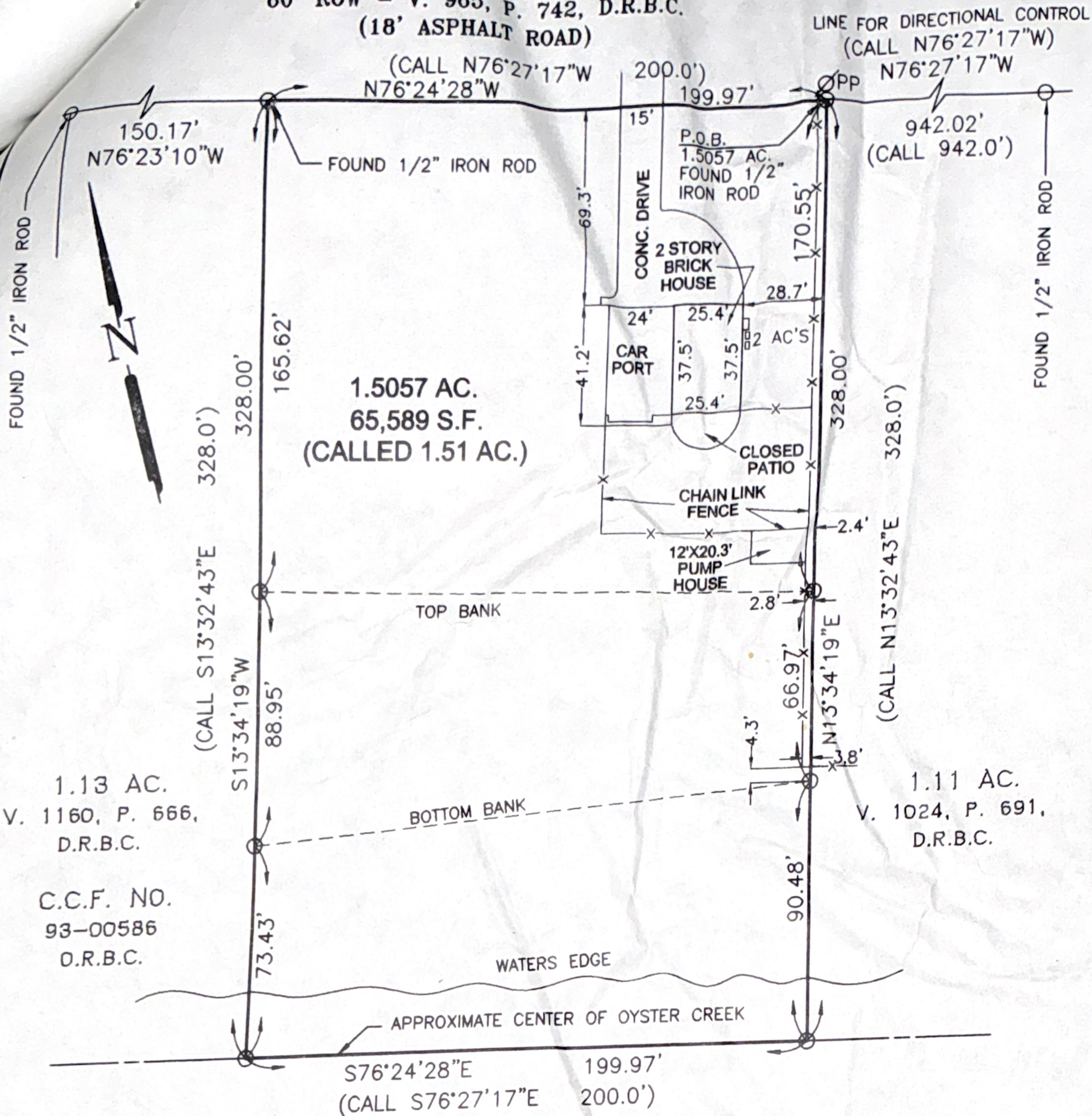


PECAN ESTATES ROAD
 60' ROW - V. 965, P. 742, D.R.B.C.
 (18' ASPHALT ROAD)

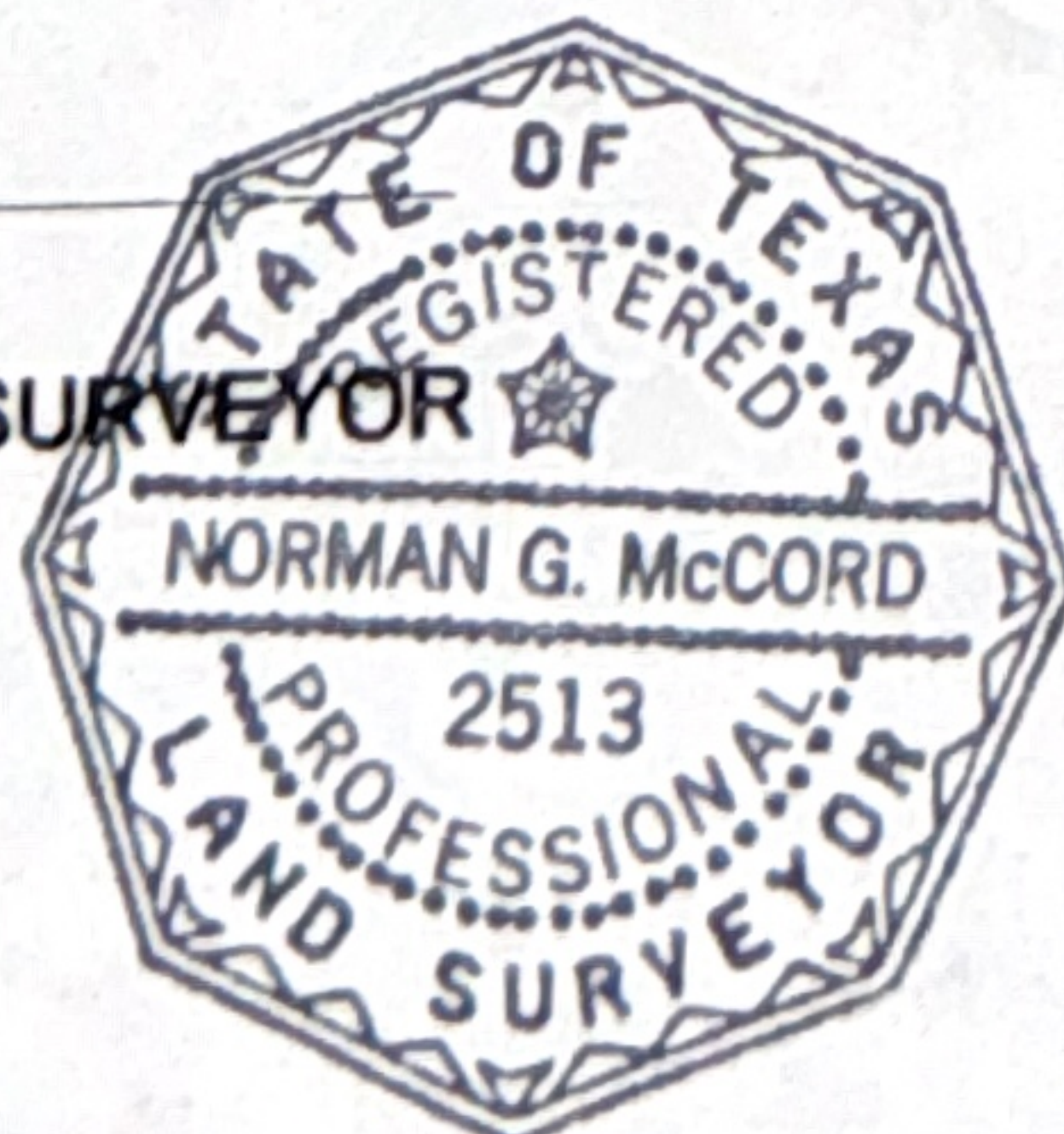


SURVEY PLAT

BEING A 1.5057 AC. (CALLED 1.51 AC.) TRACT OF LAND IN THE CORNELIUS SMITH SURVEY, ABSTRACT 129, BRAZORIA COUNTY, TEXAS, AND BEING THAT TRACT DESCRIBED IN DEED EXECUTED ON MAY 20, 1985, AND RECORDED IN VOLUME (85)160, PAGE 397, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

SIGNED: *Norman G. McCord*

NORMAN G. MCCORD
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REG. NO. 2513



DATE: 1-6, 1999

LEGEND

- D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
- O.R.B.C. = OFFICIAL RECORDS OF BRAZORIA COUNTY
- C.C.F. NO. = COUNTY CLERK'S FILE NUMBER
- X = FENCE
- O = SET 1/2" IRON ROD UNLESS OTHERWISE NOTED

NOTES:

(1) THIS PLAT IS PREPARED ALONG WITH A WRITTEN DESCRIPTION OF PROPERTY SURVEYED



BAKER & LAWSON, INC.

300 EAST CEDAR STREET
 ANGLETON, TEXAS
 (409)849-6681

SCALE: 1" = 50'
 DRAWING DATE: 10-23-97
 DRAWING FILE: 6184.DWG

JOB NO. 6184

DESCRIPTION OF 1.5057 AC. (TRACT 5B-1B, PECAN ESTATES, UNRECORDED SUB.):

BEING A 1.5057 ACRE (65,589 SQUARE FEET) TRACT OF LAND IN THE CORNELIUS SMITH SURVEY, ABSTRACT 129, BRAZORIA COUNTY, TEXAS, AND BEING THAT TRACT DESCRIBED IN DEED EXECUTED ON MAY 20, 1985, AND RECORDED IN VOLUME (85)160, PAGE 397, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS; SAID 1.5057 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

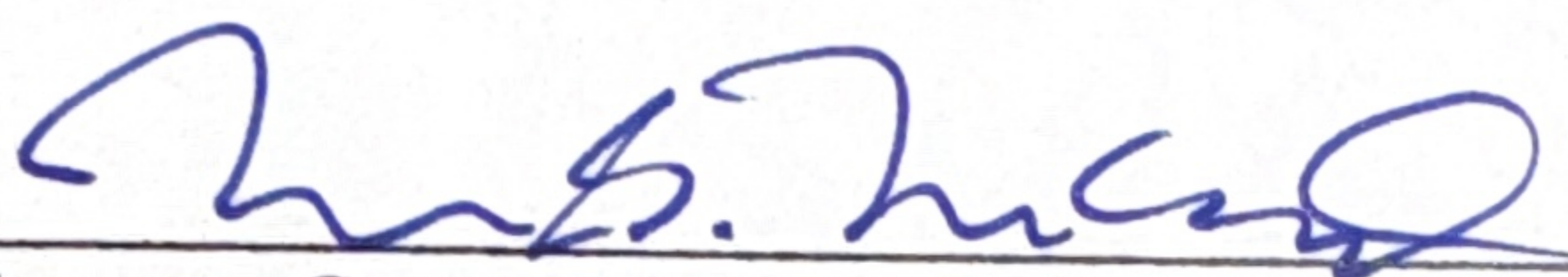
BEGINNING at a one-half inch iron rod found at the Northeasterly corner of said 1.5057 acre tract on the Southerly right-of-way line of Pecan Estates Road (60 feet wide, described in Volume 965, Page 742, Deed Records of Brazoria County, Texas), and being the Northwesterly corner of a 1.11 acre tract of land described in Volume 1024, Page 691, Deed Records of Brazoria County, Texas; a one-half inch iron rod was found at the beginning of a curve on said road right-of-way line which bears South $76^{\circ} 27' 17''$ East (line for directional control) a distance of 942.02 feet (called South $76^{\circ} 27' 17''$ East, 942.0 feet);

- 1) THENCE North $76^{\circ} 24' 28''$ West, along the Northerly line of said 1.5057 acre tract and along the Southerly right-of-way line of Pecan Estates Road, a distance of 199.97 feet (called North $76^{\circ} 27' 17''$ West, 200.0 feet) to a one-half inch iron rod found at the Northwesterly corner of said 1.5057 acre tract and the Northeasterly corner of a 1.13 acre tract described in deed recorded in Volume 1160, Page 666, Deed Records of Brazoria County, Texas, and in deed recorded under County Clerk's file number 93-00586, Official Records of Brazoria County, Texas; a one-half inch iron rod was found at the Northwesterly corner of said 1.13 acre tract which bears North $76^{\circ} 23' 10''$ West a distance of 150.17 feet;
- 2) THENCE South $13^{\circ} 34' 19''$ West, along the Westerly line of said 1.5057 acre tract and along the Easterly line of said 1.13 acre tract, at 165.62 feet passing a one-half inch iron rod set on line, at 254.57 feet passing a one-half inch iron rod set on line, and continuing for a total distance of 328.00 feet (called South $13^{\circ} 32' 43''$ West, a distance of 328.00 feet) to the approximate center of Oyster Creek;
- 3) THENCE South $76^{\circ} 24' 28''$ East, along the approximate center of Oyster Creek, a distance of 199.97 feet (called South $76^{\circ} 27' 17''$ East, 200.0 feet) to the Southeasterly corner of said 1.5057 acre tract and the Westerly line of said 1.11 acre tract;

DESCRIPTION OF 1.5057 AC. (TRACT 5B-1B, PECAN ESTATES, UNRECORDED SUB.):

Page 2 of 2 pages.

- 4) THENCE North 13° 34' 19" East, along the Easterly line of said 1.5057 acre tract and along the Westerly line of said 1.11 acre tract, at 90.48 feet passing a one-half inch iron rod set on line, at 157.45 feet passing a one-half inch iron rod set on line, and continuing for a total distance of 328.00 feet (called North 13° 32' 43" East, 328.0 feet) to the POINT OF BEGINNING and containing 1.5057 acre (65,589 square feet) of land. This description is based on a survey performed under the supervision of the undersigned on October 2, 1997, and is prepared along with a survey plat representing said survey.



Norman G. McCord, R.P.L.S.
Registered Professional Land Surveyor
Reg. No. 2513

Date: 1-6, 19 99
Job 6184
6184d1.doc



Baker & Lawson, Inc.
300 E. Cedar
Angleton, Texas 77515
409-849-6681