

METES AND BOUNDS DESCRIPTION OF A 9.6251 ACRE TRACT

A TRACT OR PARCEL OF LAND CONTAINING 9.6251 ACRE TRACT OR 419,268.19 SQUARE FEET OF LAND BEING OUT OF AND A PART OF A CALLED 10 ACRE TRACT BEING THE SAME TRACT CONVEYED TO DORIS T. GRAHAM DESCRIBED IN WARRANTY DEED IN INSTRUMENT IN VOLUME 847, PAGE 771 OF THE BRAZORIA COUNTY DEED RECORDS IN THE H. T. & B. R.R. CO. SURVEY, ABSTRACT 241 BRAZORIA COUNTY, TEXAS SAID 9.6251 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a ½ inch iron pipe found in the North right-of-way line of County Road No. 91 (Fite Road – 80 ft. in width) marking the Southeast corner of the herein described tract and the Southwest corner of a called 7.15 acre tract conveyed to Eduardo & Maria A. Villarreal in instrument recorded in Clerk's File No. 93-026599 of the Brazoria County Deed Records;

THENCE South 87 degrees 15 minutes 57 seconds West with the North right-of-way line of County Road No. 91 and the South boundary line of the herein described tract a distance of 330.00 ft. to a 3/8 inch iron rod set with cap marking the Southwest corner of the herein described tract and the Southeast corner of a called 6.0 acre tract conveyed to Bohemian Properties, Inc. in instrument recorded in Clerk's File No. 93-026136 of the Brazoria County Deed Records;

THENCE North 02 degrees 40 minutes 47 seconds West with the West boundary line of the herein described tract and the East boundary line of said called 6.0 acre tract and passing the Southeast corner of a so called 2.394 acre tract conveyed to H. L. & P. in instrument recorded in Volume 1135, Page 113 of the Brazoria County Deed Records and passing the Southeast corner of a called 1.280 acre tract conveyed Linda A. Halsey a total distance of 1269.71 ft. to a 1 ½ inch galvanized iron pipe found marking the Northwest corner of the herein described tract and the Southwest corner of Lot 1, Block 1 of Cotton-Farrington Subdivision;

THENCE North 87 degrees 07 minutes 07 seconds East with the North boundary line of the herein described tract a distance of 135.50 ft. to a 1 ½ inch galvanized iron pipe found marking the Southeast corner of Lot 1, Block 1 of Cotton-Farrington Subdivision and the Southwest terminus corner of Morenci Street (60 ft. in width);

THENCE North 87 degrees 09 minutes 59 seconds East with the South terminus right-of-way line of Morenci Street a distance of 60.03 ft. to a 5/8 inch iron rod found in the North boundary line of the herein described tract and the Southwest corner of Lot 9 of Sandoval Subdivision;

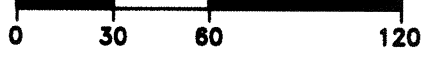
THENCE North 87 degrees 19 minutes 20 seconds East with the South boundary line of Lot 9 of Sandoval Subdivision a distance of 134.73 ft. to a 1 ¼ inch galvanized iron pipe found marking the Northeast corner of the herein described tract and the Northwest corner of said Villarreal Tract;

THENCE South 02 degrees 40 minutes 05 seconds East with the East boundary line of the herein described tract and the West boundary line of said Villarreal Tract a distance of 1270.03 ft. to the PLACE OF BEGINNING and containing 9.6251 acres of land.



GRAPHIC SCALE:

SCALE: 1" = 60'-0"



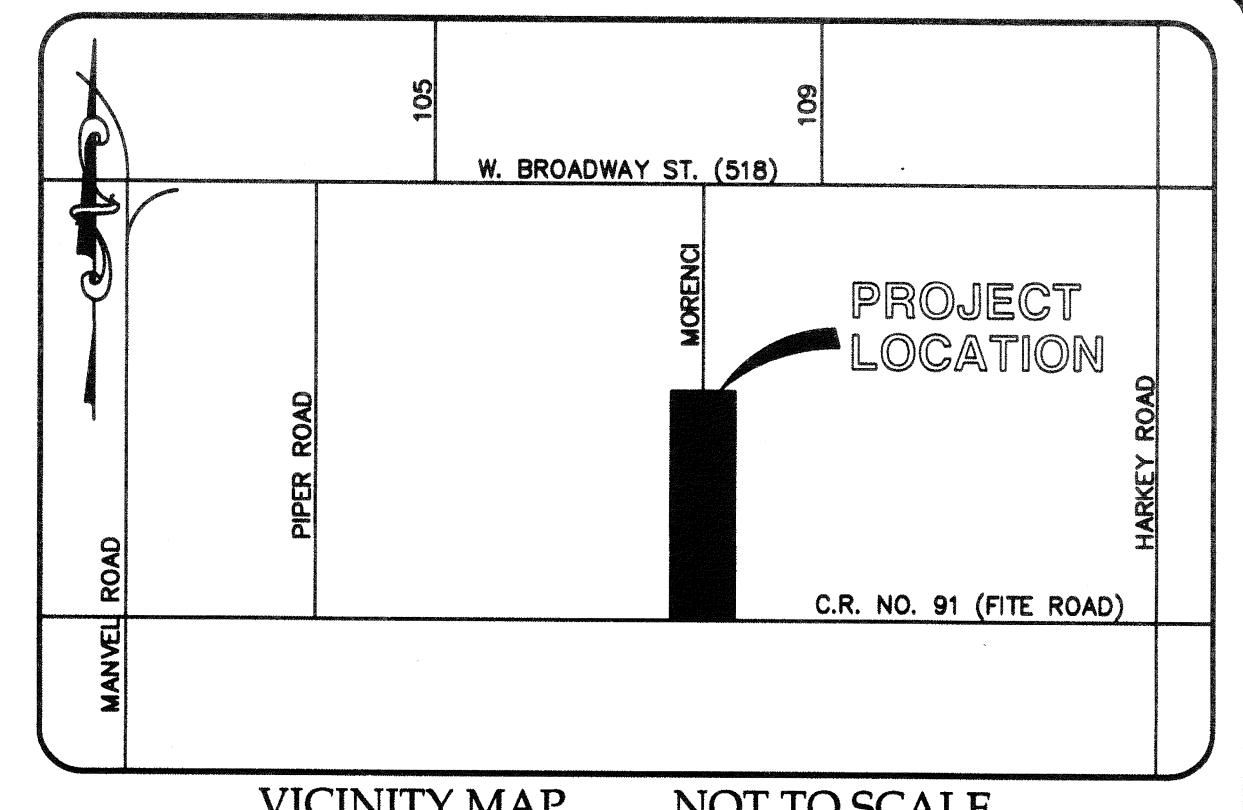
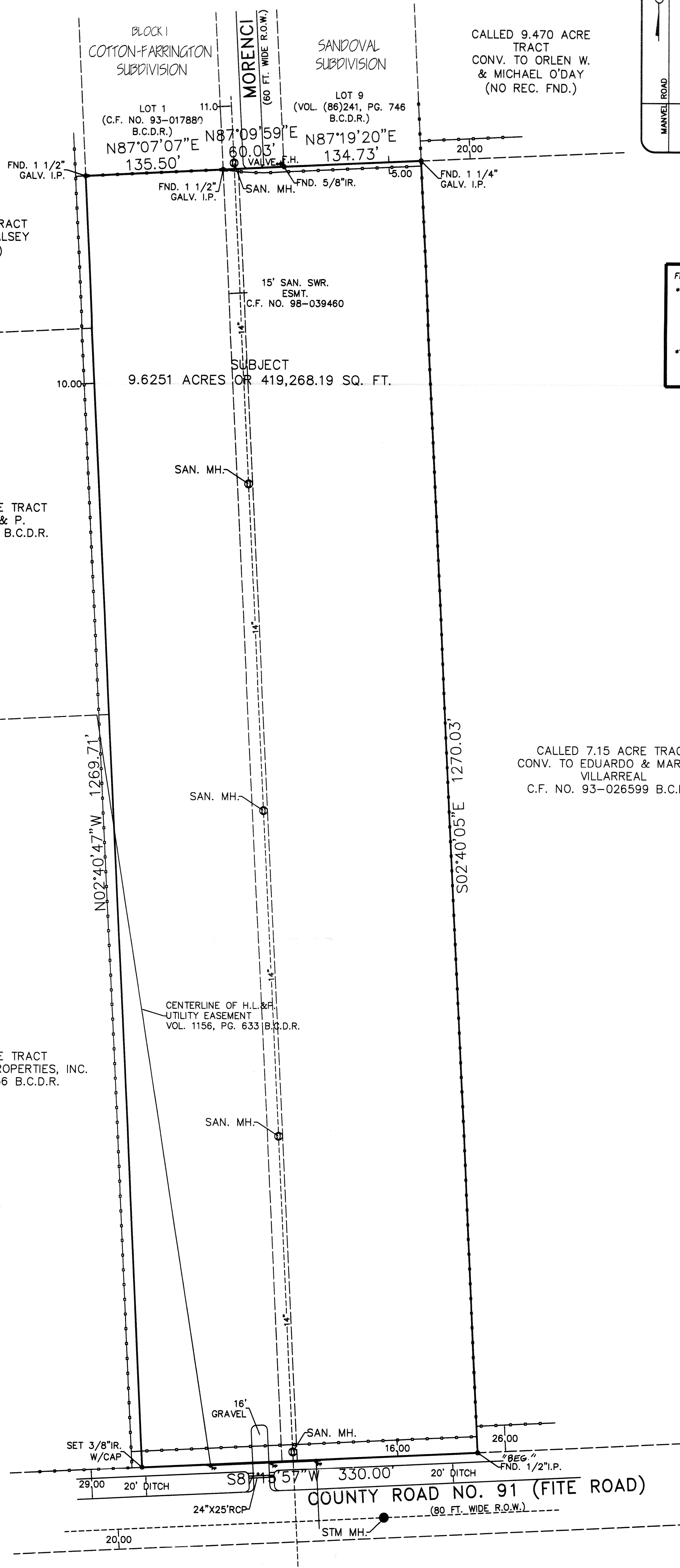
AC	- ACRES
BL	- BUILDING LINE
ESMT	- EASEMENT
FC	- FIRM CODE
CCF	- COUNTY CLERK FILE
BCR	- BRAZORIA COUNTY DEED RECORDS
BCMR	- BRAZORIA COUNTY MAP RECORDS
HL&P	- HOUSTON LIGHTING & POWER
HL&P	- HOUSTON LIGHTING & POWER
SQ. FT.	- SQUARE FEET

LOTS 10C-11B
CALLED 1.280 ACRE TRACT
CONV. TO LINDA A. HALSEY
(NO RECORD FND.)

CALLLED 2.394 ACRE TRACT
CONV. TO H.L. & P.
VOL. 1135, PG. 113 B.C.D.R.

CALLLED 6.0 ACRE TRACT
CONV. TO BOHEMIAN PROPERTIES, INC.
C.F. NO. 93-026136 B.C.D.R.

MAHANAY SUBDIVISION
BLOCK 1
COTTON-FARRINGTON SUBDIVISION
SANDOVAL SUBDIVISION
CALLED 9.470 ACRE TRACT
CONV. TO ORLEN W. & MICHAEL O'DAY
(NO REC. FND.)



FLOOD INFORMATION
*THIS TRACT OR LOT IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AS LOCATED BY FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA BY COMMUNITY No. 485458, MAP No. 48039C, PANEL No. 00401, DATED 09/22/1989.
*THIS INFORMATION IS BASED ON GRAPHICAL PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

TITLE COMPANY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
G.F. NO. 3127003328

OWNER(S):

SURVEYOR:
THE MCKINLEY CO., INC.
CHARLES A. MCKINLEY
P.O. BOX 4218
PASADENA, TEXAS 77502
PHONE: (713)473-3502
FAX: (713)473-9601
EMAIL: mckinleycoinc@aol.com

- NOTES:
- 1) BEARING REFERENCED TO DEED CALLS.
 - 2) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 3) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 - 4) ADDRESS: 0 COUNTY ROAD NO. 91, PEARLAND, TEXAS 77584.
 - 5) 30 FT. HOUSTON PIPELINE COMPANY EASEMENT RECORDED IN VOLUME 361, PAGE 106 AND VOLUME 839, PAGE 58 OF THE BRAZORIA COUNTY DEED RECORDS DOES NOT AFFECT SUBJECT PROPERTY.

BOUNDARY LAND TITLE SURVEY

OF 9.6251 ACRES OR 419,268.19 SQUARE FEET OF LAND BEING OUT OF AND A PART OF A CALLED 10 ACRE TRACT CONVEYED TO DORIS T. GRAHAM DESCRIBED IN WARRANTY DEED IN VOLUME 847, PAGE 771 OF THE BRAZORIA COUNTY DEED RECORDS IN THE H. T. & B. R.R. CO. SURVEY, ABSTRACT 241 BRAZORIA COUNTY, TEXAS

SCALE: 1"=60' DATE: JANUARY 31, 2014

OWNER(S):

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED

THE UNDERSIGNED CERTIFIES THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARIES IN CONFLICT, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE RIGHTS-OF-WAYS AND EASEMENTS, EXCEPT AS SHOWN HEREON. SPEC. CAT. 1A, COND. III

CHARLES A. MCKINLEY
R.P.L.S. NO. 1184
STATE OF TEXAS