

1195 County Road 150

Being known as Lot 44 of the Subdivision on the Hooper and Wade Survey, Section 23, Abstract Number 420 in Brazoria County, Texas, according to the Plat thereof recorded in Volume 49, Page 161, Deed Records, Brazoria County, Texas, same being that tract of land conveyed to Cecil R. Porter and wife, Valerie G. Porter, by deed recorded in Document Number 2005072735, Official Public Records, Brazoria County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the West corner of that tract of land conveyed to Dennis Cunningham and wife, Zita Cunningham, by deed recorded in Document Number 01-018762, Official Public Records, Brazoria County, Texas and the North corner of that tract of land conveyed to Drew Mansfield and wife, Ruth Ann Mansfield, by deed recorded in Document Number 97034910, Official Public Records, Brazoria County, Texas and being the East corner of that tract of land conveyed to Jerome V. Jozwiak and wife, Dorothy B. Jozwiak, by deed recorded in Document Number 2009019221, Official Public Records, Brazoria County, Texas;

THENCE North 48 degrees 12 minutes 00 seconds West, along the Northeast line of said Jozwiak tract, passing along a tract of land conveyed to Patrick Brian Burford, spouse, Deana Jo Burford and Douglas J. Oberhoff, by deed recorded in Document Number 2008012139, Official Public Records, Brazoria County, Texas, passing along a tract of land conveyed to Johnette C. Wilkinson and Eric R. Wilkinson, wife and husband, by deed recorded in Document Number 2016033910, Official Public Records, Brazoria County, Texas, a distance of 660.16 feet to a 5/8 inch iron rod found for corner, said corner being the North corner of said Wilkinson tract and being the Southeast line of that tract of land conveyed to Robert C. Koonce, by deed recorded in Volume 506, Page 507, Deed Records, Brazoria County, Texas;

THENCE North 40 degrees 59 minutes 45 seconds East, along the Southeast line of said Koonce tract, passing at a distance of 638.20 feet to a 1/2 inch iron rod found on line for reference, continuing at a total distance of 658.48 feet to a point for corner, said corner being the East corner of said Koonce tract and being the South corner of that tract of land conveyed to Edgar L. Dohmann et ux, Janis L. Dohmann, by deed recorded in Volume 1386, Page 37, Deed Records, Brazoria County, Texas and being the West corner of that tract of land conveyed to William H. Graham, Jr., by deed recorded in Document Number 2004037119, Official Public Records, Brazoria County, Texas;

THENCE South 48 degrees 20 minutes 46 seconds East, along the Southwest line of said Graham tract, a distance of 670.47 feet to a point for corner, said corner being the South corner of said Graham tract, being the West corner of that tract of land conveyed to Camille Hicks, by deed recorded in Volume 1211, Page 258, Deed Records, Brazoria County, Texas and being the North corner of that tract of land conveyed to Christal M. Albrecht and Joseph T. Sawma, husband and wife, by deed recorded in Document Number 2014020917, Official Public Records, Brazoria County, Texas;

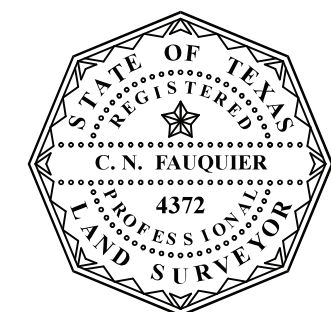
THENCE South 41 degrees 52 minutes 55 seconds West, along the Northwest line of said Albrecht/Sawma tract, passing at a distance of 30.16 feet to a 1/2 inch iron rod found on line for reference, passing along at a distance of 300.30 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Albrecht/Sawma tract and the North corner of the aforesaid Cunningham tract, continuing at a total distance of 660.12 feet to the POINT OF BEGINNING and containing 438,626 square feet or 10.07 acres of land.

SURVEYOR'S CERTIFICATE

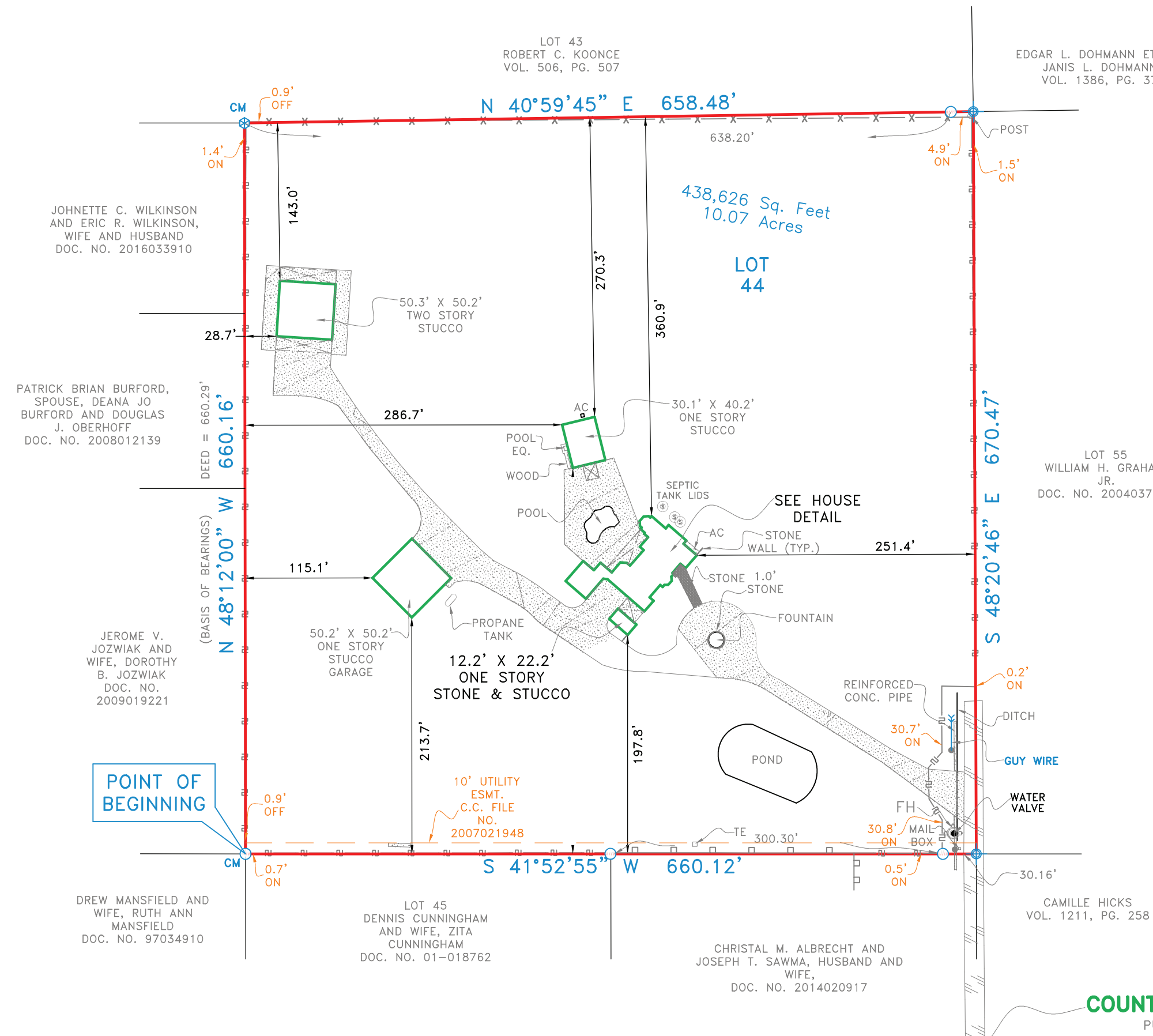
The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to Keen Alfred Umbehr II, Tiffany Pankratz-Umbehr, First State Bank Mortgage and StarTex Title, in connection with the transaction described in G.F. No. 49181702687 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as are indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 11th day of September, 2017

C.N. Fauquier
C.N. Fauquier
Registered Professional Land Surveyor No. 4372

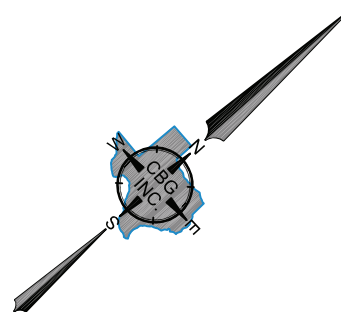
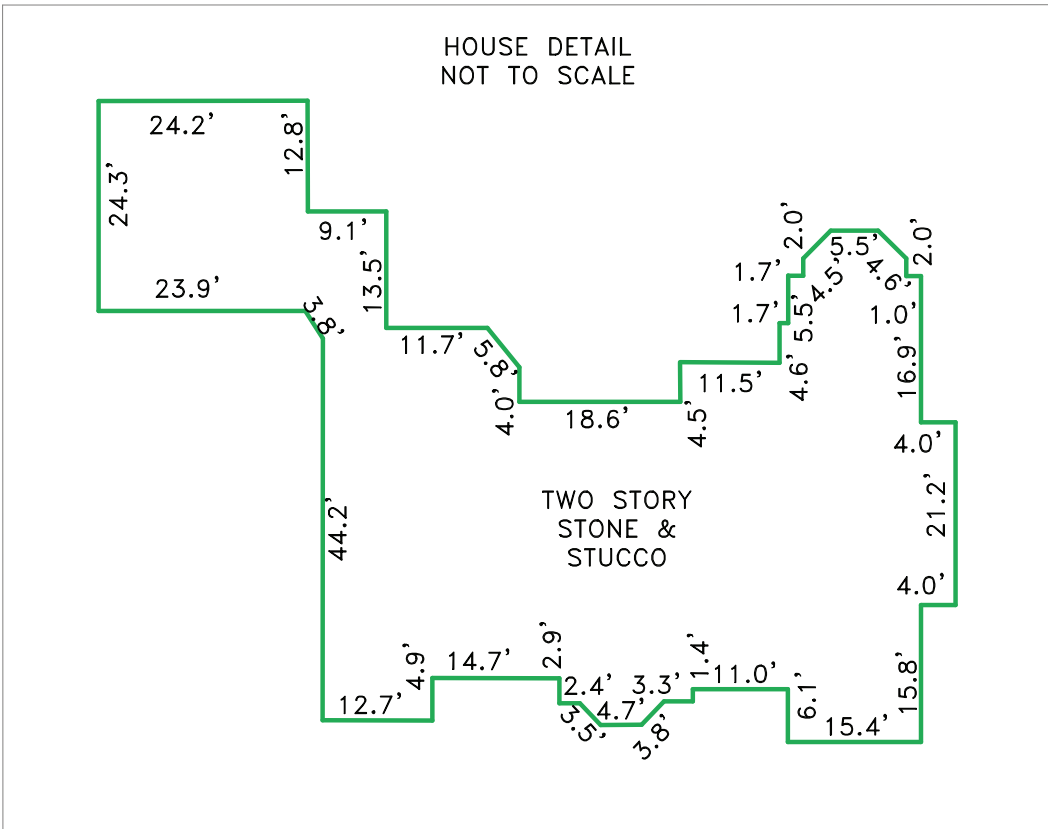


ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____



POINT OF BEGINNING

COUNTY ROAD 150
PUBLIC R.O.W.



NOTE: According to the F.I.R.M. in Map No. 48039C01351, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

NOTES:
BEARINGS ARE BASED UPON DEED RECORDED IN DOC. NO. 2005072735.
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN C.C. FILE NO. 2005072735

REVISIONS		
DATE	BY	NOTES

LEGEND	
CM	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
●	POWER POLE
⊗	POINT FOR CORNER
⊙	COLUMN
AC	AIR CONDITIONING
⊗	FIRE HYDRANT
— OES — OES	OVERHEAD ELECTRIC SERVICE
— OHP — OHP	OVERHEAD POWER LINE
▨	COVERED PORCH, DECK OR CARPORT
▨	CONCRETE PAVING
▨	GRAVEL/ROCK ROAD OR DRIVE
▨	ASPHALT PAVING
▨	CHAIN LINK FENCE
▨	WOOD FENCE
▨	0.5" WIDE TYPICAL BARBED WIRE
▨	IRON FENCE
▨	PIPE FENCE
▨	DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	09/11/17	1719568	SEE CERT.	BG

10.07 ACRES

LOT 44, HOOPER AND WADE SURVEY, SEC. 23, ABST. 420

BRAZORIA COUNTY, TEXAS

1195 COUNTY ROAD 150