Subject to conditions as set forth in instruments recorded in the Official records of Brazoria Co. Tx as follows
Any easements, building lines,as per plat and conditions, covenants and restrictions recorded in Volume 635 Page 373 and Volume 707, Page 253 of the Deed Records of Brazoria County, Texas

Building setbacks
Font 30 feet
Side 5 feet
Rear 10 feet

There are no other apparent or visible pipeline easements affecting the limits of this property

xxx) indicates record calls and distances
M indicates field measured calls and distances from assumed bearing held

THE FLOOD ZONE DESIGNATION OF THIS PROPERTY IS "AE" ACCORDING TO THE F.I.R.M. OF COMMUNITY 480072 (0)K

THE BUYERS OF THIS PROPERTY AS OF THIS SURVEY IS/ARE
EMILIO D. MATA

STATE OF TEXAS
COUNTY OF BRAZORIA

SPENCER DRIVE

THIS IS TO CERTIFY THAT I HAVE THIS DAY MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT LOTS NUMBER NINE(9) AND TEN(10) IN BLOCK NUMBER SEVEN (7) OF TRACT NUMBER TWENTY-ONE(21) OF DURAZNO GARDENS, A SUBDIVISION OF THE J.M.AND R.W. SPENCER THIRTY ONE AND FORTY-SEVEN/ONE HUNDREDTHS(31.47) ACRES OF LAND BEING TRACT NUMBER TWENTY-ONE (21) TWENTY-TWO(22) AND TWENTY-THREE(23) OF THE MRS. LUCY B. HERVEY SUBDIVISION NUMBER TWO(2), S.F. AUSTIN SEVEN AND ONE-HALF ROODS (7-1/3) LEAGUES GRANT ABSTRACT NUMBER TWENTY(20) BRAZORIA COUNTY, TEXAS, DULY RECORDED IN VOLUME NUMBER FIVE(5) AT PAGE NUMBER THREE HUNDRED FORTY-TWO(342) OF DEED RECORDS OF BRAZORIA COUNTY, TEXAS

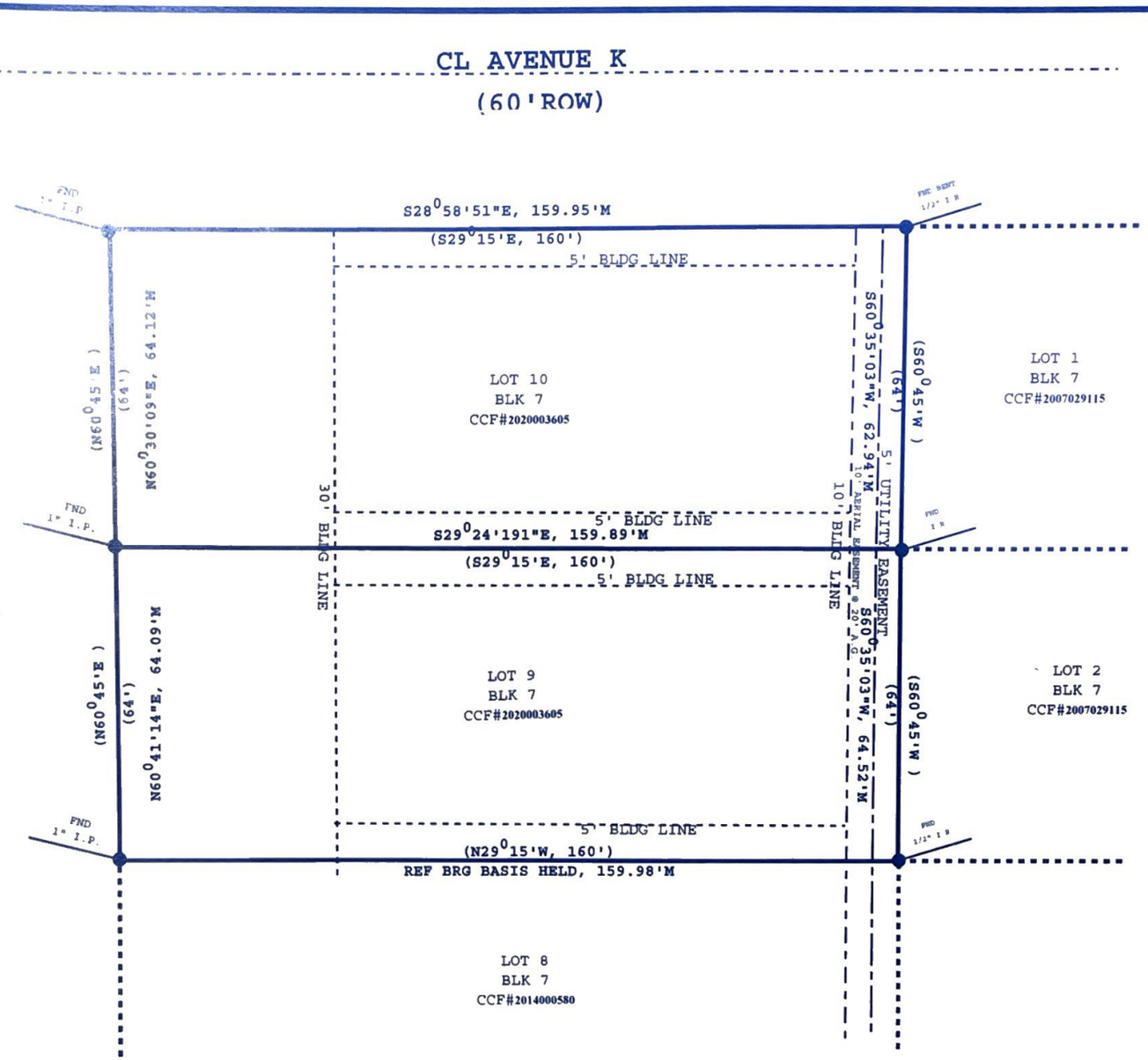
THE PLAT HEREON IS A TRUE CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, TYPE AND LOCATION OF BUILDINGS AND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF SAID PROPERTY, THE SETBACK FROM PROPERTY LINES THE DISTANCES INDICATED.

THERE ARE NO ENCROACHMENTS CONFLICTS OR PROTRUSIONS AS INDICATED.

DATE: JUNE 24,2023
SCALE: 1"=30'

S.S. AGUIRRE
REGISTERED PROFESSIONAL
LAND SURVEYOR TX. NO. 5552
64 MISTLETOE CT
F#101297-001
LAKE JACKSON, TEXAS
979-482-3529

STATE OF TEXAS REGISTERED SANTIAGO S. AGUIRRE 5552 PROFESSIONAL LAND SURVEYOR



Subject to conditions as set forth in instruments recorded in the Official records of Brazoria Co. Tx as follows
Any easements, building lines as per plat and conditions, covenants and restrictions recorded in Volume 635 Page 373 and Volume 707, Page 253 of the Deed Records of Brazoria County, Texas

Building setbacks
Front 30 feet
Side 5 feet
Rear 10 feet

There are no other apparent or visible pipeline easements affecting the limits of this property

(xxx) indicates record calls and distances
M indicates field measured calls and distances
from assumed bearing held

THE FLOOD ZONE DESIGNATION OF THIS PROPERTY IS "AE" ACCORDING TO THE F.I.R.M. OF COMMUNITY 480072 (0)K

THE BUYERS OF THIS PROPERTY AS OF THIS SURVEY IS/ARE EMILIO D. MATA

STATE OF TEXAS
COUNTY OF BRAZORIA

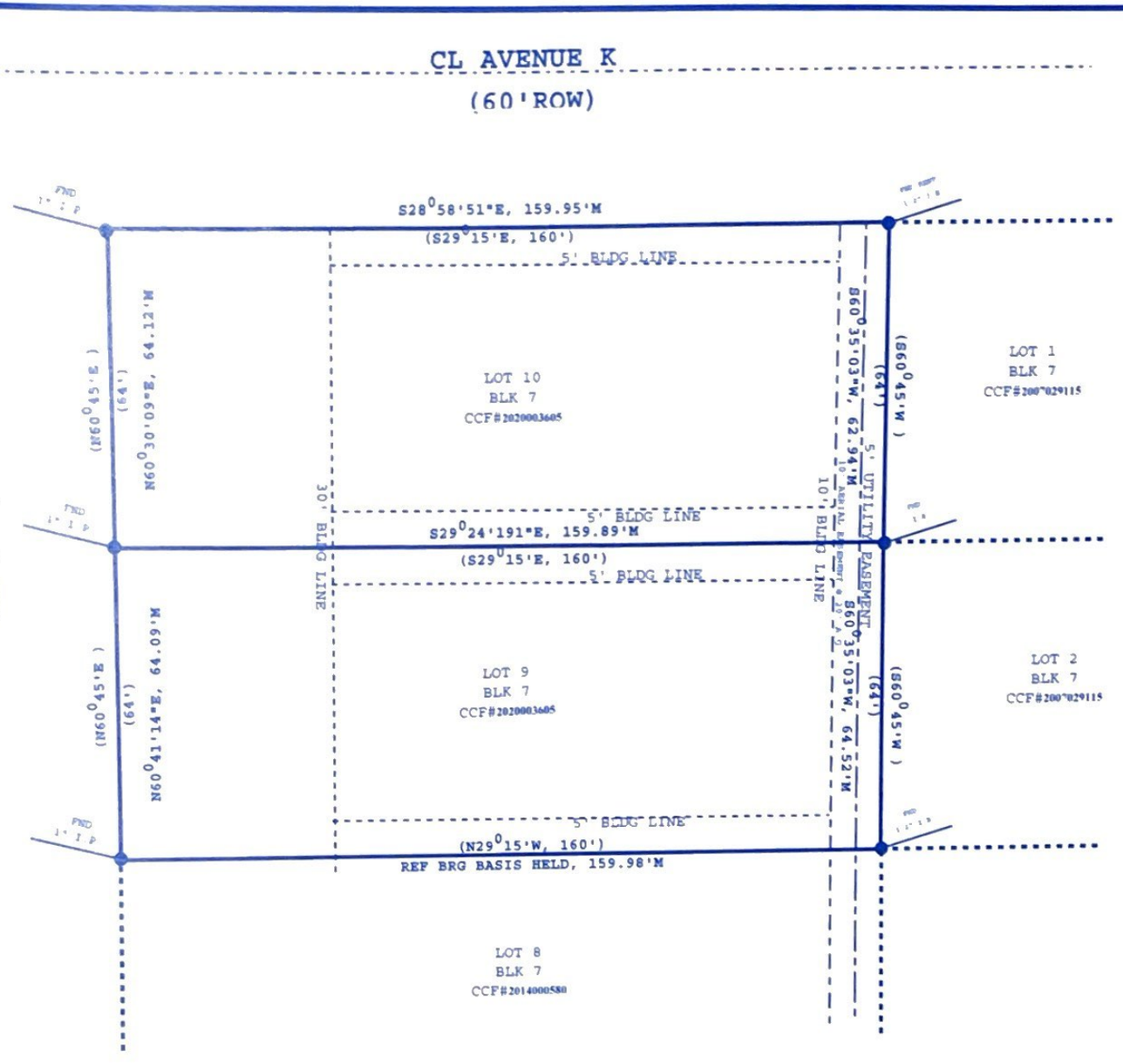
SPENCER DRIVE

THIS IS TO CERTIFY THAT I HAVE THIS DAY MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF PROPERTY LOCATED AT LOTS NUMBER NINE (9) AND TEN (10) IN BLOCK NUMBER SEVEN (7) OF TRACT NUMBER TWENTY-ONE (21) OF BRAZORIA GARDENS, A SUBDIVISION OF THE J.M. AND R.W. SPENCER THIRTY ONE AND FORTY-FOUR HUNDRETHS (31.47) ACRES OF LAND, BEING TRACT NUMBER TWENTY-SEVEN (27), TWENTY-TWO (22) AND TWENTY-THREE (23) OF THE MRS. LUCY B. HERVEY [illegible] NUMBER TWO (2) OF AUSTIN SEVEN AND ONE-THIRDS (7-1/3) LEAGUES GRANT, [illegible] NUMBER TWENTY (20), BRAZORIA COUNTY, TEXAS, DULY RECORDED IN VOLUME NUMBER FIVE (5) AT PAGE NUMBER THREE HUNDRED FORTY-TWO (342), PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, TYPE AND LOCATION OF BUILDINGS AND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF SAID PROPERTY, THE SETBACK FROM PROPERTY LINES THE DISTANCES INDICATED.

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS AS INDICATED.

DATE: JUNE 29,2023
SCALE: 1"=30'

S.S. AGUIRRE
REGISTERED PROFESSIONAL
LAND SURVEYOR TX. NO. 2552
64 MISTLE TOE CT
Job#10129?-001
LAKE JACKSON, TEXAS
979-482-3529

STATE OF TEXAS REGISTERED SANTIAGO S. AGUIRRE 2552 PROFESSIONAL LAND SURVEYOR