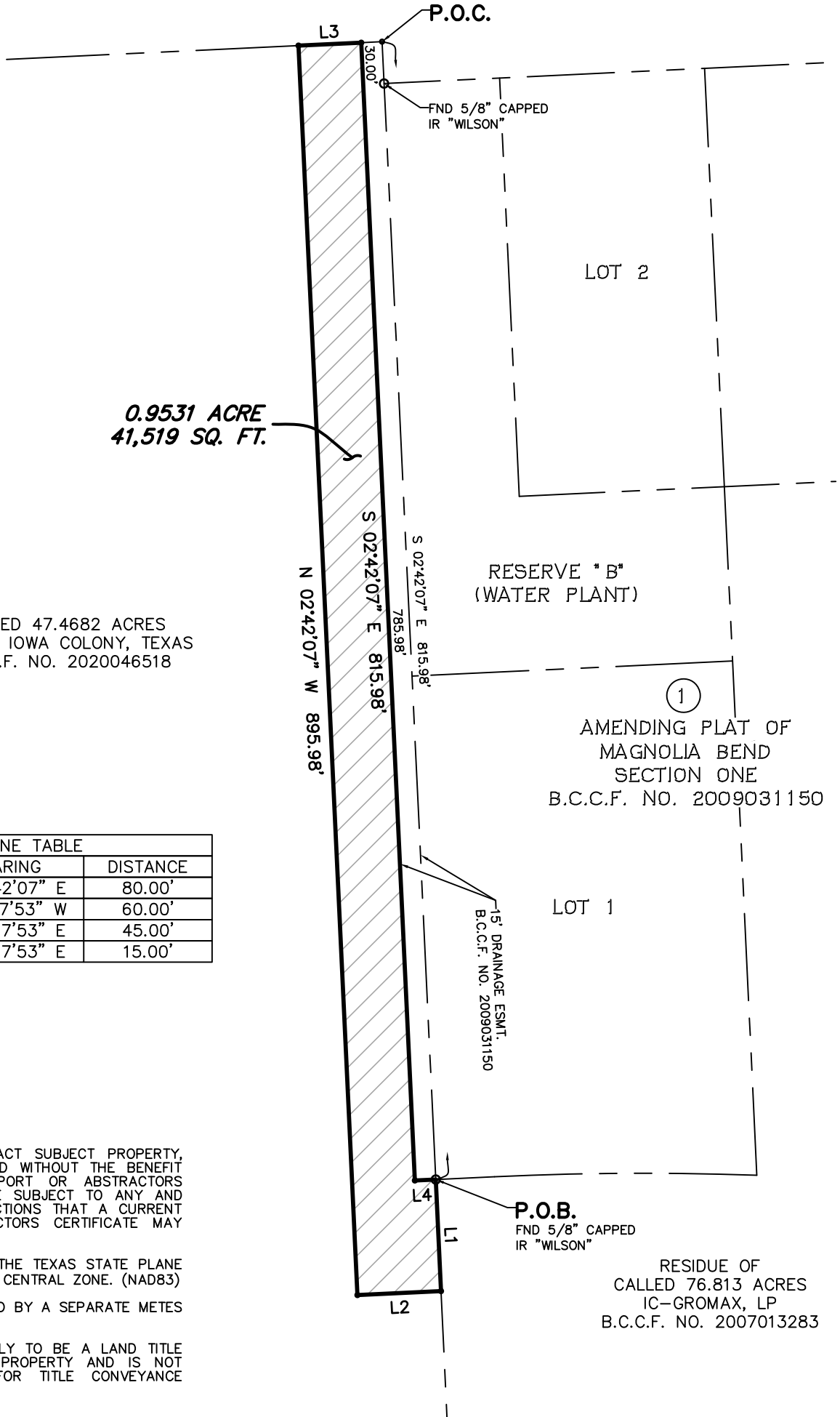


**NORTH**

SCALE: 1" = 100'

COUNTY ROAD NO. 63  
R.O.W. VARIES  
VOL. 45, PG. 256, VOL. 45, 266, B.C.D.R.  
B.C.C.F. NO. 2008044618



**0.9531 ACRE  
41,519 SQ. FT.**

CALLED 47.4682 ACRES  
CITY OF IOWA COLONY, TEXAS  
B.C.C.F. NO. 2020046518

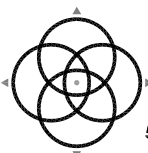
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°42'07" E	80.00'
L2	S 87°17'53" W	60.00'
L3	N 87°17'53" E	45.00'
L4	N 87°17'53" E	15.00'

**GENERAL NOTES**

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

EXHIBIT OF  
0.9531 ACRE / 41,519 SQ. FT.  
SITUATED IN THE  
CHARLES M. HAYS SURVEY, A-537  
BRAZORIA COUNTY, TEXAS

FIELD BY:	-	DATE:	09-26-22
DRAWN BY:	TW	REV:	07-17-23
CHECKED BY:	RK	REV:	
JOB NO.	57268-ROW-1	REV:	
SHEET 1 OF 2		REV:	



**WINDROSE**  
LAND SURVEYING | PLATTING

5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM



# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 0.9531 ACRE OR 41,519 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.9531 ACRE OR 41,519 SQUARE FEET OF LAND SITUATED IN THE CHARLES M. HAYS SURVEY, ABSTRACT NO. 537, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 47.4682 ACRE TRACT OF LAND CONVEYED TO THE CITY OF IOWA COLONY, TEXAS AS RECORDED UNDER BRAZORIA COUNTY CLERKS FILE (B.C.C.F.) NO. 2020046518, WITH SAID 0.9531 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**COMMENCING** AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD NO. 63 (WIDTH VARIES) AS RECORDED UNDER VOLUME 45, PAGE 256, VOLUME 45, PAGE 266 OF THE BRAZORIA COUNTY DEED RECORDS AND B.C.C.F. NO. 2008044618, FOR THE NORTHEASTERLY CORNER OF SAID 47.4682 ACRE TRACT;

**THENCE**, SOUTH 02 DEG. 42 MIN. 07 SEC. EAST ALONG SAID SOUTHERLY R.O.W. LINE OF COUNTY ROAD NO. 63, PASSING AT A DISTANCE OF 30.00 FEET A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE NORTHWESTERLY CORNER OF BLOCK 1 OF THE AMENDING PLAT OF MAGNOLIA BEND SECTION ONE, MAP OR PLAT THEREOF RECORDED UNDER B.C.C.F. NO. 2009031150, CONTINUING ALONG THE COMMON LINE OF SAID 47.4682 ACRE TRACT AND SAID BLOCK 1, A TOTAL DISTANCE OF 815.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WILSON" FOUND MARKING THE SOUTHWESTERLY CORNER OF SAID BLOCK 1, FOR THE **POINT OF BEGINNING** AND A NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 02 DEG. 42 MIN. 07 SEC. EAST CONTINUING ALONG THE EASTERLY LINE OF SAID 47.4682 ACRE TRACT, A DISTANCE OF 80.00 FEET TO A POINT FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, OVER AND ACROSS SAID 47.4682 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

SOUTH 87 DEG. 17 MIN. 53 SEC. WEST, A DISTANCE OF 60.00 FEET TO A POINT FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 02 DEG. 42 MIN. 07 SEC. WEST, A DISTANCE OF 895.98 FEET TO A POINT ON SAID SOUTHERLY R.O.W. LINE OF COUNTY ROAD NO. 63, FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

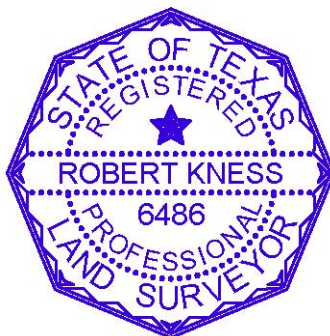
**THENCE**, NORTH 87 DEG. 17 MIN. 53 SEC. EAST ALONG SAID SOUTHERLY R.O.W. LINE OF COUNTY ROAD NO. 63, A DISTANCE OF 45.00 FEET TO A POINT FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, OVER AND ACROSS SAID 47.4682 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

SOUTH 02 DEG. 42 MIN. 07 SEC. EAST, A DISTANCE OF 815.98 FEET TO A POINT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 87 DEG. 17 MIN. 53 SEC. EAST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.9531 ACRE OR 41,519 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 57268-ROW-1, PREPARED BY WINDROSE.

ROBERT KNESS  
R.P.L.S. NO. 6486  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800



09-26-22

DATE:  
REV: 07-17-23