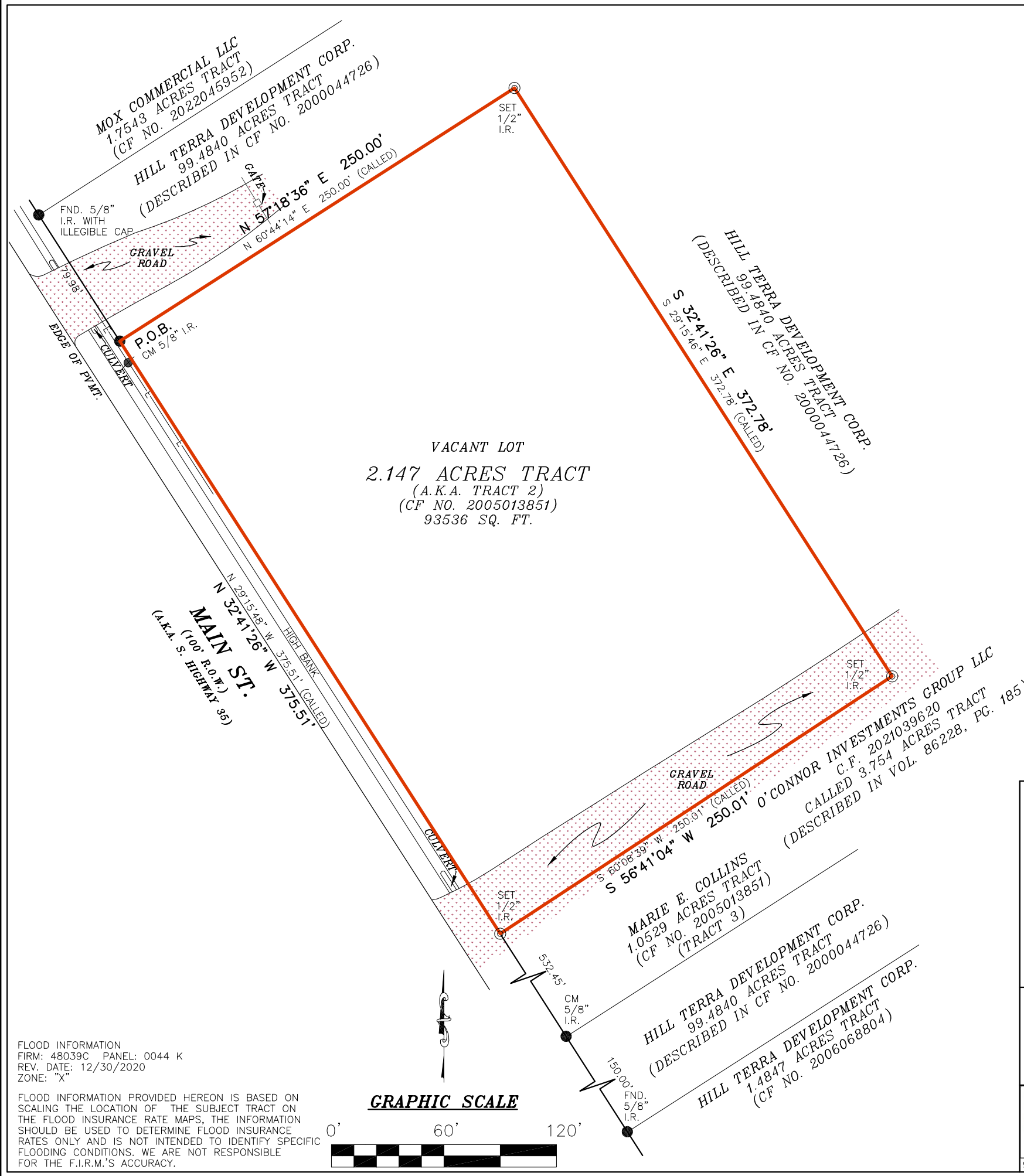




LEGEND

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
 - OVERHEAD ELECTRIC
 - SET 1/2" IRON ROD WITH CAP
 - FOUND IRON ROD
 - POWER POLE
 - CONTROL MONUMENT

SURVEYOR'S NOTE(S):
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY GF NO. FTH-86F-FAH23001775CF ISSUED ON 03/03/23.

BASIS OF BEARING, TEXAS COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

NO RECORDED BUILDINGS LINES FOUND. FUTURE DEVELOPMENTS SHOULD REFER TO JURISDICTIONAL AGENCIES FOR REQUIREMENTS.

THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ABSTRACTING OR FUTURE DEVELOPMENT STIPULATIONS. FUTURE DEVELOPMENT IS THE RESPONSIBILITY OF ENGINEERS/ARCHITECT. EASEMENTS AND SETBACKS ARE ONLY LIMITED TO WHAT IS DECLARED IN THE TITLE COMMITMENT PRESENTED TO OSC AT THE TIME OF THE SURVEY ORDER.

THERE EXIST A PIPELINE EASEMENT AS RECORDED IN VOLUME 294, PAGE 637, VOLUME 411, PAGE 544, VOLUME 311, PAGE 185, VOLUME 394, PAGE 415, VOLUME 1057, PAGE 640, VOLUME 621, PAGE 573, VOLUME 664, PAGE 375, DEED RECORDS, BRAZORIA COUNTY, TEXAS.

Being a 2.147 acre tract of land located in the H.T. & B. Rail Road Company Survey, A-551, Brazoria County, Texas; said 2.147 acre tract being all of a called 2.1473-acre tract (A.K.A. Tract 2), described in Clerk's File Number 2005013851, of the Official Records of, Brazoria County (O.R.B.C.), Texas; said 2.147 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone);

BEGINNING at a 5/8-inch iron rod found on the northeast right-of-way line of State Highway 35 (100 feet wide) for the west corner of said 2.1473-acre tract and a westerly corner of a called 99.4840-acre tract described in a deed to Dixie Sand Pit, L.P., in Clerk's File Number 2000044726 of the O.R.B.C.;

THENCE, North 57 degrees 18 minutes 36 seconds East, a distance of 250.00 feet, with the common line of said 2.1473-acre tract and said 99.4840-acre tract to a 1/2-inch iron rod with cap stamped "OSC" set for the north corner of said 2.1473-acre tract and an interior corner of said 99.4840-acre tract;

THENCE, South 32 degrees 41 minutes 26 seconds East, a distance of 372.78 feet, continuing with the common line of said 2.1473-acre tract and said 99.4840-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the east corner of said 2.1473-acre tract, the north corner of a called 3.754-acre tract described in a deed to Michael W. Evans in Volume 86228, Page 185 of the Deed Records of Brazoria County, Texas (D.R.B.C.) and a westerly corner of said 99.4840-acre tract;

THENCE, South 56 degrees 41 minutes 04 seconds West, a distance of 250.01 feet, with the common line of said 2.1473-acre tract and 3.754-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the common west corner of said 2.1473-acre tract and said 3.754-acre tract on the northeast R.O.W. line of said State Highway 35;

THENCE, North 32 degrees 41 minutes 26 seconds West, a distance of 375.51 feet, with the southwest line of said 2.1473-acre tract common to the said northeast R.O.W. line, to the POINT OF BEGINNING and containing 2.147 acres of land.

I, LUTHER J. DALY, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to FIDELITY NATIONAL TITLE AGENCY, INC. and FIT ACQUISITIONS LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey. Description: BEING A 2.1473 ACRE PARCEL OF LAND recorded in Clerk's File 2005013851, of the Map/Deed and Plat Records of BRAZORIA County, Texas. located in the H.T. & B. RAILROAD COMPANY SURVEY, A-551 Borrower/Owner: FIT ACQUISITIONS LLC Address: 0 S. HIGHWAY 35, PEARLAND, TX 77581 GF No. FTH-86F-FAH23001775CF

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:

PROPERTY PHOTOGRAPH:

Overland Consortium Inc.
Surveyors

Tel: 281-940-8869 Fax: 281-207-6476

999 E. BASSE ROAD, SUITE 180 BOX 521, SAN ANTONIO, TEXAS 78212

LAND TITLE SURVEY

JOB NO.:	2303038843	NO.	REVISION	DATE
DATE:	03/30/23			
DRAWN BY:	MM/AM			
APPROVED BY:	LJD			



FIRM REGISTRATION NO. 10190700

LUTHER J. DALY, R.P.L.S.

Registered Professional Land Surveyor

Registration No. 6150

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