



STATE OF TEXAS §  
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 1.943-acre tract of land situated in the Shubael Marsh Survey, Abstract No. 82 in Brazoria County, Texas, being out of the residue of a called 2-acre tract conveyed to the Diocese of Galveston by deed recorded in Volume 122, Page 203 of the Brazoria County Deed records; said 1.943-acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a found 5/8" inch iron rod (with cap stamped "Jones/Carter Property Corner") common with a west line of a called 165.94-acre tract of land conveyed to 1485 Holdings LLC by Special Warranty Deed recorded in Clerk's File No. 2021085074 of the Official Public Records of Brazoria County, and the east line of F.M. Highway 521 recorded in Volume P, Page 201 of the Commissioners Court Records;

THENCE, North 14°05'31" East, along the east line of said F.M. Highway 521, 52.21 feet to a found 5/8" inch iron rod (with cap stamped "Jones/Carter Property Corner") common with a west line of said 165.94-acre tract;

THENCE, North 87°21'22" East, along a south line of said 165.94-acre tract, 1685.60 feet to a found 5/8" inch iron rod (with cap stamped "Jones/Carter Property Corner") common with a west line of said 165.94-acre tract;

THENCE, South 02°38'38" East, along a west line of said 165.94-acre tract, 50.00 feet to a found 5/8" inch iron rod (with cap stamped "Jones/Carter Property Corner");

THENCE, South 87°21'22" West, along a north line of said 165.94-acre tract, 1700.63 feet to the POINT OF BEGINNING, CONTAINING 1.943 acres of land in Brazoria County, Texas, as shown on Drawing No. 17802 in the office of Quiddity Engineering in Belaire, Texas.

#### GENERAL NOTES:

1. Reference Commitment for Title Insurance issued by First American Title Insurance Company, countersigned by Deedee King, G.F. No. NCS-1137675-AUST, having an effective date of July 5, 2022, and an issue date of August 3, 2022. No further research for easements or encumbrances was performed by Quiddity Engineering.

Schedule "B" Item 10 exceptions:

Item No. 10g of Schedule B of said Commitment for Title Insurance mentions a pipeline, telegraph, and telephone easement dated January 9, 1940, recorded in Volume 325, Page 218 of the Official Public Records of Brazoria County. This document does not contain sufficient data to locate, or plot said easements and are not shown hereon.

Item No. 10h of Schedule B of said Commitment for Title Insurance mentions an oil and gas right-pipeline easement dated January 14, 1948, recorded in Volume 425, Page 444 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10i of Schedule B of said Commitment for Title Insurance mentions a right of way contract easement dated January 14, 1948, recorded in Volume 425, Page 444 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10j of Schedule B of said Commitment for Title Insurance mentions a pipeline, lease easement dated December 8, 1950, recorded in Volume 492, Page 400 of the Official Public Records of Brazoria County. Said easement does not affect the subject tract and is not shown hereon.

Item No. 10k of Schedule B of said Commitment for Title Insurance mentions a right of way easement dated April 23, 1948, recorded in Volume 429, Page 458 of the Official Public Records of Brazoria County. Said right of way easement does not affect the subject tract and is not shown hereon.

Item No. 10l of Schedule B of said Commitment for Title Insurance mentions a pipeline, and right of way easement dated April 23, 1948, recorded in Volume 429, Page 458 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10m of Schedule B of said Commitment for Title Insurance mentions an oil and gas pipeline and right of way easement dated January 7, 1950, recorded in Volume 478, Page 453 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10n of Schedule B of said Commitment for Title Insurance mentions an oil and gas pipeline and right of way easement dated 24, 1951, recorded in Volume 496, Page 188 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10o of Schedule B of said Commitment for Title Insurance mentions a pipeline, and right of way easement dated October 5, 1956, recorded in Volume 667, Page 105 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

Item No. 10p of Schedule B of said Commitment for Title Insurance mentions an electric transmission and distribution lines and right of way easement dated March 29, 1955, recorded in Volume 618, Page 100 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10q of Schedule B of said Commitment for Title Insurance mentions a utility and right of way easement dated June 21, 1956, recorded in Volume 658, Page 33 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10r of Schedule B of said Commitment for Title Insurance mentions a pipeline and right of way easement dated March 18, 1963, recorded in Volume 844, Page 638 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10s of Schedule B of said Commitment for Title Insurance mentions a waterline easement dated August 18, 2017, recorded in Clerk's File No. 2017041583 of the Official Public Records of Brazoria County, affected by General Warranty Deed, recorded in Clerk's File No. 2017041609 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No. 10t of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated August 22, 1962, recorded in Volume 828, Page 356 of the Official Public Records of Brazoria County. Said easement is blanket in nature and affects the subject tract and is not shown hereon.

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Item No. 10u of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a right of way agreement dated August 19, 1963, recorded in Volume 858, Page 128 of the Official Public Records of Brazoria County. Said right of way agreement does not affect the subject tract and is not shown hereon.

Item No. 10v of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a permanent easement agreement dated March 21, 2013, recorded in Clerk's File No. 2013013124 of the Official Public Records of Brazoria County. This document does not contain sufficient data to locate, or plot said agreement and are not shown hereon.

Item No. 10w of Schedule B of said Commitment for Title Insurance mentions a terms, conditions and stipulations contained in a permanent easement agreement dated March 21, 2013, recorded in Clerk's File No. 2013013124 of the Official Public Records of Brazoria County. Said easement is located east of and does not affect the subject tract and is not shown hereon.

Item No(s). 10x, 10y, 10z, 10aa, 10bb, 10cc, 10dd, 10ee, 10ff, 10gg, 10hh, 10ii, 10jj and 10kk of Schedule B of said Commitment for Title Insurance mention oil, gas, water, and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, water, and mineral leases are outside the scope of services and are not addressed on this survey. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.

Item No. 10ll of Schedule B of said Commitment for Title Insurance mentions the subject property abuts a non-access or a limited access road, highway or freeway. The subject tract abuts Farm to Market Road 521 and is shown hereon.

Item No. 10mm of Schedule B of said Commitment for Title Insurance mention oil, gas, water, and mineral leases and mineral and/or royalty reservations. Mineral and/or royalty reservations and oil, gas, water, and mineral leases are outside the scope of services and are not addressed on this survey. Determination of the ownership, location, or development of minerals related to the Subject Tract fall outside the scope of this survey. Such matters should be directed by the client to an expert consultant.

Item No(s). 10nn, 10oo and 10pp of Schedule B of said Commitment for Title Insurance are not survey matters and are not shown hereon.

Item No. 10qq of Schedule B of said Commitment for Title Insurance. There was no visible evidence of pipeline markers found on the subject tract.

Item No. 10rr of Schedule B of said Commitment for Title Insurance mentions a ditch that traverse the subject tract. Refer to the face of the survey for the location of said ditch.

Item No. 10ss of Schedule B of said Commitment for Title Insurance mentions and apparent easement evidenced by the location of utility poles and line outside of a dedicated easement as shown on the survey. A power pole was found and located along the west line of the subject tract.

Item No(s). 10tt, 10uu and 10vv of Schedule B of said Commitment for Title Insurance are not survey matters and were not addressed or shown hereon.

2. Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.

3. This survey does not provide any determination concerning wetlands, fault lines, toxic waste, or any other environmental issues. Such matters should be directed by the client or prospective purchaser to an expert consultant.

4. According to Map No. 48039C0430K of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Brazoria County, Texas, dated December 30, 2020, the subject tract is situated within: Shaded Zone "X"; defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1-foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

5. The acreage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to position accuracy of the boundary monuments shown hereon.

6. The surveyor has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.

7. Only visible improvements/utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.

8. This survey utilizes data based on previous surveys in this area performed by Quiddity Engineering.

Subject to the General Notes shown:

To: Ashton Gray Development & First American Title Insurance Company

We, Jones and Carter, Inc., acting by and through Steven Jares, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Surveyed: October 26, 2021



Steven Jares  
Registered Professional Land Surveyor  
No. 5317  
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LAND TITLE SURVEY  
OF  
ASHLAND CHURCH TRACT  
BEING  
1.943 ACRES  
OUT OF THE  
SHUBAEL MARSH SURVEY, A-82  
BRAZORIA COUNTY, TEXAS  
AUGUST 2022



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
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