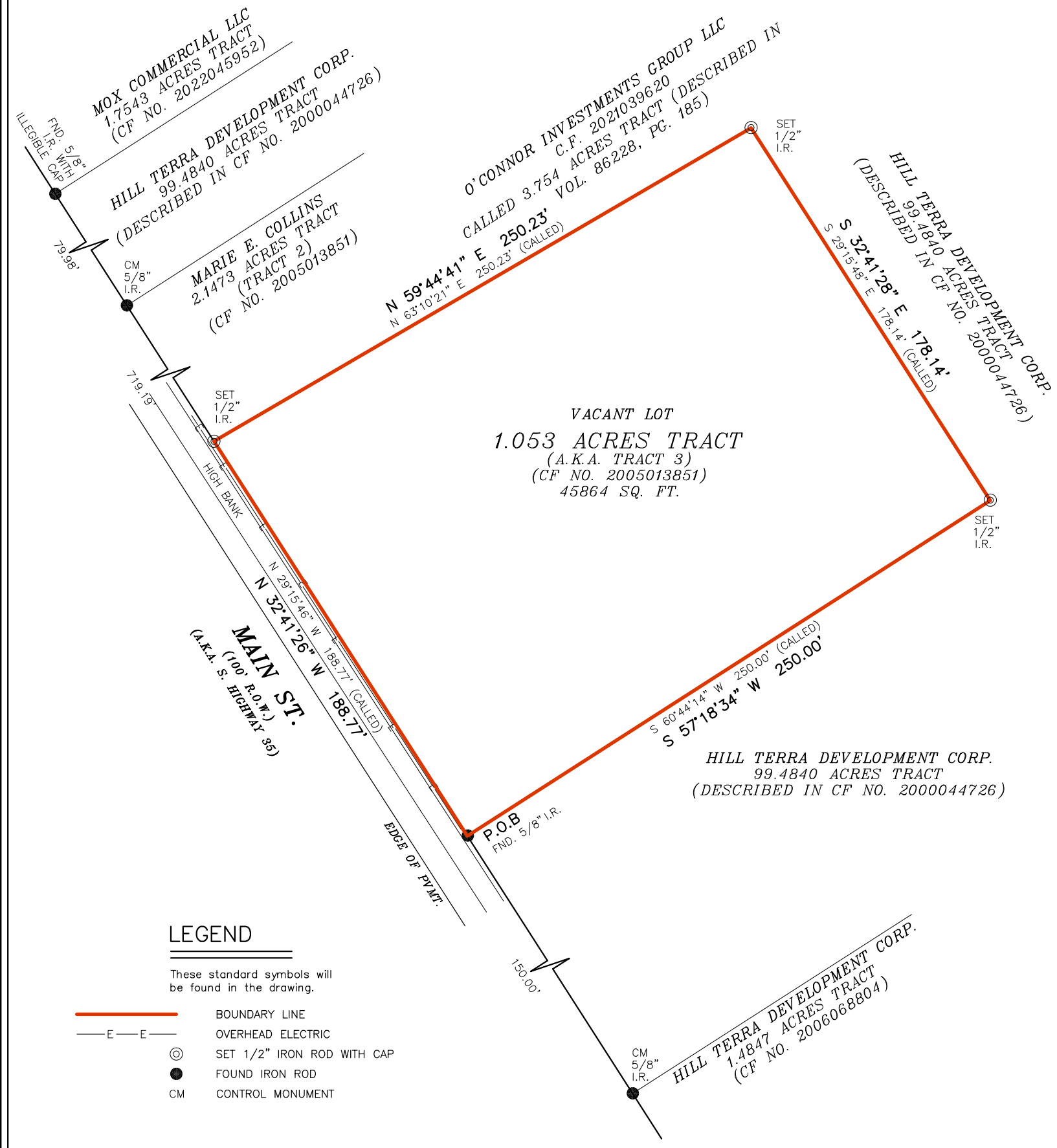




LEGEND

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

FLOOD INFORMATION
FIRM: 48039C PANEL: 0044 K
REV. DATE: 12/30/2020
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS, THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

Being a 1.053 acre tract of land located in the H.T. & B. Rail Road Company Survey, A-551, Brazoria County, Texas; said 1.053 acre tract being all of a called 1.0529-acre tract (A.K.A. Tract 3), described in Document Number 2005013851, of the Official Records of, Brazoria County (O.R.B.C.), Texas; said 1.053 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone);

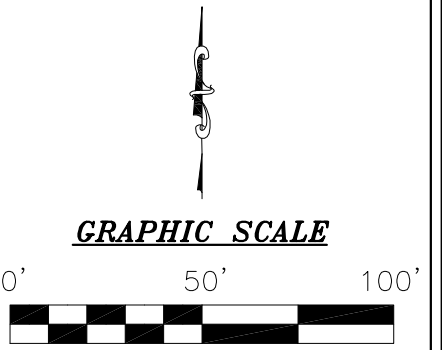
BEGINNING at 5/8-inch iron rod found on the northeast right-of- way line of S. Highway 35 (100 feet wide), for the south corner of said 1.0529-acre tract and an exterior corner of a called 99.4840-acre tract, described in a deed to Dixie Sand Pit, L.P., in Clerk's File Number 2000044726 of the O.R.B.C.;

THENCE, North 32 degrees 41 minutes 26 seconds West, a distance of 188.77 feet, with the southwest line of said 1.0529-acre tract and the northeast right-of- way line of said S. Highway 35, to a 1/2-inch iron rod with cap stamped "OSC" set for the west corner of said 1.0529-acre tract, and the south corner of a called 3.754-acre tract, described in a deed to Michael W. Evans, as recorded under Volume 86228, Page 185 of the O.R.B.C.;

THENCE, North 59 degrees 44 minutes 41 seconds East, a distance of 250.23 feet, with the common line of said 1.0529-acre tract and said 3.754-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the north corner of said 1.0529-acre tract and an exterior corner of said 99.4840-acre tract;

THENCE, South 32 degrees 41 minutes 28 seconds East, a distance of 178.14 feet, with the common line of said 1.0529-acre tract and said 994840-acre tract, to a 1/2-inch iron rod with cap stamped "OSC" set for the east corner of said 1.0529-acre tract and an interior corner of said 99.4840-acre tract;

THENCE, South 57 degrees 18 minutes 34 seconds West, a distance of 250.00 feet, with the common line of said 1.0529-acre tract and said 99.4840-acre tract to the **POINT OF BEGINNING** and containing 1.5053 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 1.0529 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.:	2303038844	NO.	REVISION	DATE
DATE:	03/30/23			
DRAWN BY:	IK/AM			
APPROVED BY:	LJD			

Luther J. Daly

FIRM REGISTRATION NO. 10190700
LUTHER J. DALY, R.P.L.S.
Registered Professional Land Surveyor
Registration No. **6150**
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