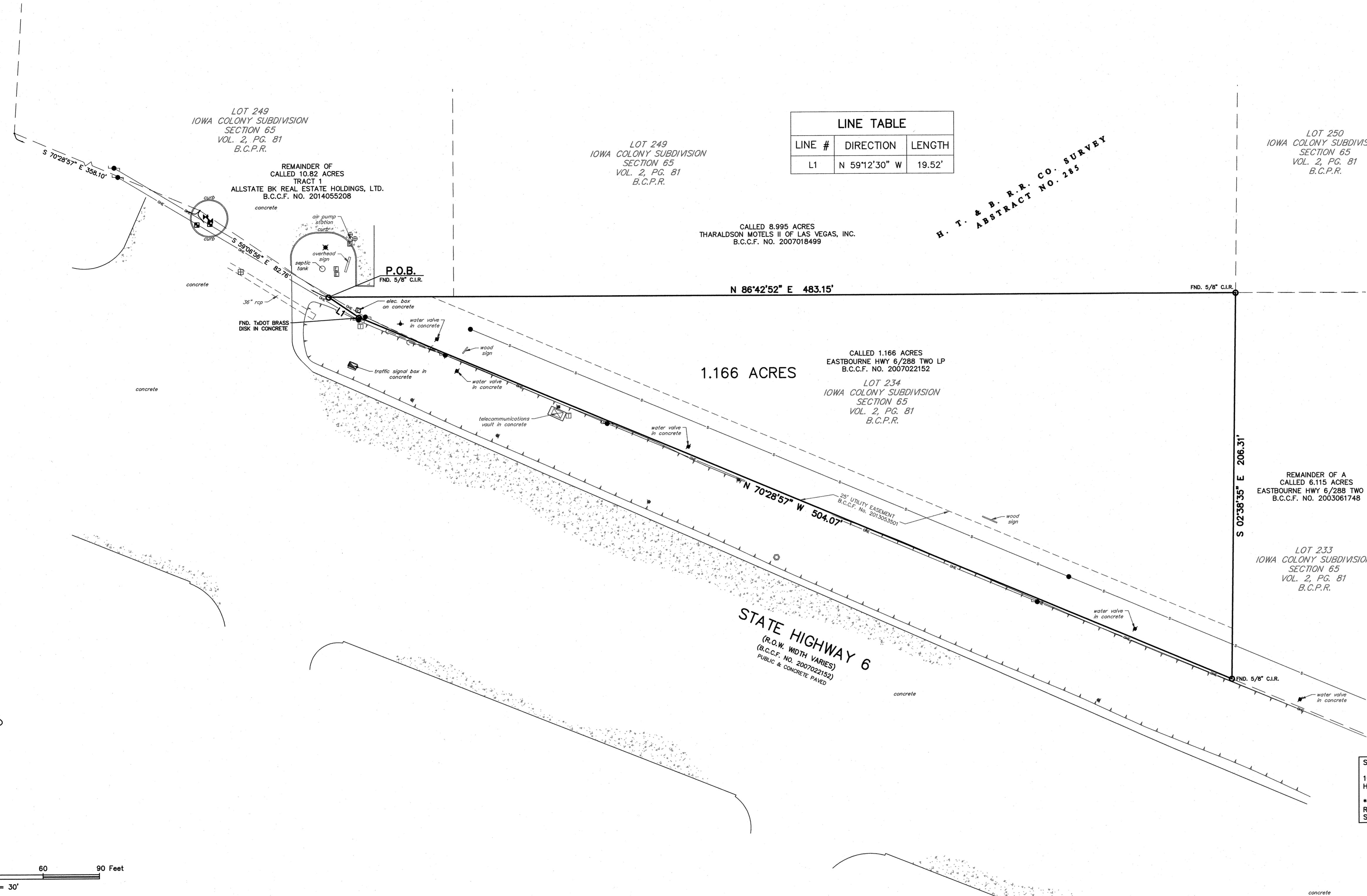
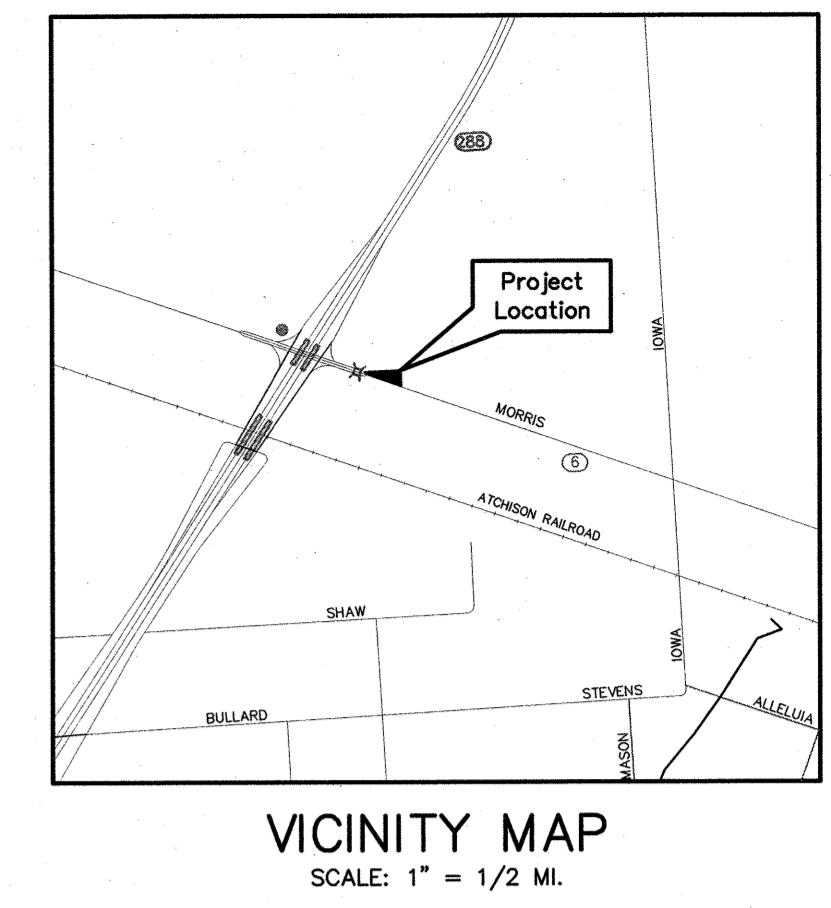


STATE HIGHWAY 288
(R.O.W. WIDTH VARIES)
(B.C.C.F. NO. 2007022152)
PUBLIC & CONCRETE PAVED



LINE TABLE

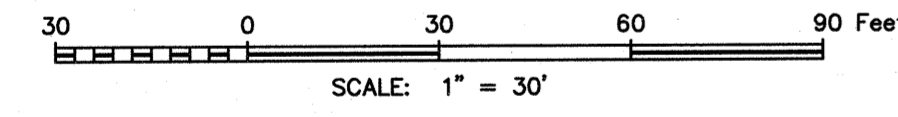
LINE #	DIRECTION	LENGTH
L1	N 59°12'30" W	19.52'



- LEGEND
- ⊞ AREA INLET
 - MANHOLE
 - ⊙ BOLLARD
 - ⊙ POWER POLE
 - ⊙ DOWN GUY
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ WATER METER
 - ⊙ BLOWOFF VALVE
 - ⊙ SIGN
 - ⊙ AREA LIGHT
 - ⊙ TELEPHONE ENCLOSURE
 - ⊙ TELEPHONE CABLE MARKER
 - ⊙ ELECTRIC BOX
 - ⊙ TRAFFIC SIGNAL BOX
 - ⊙ TRAFFIC SIGNAL POLE
 - ⊙ TOP OF BANK
 - ⊙ OVERHEAD ELECTRIC LINE
 - ⊙ SANITARY SEWER
 - ⊙ CONCRETE

- ABBREVIATIONS
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 - No. = NUMBER
 - PG. = PAGE
 - R.O.W. = RIGHT OF WAY
 - SAN. SWR. = SANITARY SEWER
 - U.E. = UTILITY EASEMENT
 - VOL. = VOLUME
 - P.O.B. = POINT OF BEGINNING
 - FND. = FOUND
 - I.R. = IRON ROD
 - C.I.R. = CAPPED IRON ROD
 - TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
 - ROP = REINFORCED CONCRETE PIPE

SCHEDULE "B", ITEM 10 EXCEPTION NOTES:
10(d)-UTILITY EASEMENT, B.C.C.F. No. 2013053501, AFFECTS SURVEYED PROPERTY, PLOTTED HEREON
*ONLY THOSE ITEMS LISTED IN SCHEDULE "B" OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON AND RELISTED ABOVE WERE CONSIDERED IN PREPARATION OF THIS SURVEY.



METES AND BOUNDS DESCRIPTION OF 1.166 ACRES

Being a tract of land containing 1.166 acres, located in the H.T. & B. R.R. Company Survey, Section 65, Abstract Number 285, in Brazoria County, Texas; Said 1.166 acre tract being all of a called 1.166 acre tract of land recorded in the name of Eastbourne Hwy 6/288 Two LP, in Brazoria County Clerk's File Number (B.C.C.F. No.) 2007022152, some being out of Lot 234 of Iowa Colony Subdivision, Section 65, a subdivision of record in Volume 2, Page 81, of the Brazoria County Plat Records (B.C.P.R.); Said 1.166 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod found at the west corner of said 1.166 acre tract, on the south line of the remainder of a called 10.82 acre tract of land described as Tract 1 and recorded in the name of Allstate BK Real Estate Holdings, Ltd., in B.C.C.F. No. 2014055208, on the northeast Right-of-Way (R.O.W.) line of State Highway 6 (width varies);

THENCE, North 86° 42' 52" East, with the north line of said 1.166 acre tract and the south lines of said remainder tract and a called 8.995 acre tract of land recorded in the name of Tharaldson Motels II of Las Vegas, Inc., in B.C.C.F. No. 2007018499, a distance of 483.15 feet to a 5/8-inch capped iron rod found at the northeast corner of said 1.166 acre tract and the northwest corner of the remainder of a called 6.115 acre tract of land recorded in the name of Eastbourne Highway 6/288 Two, LP, in B.C.C.F. No. 2003061748;

THENCE, South 02° 38' 35" East, with the line common to said 1.166 acre tract and said 6.116 acre tract, a distance of 206.31 feet to a 5/8-inch capped iron rod found at the southeast corner of said 1.166 acre tract on the northeast R.O.W. line of said State Highway 6;

THENCE, with the southwest line of said 1.166 acre tract and the northeast R.O.W. line of said State Highway 6, the following two (2) courses:

1. North 70° 28' 57" West, a distance of 504.07 feet to a Texas Department of Transportation brass disk in concrete found at an angle point;
2. North 59° 12' 30" West, a distance of 19.52 feet to the POINT OF BEGINNING and containing 1.166 acres of land.

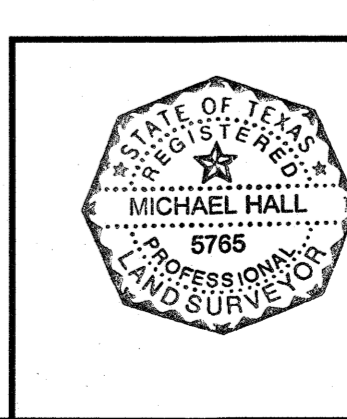
NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY ALAMO TITLE INSURANCE, OF No. ATCH-01COM-ATCH16059208TH, EFFECTIVE DATE OF MAY 2, 2016 AND ISSUE DATE OF MAY 9, 2016, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY. NO OTHER RESEARCH REGARDING ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD AFFECTING THE SURVEYED PROPERTY HAS BEEN PERFORMED BY THE SURVEYOR.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
3. ONLY THOSE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY.
4. A METES AND BOUNDS DESCRIPTION OF THE SURVEYED PROPERTY WAS PREPARED IN CONJUNCTION WITH AND ACCOMPANIES THIS SURVEY.

TO: EASTBOURNE HWY 6/288 TWO LP; JSC FEDERAL CREDIT UNION; AND ALAMO TITLE INSURANCE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY, AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

Michael Hall
MICHAEL HALL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO.: 5765



LAND TITLE SURVEY
OF
1.166 ACRES
OUT OF
LOT 234, IOWA COLONY SUBDIVISION,
SECTION 65, A SUBDIVISION RECORDED IN
VOLUME 2, PAGE 81,
BRAZORIA COUNTY PLAT RECORDS
IN THE
H. T. & B. R.R. CO. SURVEY, SECTION 65
ABSTRACT NO. 285
BRAZORIA COUNTY, TEXAS

CIVIL-SURV
LAND SURVEYING, L.C.

5909 WEST LOOP SOUTH, SUITE #200 TPLS No. 10143800 OFFICE: (713) 839-9181
BELLARE, TEXAS 77401 Email: michael@civil-surv.net FAX: (713) 839-9020

SCALE: 1" = 30'	DATE: 05/24/16	PROJECT NO.: CS 16056	FIELD BOOK NO.:	DRAWN BY: S.L.	CHECKED BY: M.H.
				DRAWING NO.: 1 OF 1	

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480077, DATED JUNE 5, 1988, INDICATES THAT THIS TRACT IS WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS SHOWN ON MAP AND PANEL NO. 480390210H. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNINGS: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MANMADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

County: Brazoria
Project: JSC Manvel
M&B No: 16-082
CS Job No: 16056

METES AND BOUNDS DESCRIPTION OF 1.166 ACRES

Being a tract of land containing 1.166 acres, located in the H.T. & B. R.R. Company Survey, Section 65, Abstract Number 285, in Brazoria County, Texas; Said 1.166 acre tract being all of a called 1.166 acre tract of land recorded in the name of Eastbourne Hwy 6/288 Two LP, in Brazoria County Clerk's File Number (B.C.C.F. No.) 2007022152, same being out of Lot 234 of Iowa Colony Subdivision, Section 65, a subdivision of record in Volume 2, Page 81, of the Brazoria County Plat Records (B.C.P.R.); Said 1.166 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch capped iron rod found at the west corner of said 1.166 acre tract, on the south line of the remainder of a called 10.82 acre tract of land described as Tract 1 and recorded in the name of Allstate BK Real Estate Holdings, Ltd., in B.C.C.F. No. 2014055208, on the northeast Right-of-Way (R.O.W.) line of State Highway 6 (width varies);

THENCE, North 86° 42' 52" East, with the north line of said 1.166 acre tract and the south lines of said remainder tract and a called 8.995 acre tract of land recorded in the name of Tharaldson Motels II of Las Vegas, Inc., in B.C.C.F. No. 2007018499, a distance of 483.15 feet to a 5/8-inch capped iron rod found at the northeast corner of said 1.166 acre tract and the northwest corner of the remainder of a called 6.115 acre tract of land recorded in the name of Eastbourne Highway 6/288 Two, LP, in B.C.C.F. No. 2003061748;

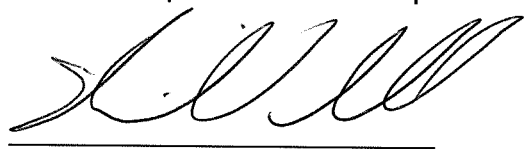
THENCE, South 02° 38' 35" East, with the line common to said 1.166 acre tract and said 6.116 acre tract, a distance of 206.31 feet to a 5/8-inch capped iron rod found at the southeast corner of said 1.166 acre tract on the northeast R.O.W. line of said State Highway 6;

THENCE, with the southwest line of said 1.166 acre tract and the northeast R.O.W. line of said State Highway 6, the following two (2) courses:

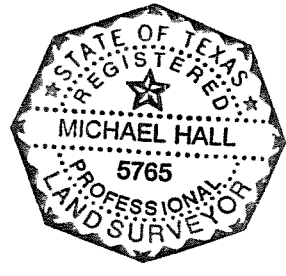
1. North 70° 28' 57" West, a distance of 504.07 feet to a Texas Department of Transportation brass disk in concrete found at an angle point;

2. North 59° 12' 30" West, a distance of 19.52 feet to the **POINT OF BEGINNING** and containing 1.166 acres of land.

A Land Title Survey of the herein described tract was prepared in conjunction with and accompanies this description.



Michael Hall, R.P.L.S.
Texas Registration Number 5765



CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
May 24, 2016