

STATE OF TEXAS §

COUNTY OF BRAZORIA §

A **METES & BOUNDS** description of a 4.90 acre tract of land in the Shubael Marsh Surveys, Abstracts 81 & 82, Brazoria County, Texas, being that certain called 4.9560 acre tract (Tract One) recorded under County Clerk's File Number 96-036250, Office of the County Clerk, Brazoria County, Texas, said called 4.9560 acre tract being Reserve "E" of Beechwood Subdivision, according to map or plat thereof recorded in Volume 15, Page 289, Deed Records, Brazoria County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod with cap marked "Jones | Carter" found in the westerly right-of-way line of State Highway 288 for the northeast corner of said Reserve "E", same being the southeast corner of the adjoining residue of a called 60 acre tract recorded under County Clerk's File Number 2011015753, Office of the County Clerk, Brazoria County, Texas, and Volume 411, Page 456, Deed Records, Brazoria County, Texas, for the northeast corner and **Place of Beginning** of the herein described tract, said point being in a non-tangent curve to the right;

Thence along said non-tangent curve to the right, being the westerly right-of-way line of State Highway 288, having a central angle of 03 degrees 46 minutes 20 seconds (called 03 degrees 45 minutes 34 seconds), a radius of 11,249.16 feet (called 11,249.16 feet), an arc length of 740.65 feet (called 738.12 feet), and a chord bearing South 04 degrees 23 minutes 18 seconds East, 740.51 feet to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southeast corner of the herein described tract, same being the lower northeast corner of the adjoining residue of a called 541.131 acre tract recorded under County Clerk's File Number 2001016151, Office of the County Clerk, Brazoria County, Texas, and described under County Clerk's File Number 94-006773, Office of the County Clerk, Brazoria County, Texas;

Thence South 87 degrees 40 minutes 53 seconds West (called West) along the common line of the herein described tract and said adjoining residue of a called 541.131 acre tract, 298.27 feet (called 301.47 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set for the southwest corner of the herein described tract, same being a reentry corner to said adjoining residue of a called 541.131 acre tract, from which point a found ½ inch iron rod with cap marked "CBG Surveying" bears North 55 degrees 17 minutes 47 seconds West, 1.70 feet;

Thence North 02 degrees 18 minutes 50 seconds West (called North 00 degrees 00 minutes 17 seconds East) continuing along said common line, 735.89 feet (called 735.89 feet) to a concrete monument found for the northwest corner of the herein described tract and said Reserve "E", same being a northeast corner of said adjoining residue of a called 541.131 acre tract, and being in the south line of the aforementioned adjoining residue of a called 60 acre tract;

Thence North 86 degrees 48 minutes 29 seconds East (called North 89 degrees 39 minutes 05 seconds East) along the north line of the herein described tract and said Reserve "E", same being the south line of said adjoining residue of a called 60 acre tract, 271.50 feet (called 276.51 feet) to the **Place of Beginning** and containing 4.90 acres of land, more or less.

4.90 Acres

Shubael Marsh Surveys, Abstracts 81 & 82

For reference and further description see Drawing No. 16873 prepared by the undersigned on same date.

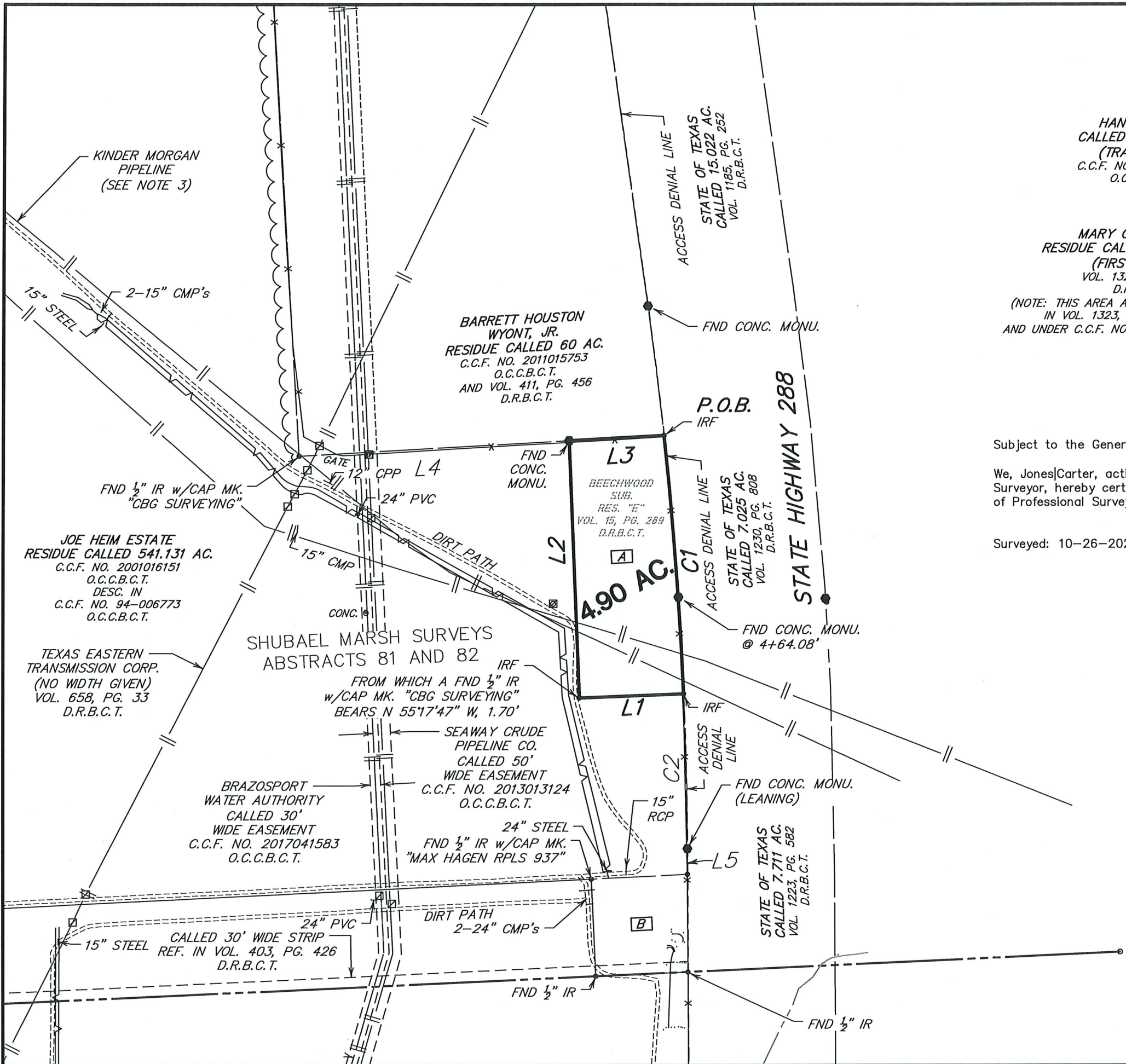
October 26, 2021

Job Number 16759-0010-00

Jones | Carter
1229 Corporate Drive, Suite 100
Rosenberg, TX 77471
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104

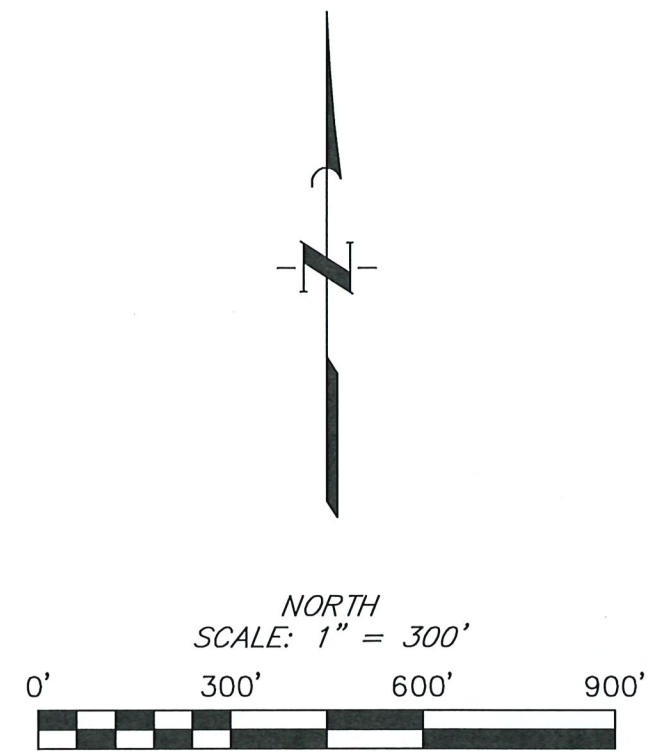



Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com



A
HAN-YIU WU
CALLED 4.9560 AC.
(TRACT ONE)
C.C.F. NO. 96-036250
O.C.C.B.C.T.

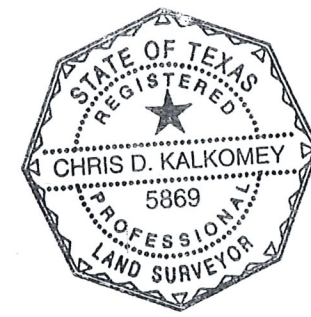
B
MARY G. HOLLAND
RESIDUE CALLED 375.598 AC.
(FIRST TRACT)
VOL. 1323, PG. 467
D.R.B.C.T.
(NOTE: THIS AREA APPEARS TO BE COVERED
IN VOL. 1323, PG. 467, D.R.B.C.T.
AND UNDER C.C.F. NO. 94-006773, O.C.C.B.C.T.)



Subject to the General Notes shown:

We, Jones|Carter, acting by and through Chris D. Kalkomey, 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 III Survey.

Surveyed: 10-26-2021




Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
cdkalkomey@jonescarter.com

LAND TITLE SURVEY
OF
4.90 ACRES
OUT OF THE
SHUBAEL MARSH SURVEYS, ABSTRACTS 81 & 82
BRAZORIA COUNTY, TEXAS
OCTOBER 2021



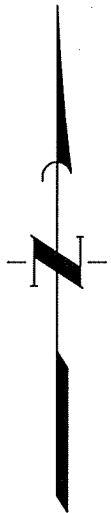
Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive, Ste 100 • Rosenberg, Texas 77471 • 281.342.2033

GENERAL NOTES:

1. This tract lies within Zone "X-Shaded" of the Flood Insurance Rate Map, Community No. 485458, Map Number 48039C0430K, Panel 430, Suffix "K" dated December 30, 2020, for Brazoria County, Texas and incorporated areas.
Zone "X-Shaded" is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance 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.
- The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones|Carter assumes no liability as to the accuracy of the location of the flood zone limits.
2. All visible easements and easements of records affecting these tracts as reflected upon title report from Title Resources Guaranty Co. G.F. Number 147001929, dated December 22, 2021, shown hereon. Surveyor has relied upon the above-mentioned title commitment, with regard to any easements, setbacks, restrictions, or rights-of-way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights-of-way, or other matters of record, has been performed by the surveyor.
3. Pipelines and pipeline easements shown hereon are approximate and based upon available aboveground evidence and Texas Railroad Commission maps. Most aboveground markers on the subject tracts have been removed and therefore exact locations, angle points and general routes are not able to be determined or field verified by the surveyor. Exact locations would need to be identified by the respective pipeline companies.
4. Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
5. Fences shown hereon are graphic only, with dimensional ties shown at specific locations where they were physically measured. The fence line may meander between said measured locations. The dimensions showing the distance between the fence and the property line also indicates which side of the property line the fence is on.
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. No improvements / utilities were located with this survey; no subsurface probing, excavation or exploration was performed for this survey.
8. Tract is subject to Restrictive Covenants as recorded in Vol. 1395, Pg. 37, D.R.B.C.T. and as amended in Vol. 1410, Pg. 890 and Vol. 1710, Pg. 682, D.R.B.C.T.
9. Easement recorded in Volume 618, Page 100, D.R.B.C.T. is not located on subject tract.
10. Tract is subject to easement agreement recorded in Vol. 1383, Pg. 159, D.R.B.C.T. However it appears that the easements in this instrument are not located on the subject tract.
11. Tract is subject to easement agreements recorded in Vol. 1339, Pgs. 838, 841, 844 and 847, D.R.B.C.T. However it appears that the easement in this instrument is not located on the subject
12. 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.
13. Development of the subject tract may require submittal, approval, and/or recording of a plat or replat. Rules and regulations are established by the governmental agency, which has jurisdiction. These rules and regulations may include dedication of setback lines, easements, additional right-of-way, and other matters.
14. This survey has been prepared for the sole purpose of the transaction described in the above referenced Title Commitment and the parties listed thereon. This survey is not to be used for any subsequent transactions.
15. For reference and further description, see metes and bounds description, job number 16759-0010-00, prepared by Jones|Carter on same date.

LEGEND

- These standard symbols will be found in the drawing.
- IRF — FND 5/8" IR w/CAP MK.
"JONES | CARTER"
- — POWER POLE
—○— — GUY ANCHOR
—∅— — CLEAN OUT
—d— — SIGN
—☒— — TELE. PEDESTAL
—☒— — PIPELINE MARKER
—⦿— — WATER VALVE
—E— — OVERHEAD UTILITY LINE
—H— — HOGWIRE FENCE
—//— — WOOD FENCE
—X— — BARBWIRE FENCE
—||— — PIPELINE



NORTH
SCALE: 1" = 300'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11,249.16'	740.65'	740.51'	S 04°23'18" E	03°46'20"
(CALLED 11,249.16'		738.12'			03°45'34")
C2	11,249.16'	442.89'	442.87'	S 01°22'27" E	02°15'21"

L1	S 87°40'53" W	298.27'
(CALLED WEST 301.47')		
L2	N 02°18'50" W	735.89'
(CALLED N 00°00'17" E 735.89')		
L3	N 86°48'29" E	271.50'
(CALLED N 89°39'05" E 276.51')		
L4	S 86°45'30" W	774.79'
L5	S 00°14'46" E	73.62'

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