DESCRIPTION OF A TRACT OF LAND CONTAINING 11.2480 ACRES (489,961 SQUARE FEET) SITUATED IN THE FRANCES MOORE LEAGUE, ABSTRACT 100 BRAZORIA COUNTY, TEXAS

Being a tract of land containing 11.2480 acres (489,961 square feet), situated in the Frances Moore League, Abstract 100, Brazoria County, Texas, being all of a tract of land conveyed to Kenneth Axelson and Teresa Axelson by deed recorded under County Clerk's File No. 2005038971 of the Official Records of Brazoria County, Texas. Said 11.2480-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of Chatfield Subdivision, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded in Volume 2, Page 39 of the Plat Records of Brazoria County, Texas, and for the southeast corner of said tract herein described;

THENCE South 63°00'00" West passing a set 1/2-inch iron rod with cap marked "SURVEY 1" on line for reference at a distance of 20.00 feet and continuing for a total distance of 1681.84 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the southwest corner of said tract herein described;

THENCE North 27°03'18" West, a distance of 291.30 feet to a found 5/8-inch iron rod for the northwest corner of the said tract herein described;

THENCE North 63°00'00" East, passing a found 5/8-inch iron rod on line for reference at a distance of 1662.12 feet and continuing for a total distance of 1682.12 feet to the northeast corner of the said tract herein described;

THENCE South 27°00'00" East, a distance of 291.30 feet to the POINT OF BEGINNING and containing 11.2480 acres (489,961 square feet), more or less.

Note: This metes and bounds description is referenced to a survey drawing prepared by Survey 1, Inc. (Firm Registration No. 100758-00) dated January 24, 2017, job number 1-51104-17.

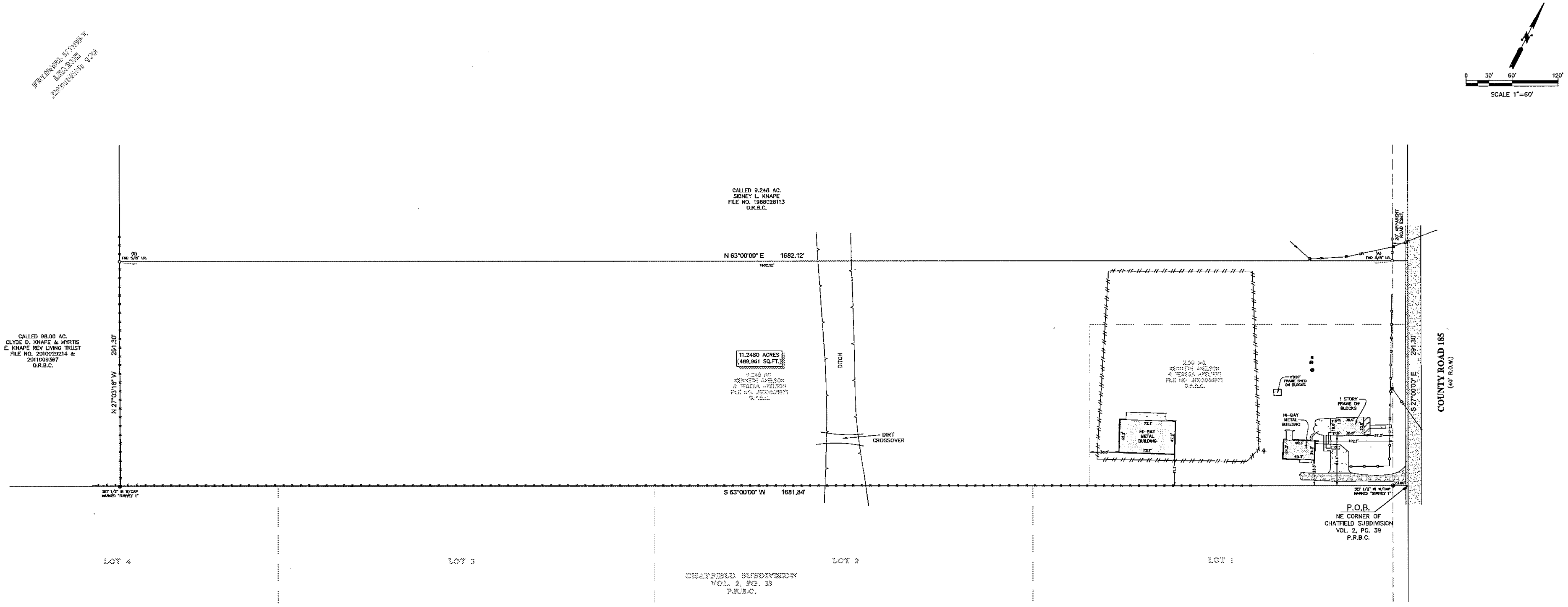
Survey 1, Inc.
P.O. Box 2543
Alvin, TX 77512
281-393-1382

STATE OF TEXAS
REGISTERED
RICHARD FUSSELL
4148
PROFESSIONAL
LAND SURVEYOR

X Randall L Kreg JR 2-14-17

X Randall L Kregle SR 2-14-17

January 24, 2017



X Randall L Knight JR 2-14-17

X Randall L Knight SR. 2-14-17

DESCRIPTION OF A TRACT OF LAND CONTAINING
11.2480 ACRES (489,961 SQUARE FEET) SITUATED
IN THE FRANCES MOORE LEAGUE, ABSTRACT 100
BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 11.2480 ACRES (489,961 SQUARE FEET), SITUATED IN THE FRANCES MOORE LEAGUE, ABSTRACT 100, BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO KENNETH AXELSON AND TERESA AXELSON BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2005038971 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. SAID 11.2480-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF CHATFIELD SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 39 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND FOR THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 63°00'00" WEST PASSING A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" ON LINE FOR REFERENCE AT A DISTANCE OF 20.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1681.84 FEET TO A SET 1/2-INCH IRON ROD WITH CAP MARKED "SURVEY 1" FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 27°03'18" WEST, A DISTANCE OF 291.30 FEET TO A FOUND 5/8-INCH IRON ROD FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 63°00'00" EAST, PASSING A FOUND 5/8-INCH IRON ROD ON LINE FOR REFERENCE AT A DISTANCE OF 1662.12 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1682.12 FEET TO THE NORTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

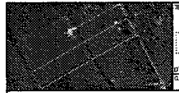
THENCE SOUTH 27°00'00" EAST, A DISTANCE OF 291.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.2480 ACRES (489,961 SQUARE FEET), MORE OR LESS.

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE REFERENCED TO A PRIOR DEED CONVEYED UNTO KENNETH AXELSON & TERESA AXELSON, RECORDED IN COUNTY CLERK'S FILE NO. 2005038971 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. POINTS (A) AND (B) WERE HELD FOR HORIZONTAL CONTROL.
2. ABSTRACT INFORMATION FOR THE SUBJECT TRACT WAS PROVIDED BY THE TITLE INSURANCE COMPANY LISTED BELOW.
3. THIS SURVEY IS CERTIFIED TO THE TITLE INSURANCE COMPANY LISTED BELOW FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.
5. THERE ARE NO NATURAL DRAINAGE COURSES ON SUBJECT PROPERTY.

LEGEND

- ▨ CONCRETE
- ▨ GRAVEL
- ▨ COVERED AREA
- ▨ ASPHALT
- WATER WELL
- PROPANE TANK
- SEPTIC LID
- POWER POLE
- —OH— OVERHEAD UTILITY LINES
- APPROXIMATE HIGH BANK
- FENCE
  - —o— WOOD & WIRE
  - —x— WIRE
  - —//— WOOD



TITLE COMPANY:
stewart title guaranty company
D'ANN ANDRUS 281-819-4280
G.F. #: 16039033062
ISSUE DATE: JANUARY 3, 2017

LEGAL DESCRIPTION: A TRACT OF LAND CONTAINING 11.2480 ACRES (489,961 SQUARE FEET), SITUATED IN THE FRANCES MOORE LEAGUE, ABSTRACT 100, BRAZORIA COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS.

STATE OF TEXAS
REGISTERED
RICHARD PUSSELL
4148
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATE:
IN MY PROFESSIONAL OPINION, THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND DURING THE COURSE OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION ON JANUARY 23, 2017 AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE CURRENT STANDARDS AS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND THAT THERE ARE NO ENCROACHMENTS OR PROTRUSIONS EXCEPT AS SHOWN.

RICHARD PUSSELL
RPLS 4148

CLIENT:
RANDALL KNIGHT
ADDRESS:
14762, 14764 & 14768 COUNTY ROAD 185

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Alvin, TX 77512 | (281)393-1382

FIELD CREW: KR	TECH: EF
DRAFTER: RK	FINAL CHECK: EF
DATE: JAN. 24, 2017	
JOB#: 1-51104-17	