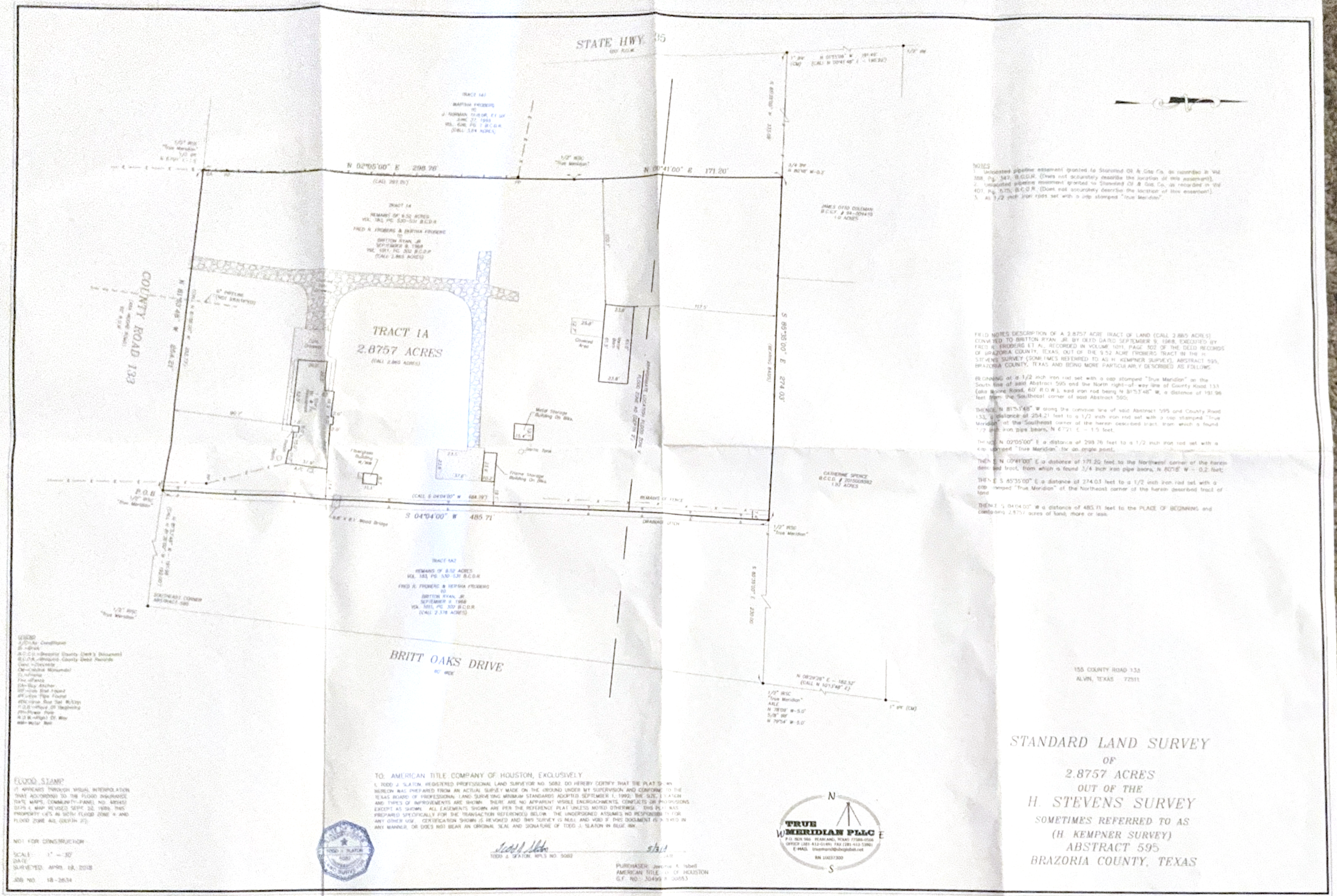

NOTES:
1. Unlocated pipeline easement granted to Stanolind Oil & Gas Co. as recorded in Vol. 388, Pg. 347, B.C.D.R. (Does not accurately describe the location of this easement).
2. Unlocated pipeline easement granted to Stanolind Oil & Gas Co. as recorded in Vol. 401, Pg. 575, B.C.D.R. (Does not accurately describe the location of this easement).
3. All 1/2 inch iron rods set with a cap stamped "True Meridian".

FIELD NOTES DESCRIPTION OF A 2.8757 ACRE TRACT OF LAND (CALL 2.865 ACRES) CONVEYED TO BRITTON RYAN, JR. BY DEED DATED SEPTEMBER 9, 1968, EXECUTED BY FRED R. FRIDBERG ET AL, RECORDED IN VOLUME 1011, PAGE 302 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, OUT OF THE 9.52 ACRE FRIDBERG TRACT IN THE H. STEVENS SURVEY (SOMETIMES REFERRED TO AS H. KEMPNER SURVEY), ABSTRACT 595, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set with a cap stamped "True Meridian" on the South line of said Abstract 595 and the North right-of-way line of County Road 133 (aka Moore Road, 60' R.O.W.), said iron rod bearing N 81°53'48" W, a distance of 191.96 feet from the Southeast corner of said Abstract 595;

THENCE N 81°53'48" W along the common line of said Abstract 595 and County Road 133, a distance of 254.21 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" at the Southeast corner of the herein described tract, from which a found 1/2 inch iron pipe bears, N 67°21' E - 1.5 feet;

THENCE N 02°05'00" E a distance of 298.76 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" for an angle point;

THENCE N 00°41'00" E a distance of 171.20 feet to the Northwest corner of the herein described tract, from which a found 3/4 inch iron pipe bears, N 80°08' W - 0.2 feet;

THENCE S 85°35'00" E a distance of 274.03 feet to a 1/2 inch iron rod set with a cap stamped "True Meridian" of the Northeast corner of the herein described tract of land;

THENCE S 04°04'00" W a distance of 485.71 feet to the PLACE OF BEGINNING and containing 2.8757 acres of land, more or less.

LEGEND
A/C=Air Conditioner
Blk=Block
B.C.D.R.=Brazoria County Clerk's Document
B.C.D.R.=Brazoria County Deed Records
Conc.=Concrete
Det=Detail Monumnt
El.=Electric
Fnc.=Fence
Grv=Guy Anchor
IRF=Iron Rod Found
IPF=Iron Pipe Found
IRSC=Iron Rod Set W/Cap
R.O.W.=Right Of Way
Pl=Power Pole
R.O.W.=Right Of Way
WM=Water Meter

FLOOD STAMP
IT APPEARS THROUGH VISUAL INTERPOLATION THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 485459 0175 C MAP REVISED SEPT. 22, 1989, THIS PROPERTY LIES IN NON FLOOD ZONE X AND FLOOD ZONE AE, (DEPTH 2').

NOT FOR CONSTRUCTION

SCALE: 1" = 30'
DATE SURVEYED: APRIL 18, 2018

JOB NO. 18-2634

TO: AMERICAN TITLE COMPANY OF HOUSTON, EXCLUSIVELY

I, TODD J. SLATON, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5082, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CONFORMS TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING MINIMUM STANDARDS ADOPTED SEPTEMBER 1, 1992; THE SIZE, LOCATION AND TYPES OF IMPROVEMENTS ARE SHOWN. THERE ARE NO APPARENT VISIBLE ENCROACHMENTS, CONFLICTS OR PROTRUSIONS EXCEPT AS SHOWN. ALL EASEMENTS SHOWN ARE PER THE REFERENCE PLAT UNLESS NOTED OTHERWISE. THIS PLAT WAS PREPARED SPECIFICALLY FOR THE TRANSACTION REFERENCED BELOW. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR ANY OTHER USE. CERTIFICATION SHOWN IS REVOKED AND THIS SURVEY IS NULL AND VOID IF THIS DOCUMENT IS ALTERED IN ANY MANNER, OR DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE OF TODD J. SLATON IN BLUE INK.

TODD J. SLATON
5082
SURVEY

Todd J. Slaton 5/3/18
TODD J. SLATON, RPLS NO. 5082 DATE

PURCHASER: Jerome A. Isbell
AMERICAN TITLE CO. OF HOUSTON
G.F. NO.: 30499 & 30883

N
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OFFICE (281) 412-0486 FAX (281) 412-5390
E-MAIL truemerid@sbcglobal.net
S
FIRM NO. 10037300

155 COUNTY ROAD 133
ALVIN, TEXAS 77511

STANDARD LAND SURVEY
OF
2.8757 ACRES
OUT OF THE
H. STEVENS SURVEY
SOMETIMES REFERRED TO AS
(H. KEMPNER SURVEY)
ABSTRACT 595
BRAZORIA COUNTY, TEXAS