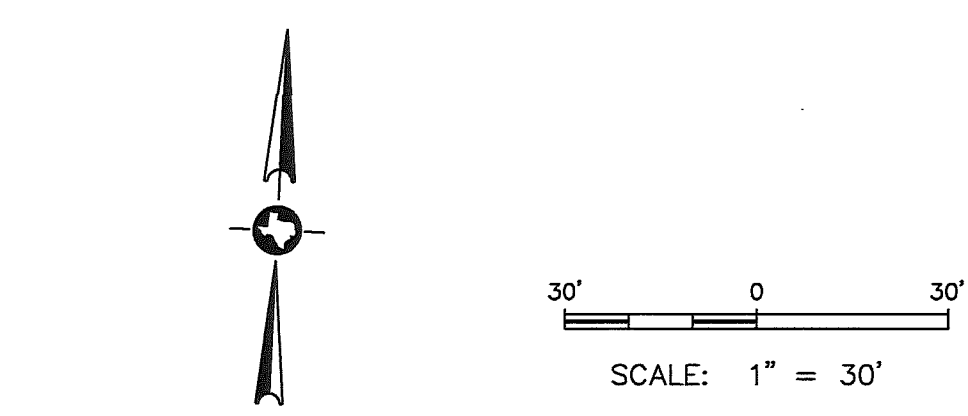




□	PAD
↗	UTILITY POLE
⊙	TELEPHONE MARKER
←	POWER POLE
⋈	WATER VALVE
⬥	FIRE HYDRANT
W.L.E.	WATER LINE EASEMENT
⬥	BENCHMARK
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
I.R.	IRON ROD
P.T.P.	PINCHED TOP PIPE
R.O.W.	RIGHT-OF-WAY
GW	GUY WIRE
WSE	WATER AND STORM SEWER EASEMENT
EE	ELECTRICAL EASEMENT
T.C.	TITLE COMMITMENT

Survey of 3.28 acres (142,973 Square Feet) of land, situated in the **H. T. & B. R. R. CO. SURVEY SECTION 10, ABSTRACT NUMBER 505**, City of Pearland, Brazoria County, Texas, being a portion of that certain 238.414 acre tract of land conveyed by Peyton Martin Trustee to MHI Partnership, LTD by instrument dated July 29, 2003 and recorded under Brazoria County Clerk's File Number 2003046549 of the Brazoria County Official Records; said 3.28 acres and being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch pinched top pipe found at the Southwest corner of aforesaid 238.414 acre tract, being the East right-of-way line of a called 40 foot wide road (not opened) as reflected on the Allison-Richey Gulf Coast Home Co. Subdivision, as found of record under Volume 2, Pages 23 and 24, of the Brazoria County Plat records, also being the Southwest corner of a 10 foot right-of-way dedication to the City of Pearland as found of record within Avalon Terrace Section 1, a subdivision of record under Volume 24, Page 288 of the Brazoria County Plat Records;

THENCE, N 02°52'26"W along and with the East right-of-way line of said 40 foot wide road (not opened), being the West property line of aforesaid 238.44 acre tract and the West line of said 10 foot right-of-way dedication, a distance of 10.00 feet to an iron rod with cap stamped "Cotton Survey" found on the North right-of-way line of F.M. 518 (a.k.a. Broadway), called 120 foot wide road, being the Southwest corner of the herein described tract and the **POINT OF BEGINNING** hereof;

THENCE, N 02°52'26" W along and with the common property line of the herein described tract, and the East right-of-way line of said 40 foot wide road, a distance of 299.71 feet to a 5/8 inch iron rod found at the Southwest corner of Restricted Reserve "E" of aforesaid Avalon Terrace Section 1, being the Northwest hereof;

THENCE, N 87°07'57"E along and with the South property line of said Restricted Reserve "E", and of Lots 1 through 7, Block One (1) of Avalon Terrace Section 1, a distance of 478.60 feet to an iron rod with cap stamped "Cotton Survey" found at the Northwest corner of Restricted Reserve "B" of said Avalon Terrace Section 1, being the Northeast corner of the herein described tract;

THENCE, S 02°38'15"E along and with the West property line of Restricted Reserve "B", a distance of 266.09 feet to an iron rod with cap stamped "Cotton Survey" found at the north corner of a cut-back;

THENCE, S 42°19'50"W, along said cut-back, a distance of 49.53 feet to an iron rod with cap stamped "Cotton Survey" found at the Southwest corner of said Restricted Reserve "B", being a point on the existing North right-of-way line of said F.M. 518 and the Southeast corner of the herein described tract;

THENCE, S 87°17'54"E along and with the North right-of-way line of F.M. 518, being the South property line of the herein described tract, a distance of 442.36 feet the **POINT OF BEGINNING** and containing a calculated area of 3.28 acres (142,973 square feet) of land.

November 11, 2016
October 19, 2018 (Revised to add new Title Commitment information)
October 26, 2018 (Revised to amend flood zone definition)

To: Veekay Commercial, LLC and assigns.

I hereby attest that on the above date, the herein described tract of land was surveyed on the ground and under my direction; that this map, together with dimensions as shown hereon, accurately represents the facts as found on the ground this date, and; this survey has been prepared in accordance with the Texas Board of Professional Surveyors Practices Act and General Rules of Practice and Procedure, current revision, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II, Land Title Survey.



GeoSurv, LLC

Dale L. Hardy
Registered Professional
Land Surveyor 4847

Notes:

- 1.) Subject property lies in Zone "X", defined by FEMA as areas determined to be outside 500-year floodplain as scaled from Flood Insurance Rate Map Community--Panel Number 48039C 0040i, map revised September 22, 1999.
- 2.) Elevations shown herein are based on City of Pearland GPS Monument #2, Elevation 42.48', NGVD 1929, 1987 adjustment.
- 3.) This survey has been prepared based on Title Commitment provided by Chicago Title Insurance Company, G.F. #CIT196898927, issued September 18, 2018.
- 4.) Items referenced in Schedule "B" of Title Commitment by Chicago Title Insurance Company, G.F. #CIT196898927 as 10.e, 10.f (except for B.C.C.F. #2004052863), 10.g, 10.h do not APPLY to this property.
- 5.) This property is subject to restrictive covenants of record under Brazoria County Clerk's File Numbers 2017047421 and 2017047422.

F.M. 518
(A.K.A. BROADWAY)
(120' R.O.W.)

LINE	DISTANCE	BEARING
L1	49.53'	S 42°19'50" W



P.O. Box 246, League City, Texas 77574
281-554-7739 409-765-8030 Fax: 281-554-8928