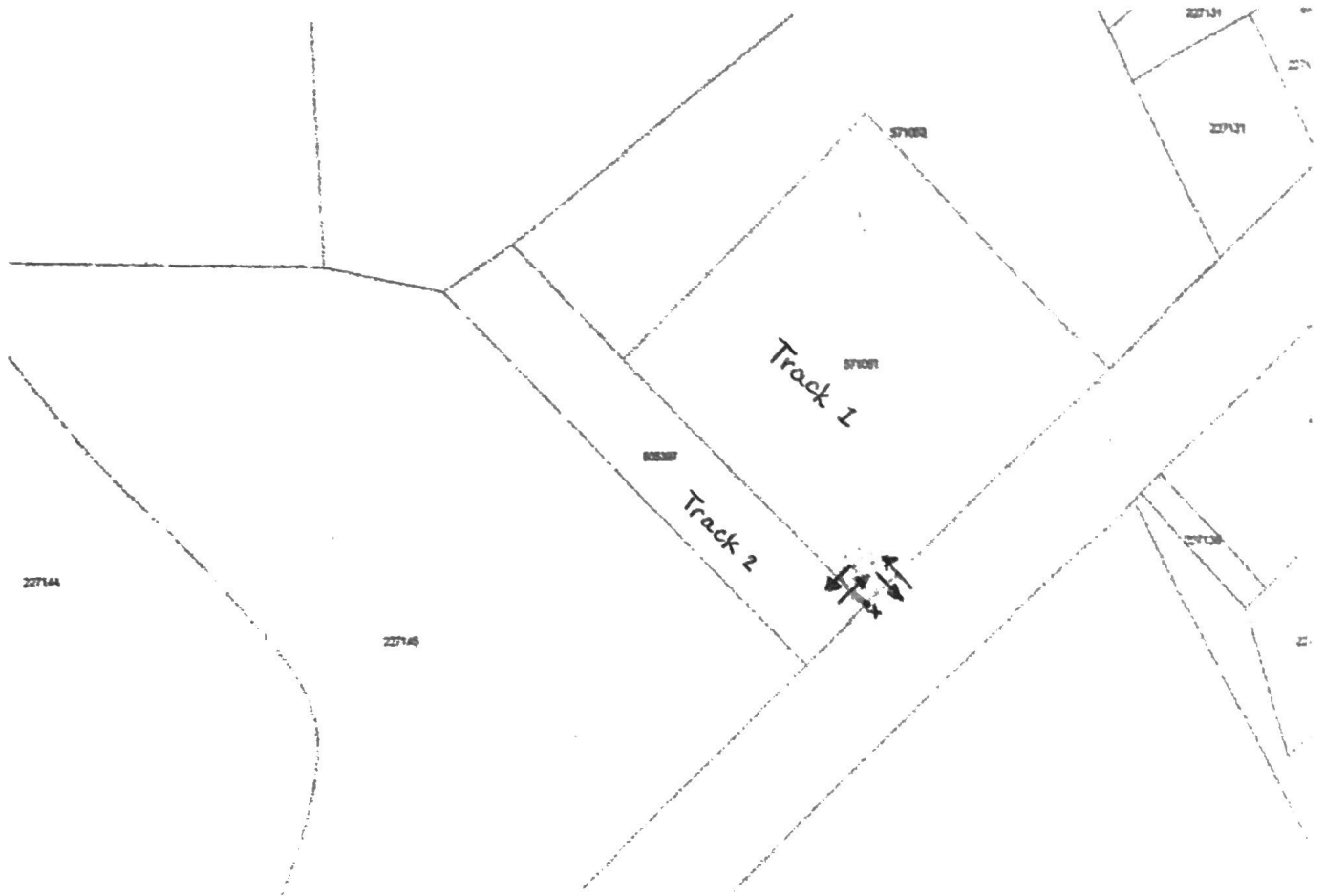
Before me, JONATHAN PRIESTLEY, Notary Public, on this day personally appeared Henri Eav and Charriwan Mak of West Columbia, TX representing EAKVALEAN LLC, known to me through valid identification to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

Given under my name and seal of office on JANUARY 27, 20 20.



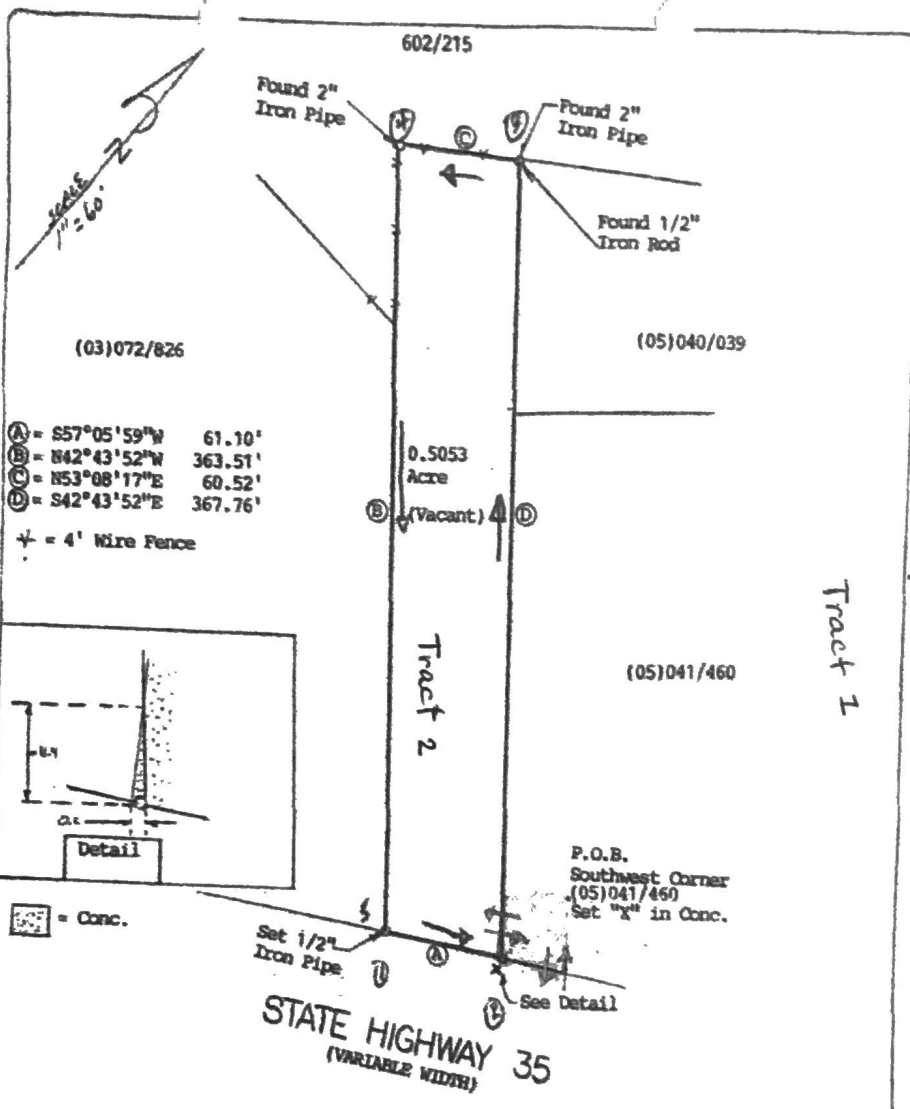
Notary Public, State of TEXAS





Tract One: Lot 1, of AMERICAN TYRECO SUBDIVISION, a subdivision of a 3.349 acres of land in the J.H.Bell 1 ½ League Grant, Abstract No. 40, City of West Columbia, Brazoria County, Texas, according to the plat recorded under Clerk's File No. 2005040039, of the Plat Records of Brazoria County, Texas and under Clerk's File No. 2013040405 of the Plat Records of Brazoria County, Texas.

Exhibit 1



NOTE: This Survey Completed Without The Benefit Of Information Contained In A Title Report For The Request Of The Buyer.

BUYER Travis Hawkins	PROPERTY ADDRESS State Highway 35
----------------------	-----------------------------------

DESCRIBED PROPERTY A tract or parcel of land containing 0.5053 acres of land, more or less, being Lot 28E, out of the Loggins Subdivision Tract 4G, out of the J. H. Bell Division #2, Abstract 0040, located in Brazoria County, Texas, and being more particularly described by notes and bounds as attached.

I do hereby certify that this survey was done and made on the ground of the property legally described herein, that on the attached plat, a correct and true and an accurate map or plan, and that this is the best and most correct representation of the same as obtained by the Texas Board of Professional Land Surveying.

SUBJECT PROPERTY DOES NOT LIE IN A FEMA DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO. 4800081 48039C 0395H 9-22-99 Zone X

BOOK # 32427	JOB # 6/422/06
PLAT N/A	DATE 7/10/06

NOTES
 ALL DIMENSIONS ARE PER PLAT, UNLESS OTHERWISE NOTED.
 THIS SURVEY IS CONSIDERED FOR THE TRANSACTION ONLY, IF IT IS NOT TRANSFERRED TO ANOTHER PARTY, INCLUDING AN INTERESTED PARTY.
 BUYER TO ASK AND ALL DIMENSIONS AND INFORMATION OBTAINED.
 ALL DIMENSIONS ARE BASED ON SURVEY PLATTING ONLY AND TO REMAIN UNCHANGED BY THIS MAP. WE CANNOT ASSUME RESPONSIBILITY FOR SUCH DIMENSIONS.
 THERE ARE NO RIGHTS RESERVED ON THIS PROPERTY.

OFFICE	S.I.P.	SURVEY 1, INC. P. O. BOX 2543 • ALVIN, TX 77612 (281) 593-1382 • Fax (281) 593-1383
DRAFTING		
FINAL CHECK		

Exhibit 2

FIELD NOTES
Of A Survey Of

A tract or parcel of land containing 0.5053 acres of land, more or less, being Lot 28E, out of the Loggins Subdivision Tract 4G, out of the J. H. Bell Division #2, Abstract 0040, located in Brazoria County, Texas, and being more particularly described by metes and bounds as attached:

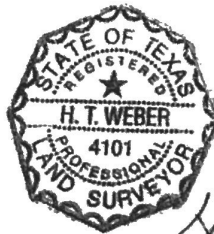
(BEGINNING at an "X" set in concrete for the Southwest corner of a tract of land recorded in (05)041/460, said point being in the Northwesternly right-of-way line of State Highway 35 (variable width);

1 THENCE South 57 deg 05 min 59 sec West, along said Northwesternly right-of-way line of State Highway 35, a distance of 61.10 feet to a ½ inch iron rod set with cap "Survey 1" for corner;

2 THENCE North 42 deg 43 min 52 sec West, along a tract of land recorded in (03) 072/826, a distance of 363.51 feet to a 2 inch iron pipe found for corner;

3 THENCE North 53 deg 08 min 17 sec East, along a tract of land recorded in 602/215, a distance of 60.52 feet to a 2 inch iron pipe found for corner;

4 THENCE South 42 deg 43 min 52 sec East, along a tract of land recorded in (05)041/560, a distance of 367.76 feet to the POINT OF BEGINNING of the herein described tract of land and containing 0.5053 acres of land, more or less.



H. T. Weber

FILED and RECORDED

Instrument Number: 2020004425

Filing and Recording Date: 01/27/2020 03:55:22 PM Pages: 7 Recording Fee: \$46.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script that reads "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-april