

VICINITY MAP
(1" = 1 MILE)

LOT 2 METES AND BOUNDS DESCRIPTION

BEING all of Lot 2, Block 1, of the Sea Bass Addition, an addition to the City of Pearland, Brazoria County, Texas, according to the map or plat thereof recorded in Document No. 2019014894, of the Plat Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set (Y = 13,758,654.12', X = 3,133,372.22') marking the common south corner of said Lot 2 and Lot 1, said Block 1, being on the north line of Bailey Road (also known as County Road 101, a variable width right-of-way);

THENCE South 87° 19' 28" West, along said north line, a distance of 213.86 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the common south corner of said Lot 2 and that certain called 5.00 acre tract of land described in deed to Ross Shurtleff, as recorded in Document No. 1985002053, of the Official Public Records of Brazoria County, Texas;

THENCE North 02° 34' 36" West, along the common line of said Lot 2 and said called 5.00 acre tract, a distance of 320.84 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking common west corner of said Lot 2 and Lot 3, said Block 1;

THENCE along the common line of said Lots 2 and 3 the following three (3) courses:
 1) North 87° 25' 24" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set;
 2) South 02° 34' 36" East, a distance of 45.32 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set;
 3) South 88° 59' 52" East, a distance of 164.38 feet to a 5/8-inch iron rod with cap stamped "FRONTIER 10082900" set marking the common north corner of said Lots 1 and 2;

THENCE South 02° 32' 03" East, along the common line of said Lots 1 and 2, a distance of 264.89 feet to the **POINT OF BEGINNING** and containing 1.39 acres (60,335 square feet) of land.

The undersigned hereby certifies that (a) this survey plat is true, correct and accurate representation of the above property; (b) the size, location and type of buildings and improvements are as shown; (c) the lines and dimensions of said property are as indicated; (d) an on the ground survey was conducted and meets the minimum requirements set forth by the Texas Board of Professional Land Surveying; (e) EXCEPT AS SHOWN HEREON: There are no visible easements, rights-of-way, encroachments, protrusions, or conflicts. This survey is not to be used for construction purposes. There may be restrictions, zoning requirements or other matters limiting the use of this property. Any new construction is subject to the rules and regulations of the governing entity.

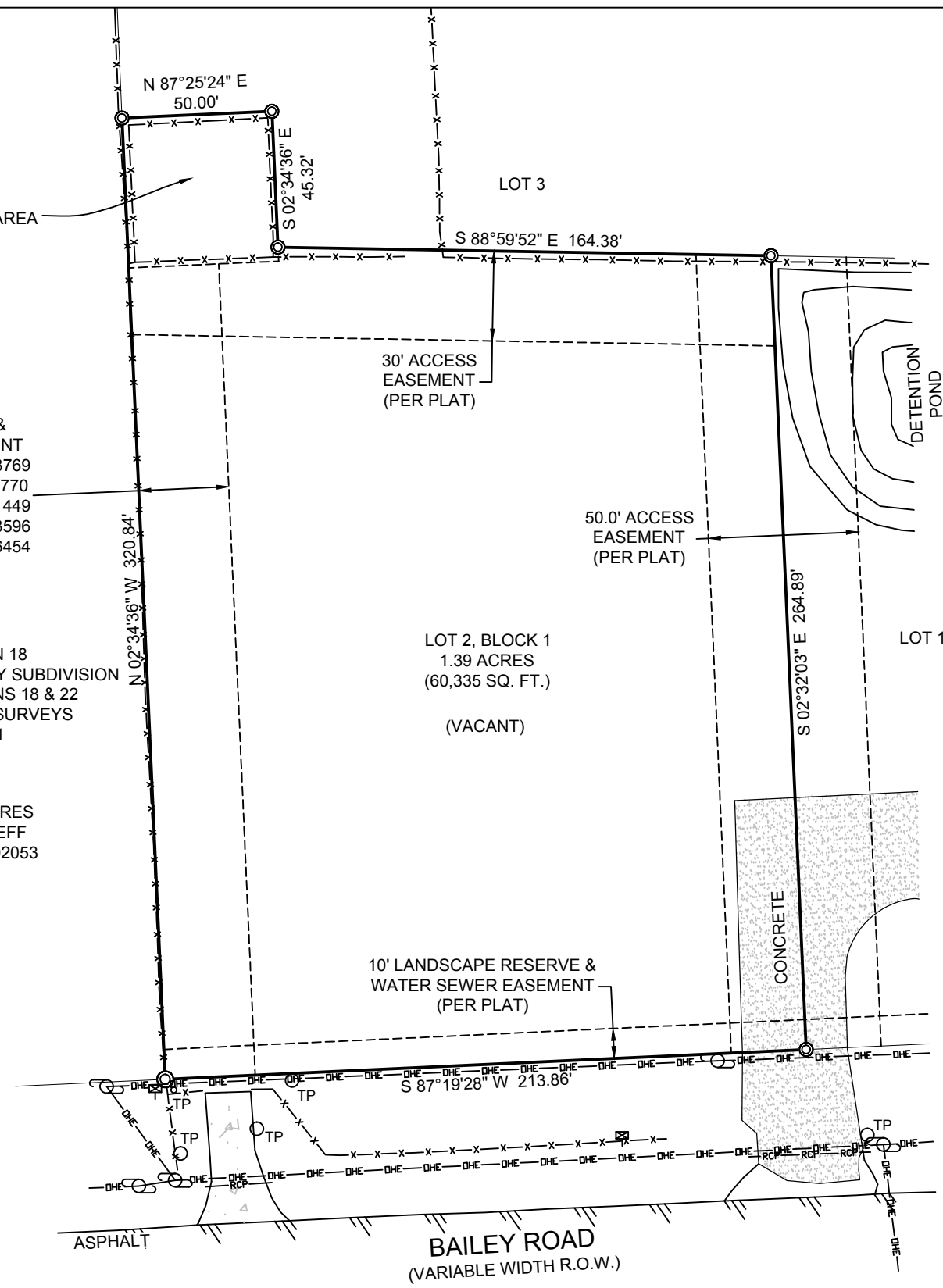
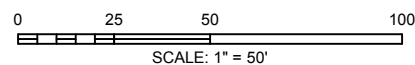
FRONTIER
SURVEYING COMPANY
WWW.FRONTIERSURVEYING.COM
710 BUFFALO ST., SUITE 700
CORPUS CHRISTI, TEXAS 78401
TBPLS FIRM NO. 10082900
PHONE: (361) 881 - 8044

2,500 SQ. FT. EASEMENT AREA
 DOC. NO. 2007063769
 DOC. NO. 2007063770
 DOC. NO. 2014001449
 DOC. NO. 2015043596
 DOC. NO. 2018026454
 O.R.B.C.T.

30.0' ACCESS & UTILITY EASEMENT
 DOC. NO. 2007063769
 DOC. NO. 2007063770
 DOC. NO. 2014001449
 DOC. NO. 2015043596
 DOC. NO. 2018026454
 O.R.B.C.T.

LOT 11, SECTION 18
 KANAWHA TEXAS COMPANY SUBDIVISION
 OF PARTS OF SECTIONS 18 & 22
 OF THE HT&B RR CO SURVEYS
 VOL. 2, PG. 51
 P.R.B.C.T.

CALLED 5.00 ACRES
 ROSS SHURTLEFF
 DOC. NO. 1985002053
 O.R.B.C.T.



NOTES

- Coordinates and bearings are based on NAD83 (2011), Texas South Central Zone. All distances are U.S. Survey Feet (grid). Vertical datum is NAVD 88 (GEOID 12B).
- Title Commitment issued by Chicago Title Insurance Company, G.F. No. 19-4290, effective date January 2, 2020.
- No evidence was observed that this property is used as a solid waste dump, sump or sanitary landfill.
- No markers were observed for delineation of wetlands.
- The subject property lies within the limits of the City of Pearland, Brazoria County, Texas and is zoned "NS" Neighborhood Services.
- The subject property **DOES NOT** appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48039C00401, dated September 22, 1999.

TITLE COMMITMENT EXCEPTIONS:

- (10b)-All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule "B" or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. **(STANDARD EXCEPTION)**
- (10e)-Water sewer easement(s) 10 feet in width along the south (front) property line(s), as shown by the recorded plat of said subdivision. **(SHOWN)**
- (10f)-Landscape reserve(s) 10 feet in width along the south (front) property line(s), as shown by the recorded plat of said subdivision. **(SHOWN)**
- (10g)-Access easement 25 feet in width along the east (side) property line, as shown by the recorded plat of said subdivision. **(SHOWN)**
- ~~(10h)-Unlocated easement as granted to Harris Oil Co. filed for record under Volume 204, Page 534, of the Deed Records of Brazoria County, Texas. **(UNABLE TO DETERMINE LOCATION)**~~
- (10i)-Subject to the ZONING ORDINANCES now in force in the City of Pearland, Texas. **(SUBJECT PARCEL IS WITHIN THE LIMITS OF CITY OF PEARLAND)**
- (10j)-Terms, conditions, provisions and stipulations of the Wastewater Maintenance Agreement as evidenced by an affidavit recorded in Instrument Number: 2019029643, Official Public Records, Brazoria County, Texas. **(DOES NOT AFFECT)**
- (10m)-Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in/under Volume 338, Page 545 of the Deed Records of Brazoria County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). **(NOT SURVEY RELATED, DESCRIBES PORTIONS OF SUBJECT PARCEL)**
- (10n)-Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in/under Volume (86) 357, Page 810 of the Deed Records of Brazoria County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). **(NOT SURVEY RELATED, DESCRIBES AREA COVERING SUBJECT PARCEL)**
- (10p)-Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded in/under Brazoria County Clerk's File No. 99 052312. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). **(NOT SURVEY RELATED, DESCRIBES AREA COVERING SUBJECT PARCEL)**
- (10q)-All interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained instrument recorded in/under Volume 708, Page 110 of the Deed Records of Brazoria County, Texas. **(NOT SURVEY RELATED, DESCRIBES AREA COVERING SUBJECT PARCEL)**
- (10x)-Easement:
 Purpose: Access & Utility
 Recorded: in Instrument Nos. 2007063769, 2007063770, 2014001449, 2015043596 and 2018026454, of the Official Public Records, Brazoria County, Texas. **(SHOWN)**
- (10y)-Any and all easements, building lines, and conditions, covenants, and restrictions as set forth in plat recorded under Document No. 2019014894 of the Plat Records of Brazoria County, Texas. **(SHOWN)**
- (10z)-Consequences, if any, including rights and interests of others, arising out of or evidenced by the following matters as disclosed on this survey:
 1) Fences inside and outside of the North, South and West property lines. **(SHOWN)**

LEGEND

- X-X-X-X- WIRE FENCE
- DHE-DHE- OVERHEAD ELECTRIC LINE
- RCP-RCP- REINFORCED CONCRETE PIPE
- ⊙ SET 5/8" IRON ROD WITH CAP STAMPED "FRONTIER 10082900"
- ⊠ AT&T MARKER
- ⊕ UTILITY POLE
- TP TELEPHONE PEDESTAL

TITLE SURVEY

Being all of Lot 2, Block 1, of the Sea Bass Addition, an addition to the City of Pearland, Brazoria County, Texas, according to the map or plat thereof recorded in Document No. 2019014894, of the Plat Records of Brazoria County, Texas

Job Number:	1910004	Scale:	1" = 50'
Field Date:	11/25/2019	Checked by:	AWK
Field Tech(s):	CW	Office Tech(s):	CMB
Drawing Date:	1/15/2020	Revision:	