






















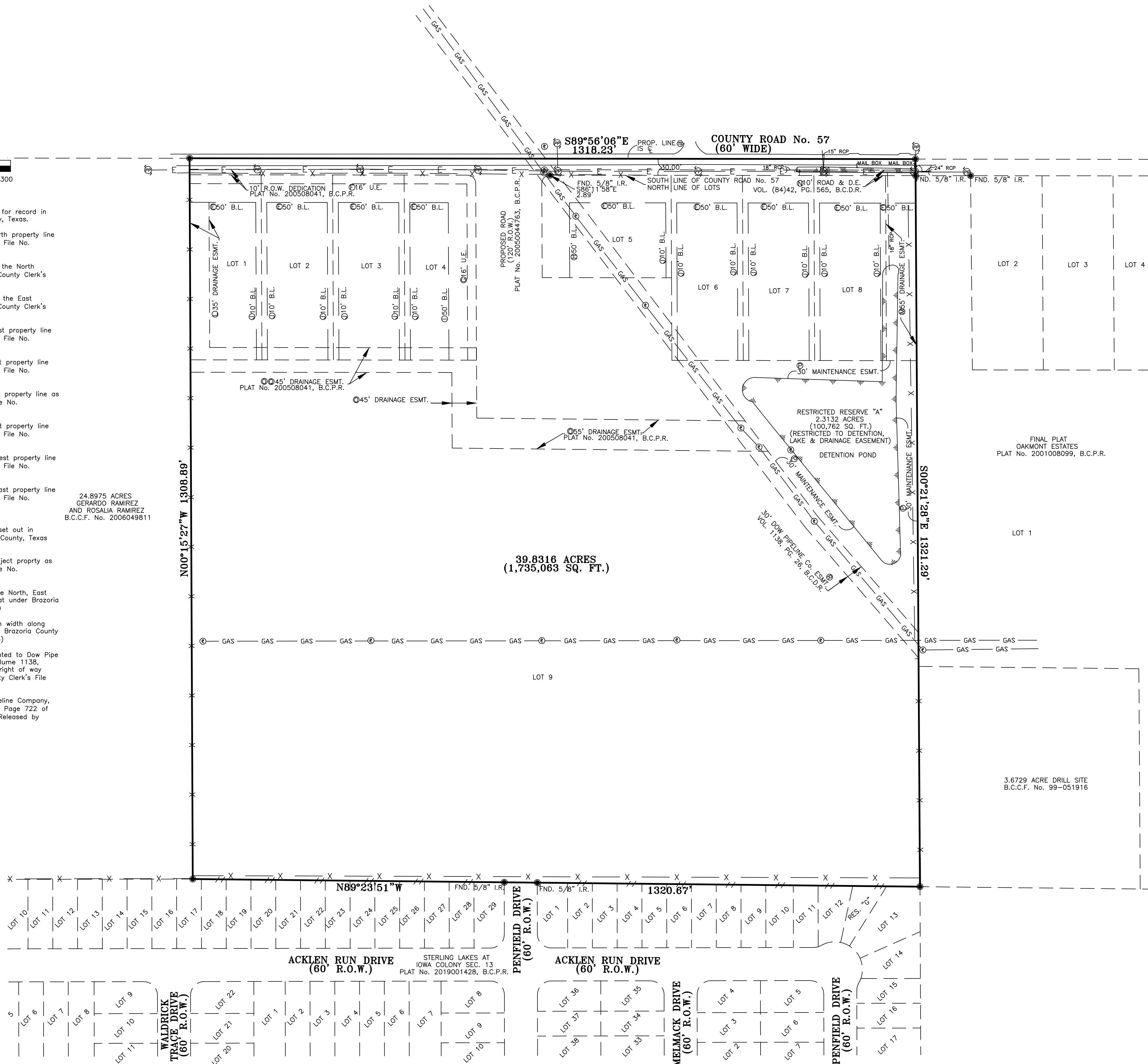


SCALE: 1" = 100'

s. Pipe line right of way easement granted to All American Pipeline Company, as set forth in instrument filed for record in Volume (88) 597, Page 722 of the Official Records of Brazoria County, Texas. (As to Lot 9) (Released by B.C.C.F. No. 2019023390)

24.8975 ACRES  
GERARDO RAMIREZ  
AND ROSALIA RAMIREZ  
B.C.C.F. No. 2006049811

	IRON ROD SET/FIND		
	POWER POLE		
	GUY ANCHOR		
	MANHOLE		
	MONITOR WELL		
	SAMPLE WELL		
	CLEANOUT		
	GATE VALVE & BOX		
	WATER METER		
	FIRE HYDRANT		
	FIRE DEPT. CONNECTION		
	TELEPHONE PEDESTAL		
	CABLE EQUIPMENT		
	ELECTRIC BOX		
	PIPELINE MARKER		
	LIGHT STANDARD		
	LIGHT		
	AREA INLET		
	PIPE BOLLARD		
	TRAFFIC SIGN		
	HANDICAPPED SIGN		
	TREE		
	FIBER OPTIC CABLE		
WOOD FENCE		—	//
CHAIN LINK FENCE		—	X
WROUGHT IRON FENCE		—	•
OWNER'S ELECTRIC		—	E
WATERLINE		—	W
GAS LINE		—	gas
TELEPHONE LINE		—	TEL
CENTER OF SWALE		—	—
TOP OF BANK		—	—



1. The surveyor has not abstracted the subject property.
2. This survey was created with the benefit of a title commitment prepared by Fidelity National Title Insurance Company, G.F. No. 1076602102025, effective date: August 30, 2021.
3. Basis of Bearings for the survey is the Colony Estates Phase I subdivision of record in Plat No. 2005044763, B.C.P.R.
4. By graphic plotting only, the subject property lies in Zone "X", areas determined to be outside the 500 Year Flood Plain, as shown on Federal Emergency Management Agency flood insurance rate map number 48039C0105K, dated 12-30-2020.
5. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
6. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
7. There was no evidence of wetlands field delineation markers observed in the process of conducting the fieldwork.
8. The property has direct, legal and physical access to County Road No 57, a dedicated public R.O.W.
9. The property described herein is the same as the property described in Fidelity National Title Insurance Company with an effective date of August 30, 2021 and the all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the property or otherwise known to me have been plotted hereon or otherwise noted up to their effect on the Property. The property described herein is also the same property described in B.C.F.C. Number 2006039755, the legal description shown hereon is the result of an on the ground survey performed by Gruller Surveying, LLC.
10. This survey was made in accordance with laws and/or Minimum Standards of the State of Texas.
11. There were no encroachments observed at the time the field work was conducted.
12. There are no gaps, gores, overlaps or hiatus inherent to the surveyed property as shown by the field survey performed and the title commitment provided.
13. All easements shown hereon are of record in Plat No. 2005044763, B.C.P.R., unless otherwise noted.

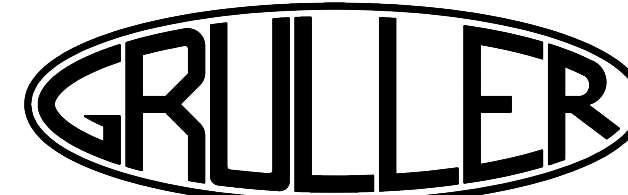
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11, 13, 14, 16, 17 & 19 of Table A thereof. The field work was completed on 10-12-2021.

Date of Plat or Map: 10-13-2021



  
Kenneth A. Gruller  
Texas Registered Professional Land Surveyor No. 5476

PLAT OF SURVEY  
ALTA/NSPS SURVEY  
OF 39.8316 ACRES  
BEING ALL OF  
FINAL PLAT  
COLONY ESTATES PHASE 1  
PLAT No. 20050044763, B.C.P.R.  
LOCATED IN THE  
NORTHWEST 1/4 OF SECTION 57,  
OF THE H.T. & B. R.R. Co. SURVEY,  
ABSTRACT No. 289,  
BRAZORIA COUNTY, TEXAS



PROFESSIONAL LAND SURVEYING  
1244 NORTH POST OAK ROAD, STE. 200  
HOUSTON, TEXAS 77055  
[www.grullersurveying.com](http://www.grullersurveying.com)

SCALE: 1" = 100'	FIELD BOOK: 2021-10	DATE: 10-12-2021
G.F. No. 1076602100205	ADDRESS: 0 COUNTY ROAD 57, IOWA COLONY, TX	
PHONE: (713) 333-1466 FAX: (713) 782-3755	DWG. NO. 45-21236	D: C.GAR. C:K.C.