



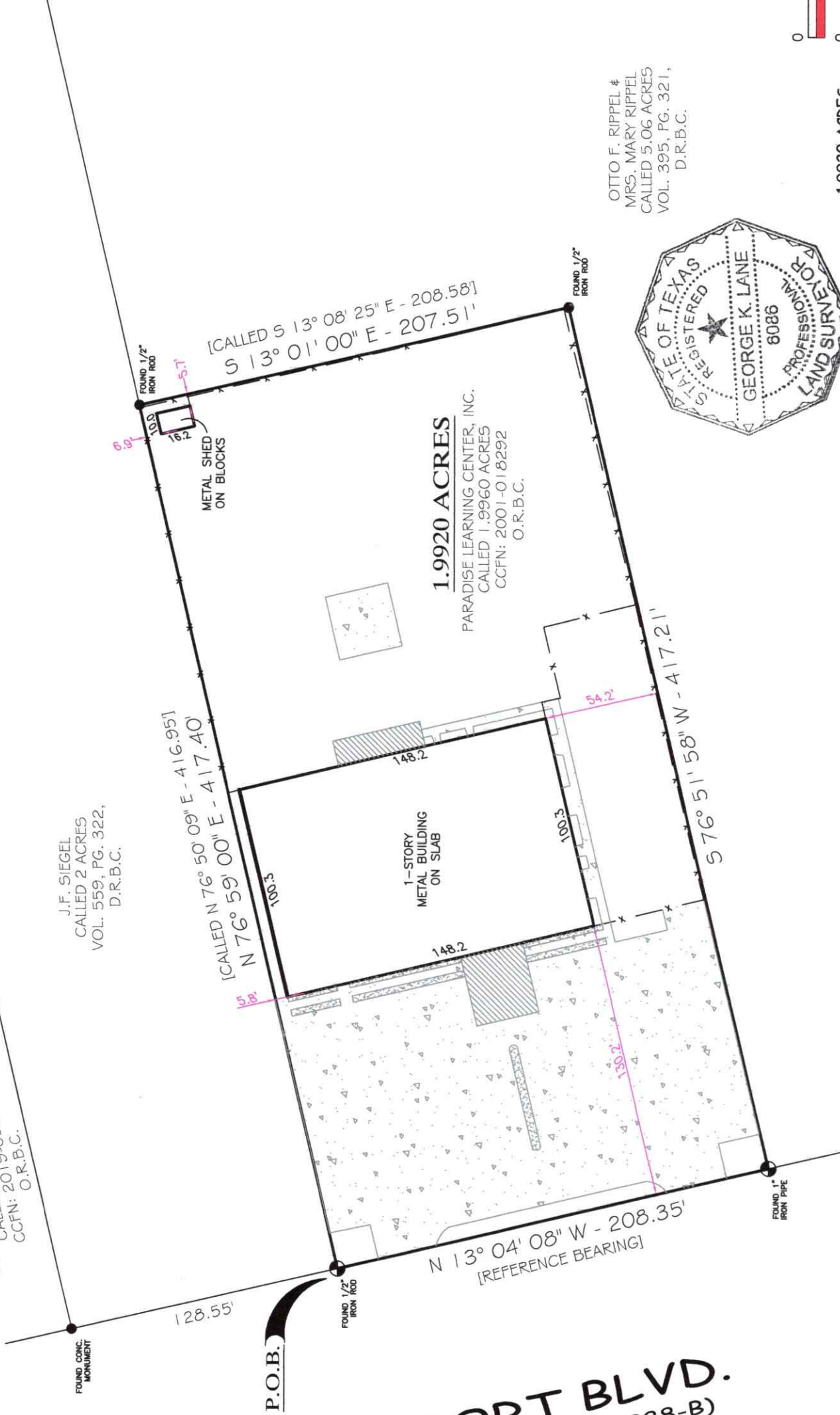
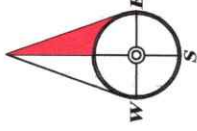
FIRM REGISTRATION NO. 10156700

Surveying & Mapping,
LLC

JOHN CHRISTOPHER TRAHAN
CALLED 2.00 ACRES
VOL. 559, PG. 322,
D.R.B.C.

J.F. SIEGEL
CALLED 2 ACRES
VOL. 559, PG. 322,
D.R.B.C.

PO BOX 3344 LAKE JACKSON, TEXAS. 77566 (979) 299-3373



BRAZOSPORT BLVD.
(A.K.A. STATE HIGHWAY NO. 288-B)

1.9920 ACRES

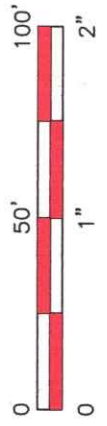
PARADISE LEARNING CENTER, INC.
CALLED 1.9960 ACRES
CCFN: 2001-018292
O.R.B.C.

1-STORY
METAL BUILDING
ON SLAB

[CALLED S 13° 08' 25" E - 208.58']
S 13° 01' 00" E - 207.51'

[CALLED N 76° 50' 09" E - 416.95']
N 76° 59' 00" E - 417.40'

OTTO F. RIPPEL &
MRS. MARY RIPPEL
CALLED 5.06 ACRES
VOL. 395, PG. 321,
D.R.B.C.



1.9920 ACRES

J.E. GROCE 5 LEAGUE GRANT, A-66

Borrower(s): F.M. AGENCY LLC

PREPARED EXCLUSIVELY FOR: ALAMO TITLE
This is to certify that I have made an on the ground survey of the property located at:
1.141 N BRAZOSPORT BLVD. A.K.A. STATE HIGHWAY 288-B IN THE CITY OF RICHWOOD, TEXAS.
Being a 1.9920 acre, (called 2 acre), tract out of a called 42.03 acre tract situated in the J.E.
Groce 5 League Grant, Abstract No. 66, Brazoria County, Texas, being more fully described by metes
and bounds attached hereto.

Drawn by: BWB
Job No.: 2025-0437
Request: ALAMO TITLE
Book No: 25PPO219
Scale: 1" = 50'
Date: 05-19-25

LEGEND

	ASPHALT		CONTROLLING MONUMENT CORNER
	COVERED		UTILITY EASEMENT
	CONCRETE		A.E. AERIAL EASEMENT
			B.L. BUILDING LINE
			R.O.W. RIGHT-OF-WAY
			I.R. IRON ROD
			I.P. IRON PIPE FOUND

NOTES:
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF: RICHWOOD
1) BEARINGS BASED ON THE SOUTHWEST LINE OF CALLED 1.9960 ACRE TRACT BEING - N 13° 04' 08" W.

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.

George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086