

- (A) = North
(B) = $552^{\circ}01'13''$ E 415.99'
(C) = $556^{\circ}46'07''$ E 84.29'
(D) = $568^{\circ}54'33''$ E 132.47'
(E) = $574^{\circ}26'17''$ E 112.71'
(F) = South 220.68'
(G) = West 191.76'
495.00'

2002-023481
Lot 302

P.O.B.
Common Corner Of
Lots 312, 313, 302 &
303 V-2, P-112-114
Found 1/2"
Iron Rod

3.164 Acres
(Vacant)
Part Lot 312

Centerline Of
Creek

2003-074950
Lot 322

Found 1/2"
Iron Rod

Lot 313

COUNTY ROAD 382
(60' ROW)

NOTE: No Access To Public Road.

NOTE: An Easement To Reliant Energy In Clerk's File No. 01-036226.

BUYER Christine D. Shifflet and
Richard R. Shifflet

PROPERTY ADDRESS: County Road 382

DESCRIBED PROPERTY A tract or parcel of land containing 3.164 acres of land, more or less, being known as part of Lot 312, of the subdivision of Section 2, of the Lavaca Navigation Company Survey, Abstract Number 531, an addition in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 2, Pages 112, 113, and 114, of the Map Records of Brazoria County, Texas, said tract being more particularly described by metes and bounds as attached.



I do hereby certify that this survey was this day made on the ground of the property legally described herein, (or on the attached map), is correct, and there are no encroachments except as shown, and was done by me or under my supervision, and conforms to or exceeds the current standards as adopted by the Texas Board of Professional Land Surveying.

H. T. Webb

OFFICE	SITE
DRAFTING	
FINAL CHECK	

SURVEY 1, INC.
P.O. BOX 2543 • ALVIN, TX 77512
(281) 393-1382 • Fax (281) 393-1383

SUBJECT PROPERTY DOES NOT LIE IN A F.I.A.
DESIGNATED FLOOD ZONE AS PER FLOOD MAP NO:

485458 0115 H 6-5-89 Zorlie X

INVOICE #	JOB #
20068	3/469/05
G.S. #	DATE
567003-W	3/23/05

NOTES
-ALL BEARINGS ARE PER PLAT DEED, OR AS ASSUMED
-THE SURVEY IS GERMINED FOR THE TRANSACTION ONLY. IT IS NOT
TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
-SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS.
-FLOOD INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. DUE TO INHERENT
INACCURACIES ON FEMA MAPS, WE CANNOT ASSUME RESPONSIBILITY FOR
EXACT DETERMINATION.
-THERE ARE NO NATURAL DRAINAGE COURSES ON THIS PROPERTY.

SCALE 2" = 100'

FIELD NOTES
Of A Survey Of

A tract or parcel of land containing 3.164 acres, more or less, being known as part of Lot 312, of the subdivision of Section 2, of the Lavaca Navigation Company Survey, Abstract Number 531, an addition in Brazoria County, Texas, according to the map or plat thereof, recorded in Volume 2, Pages 112, 113, and 114, of the Map Records of Brazoria County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found at the common corner of Lots 312, 313, 302 and 303, of said subdivision;

THENCE North, a distance of 415.99 feet to a point in the centerline of a drainage ditch;

THENCE South 52 deg 01 min 13 sec East, a distance of 84.29 feet to a point for corner in said drainage ditch;

THENCE South 56 deg 46 min 07 sec East, a distance of 132.47 feet to a point for corner in said drainage ditch;

THENCE South 68 deg 54 min 33 sec East, a distance of 112.71 feet to a point for corner;

THENCE South 74 deg 26 min 17 sec East, a distance of 220.68 feet to a point for corner in said drainage ditch;

THENCE South, a distance of 191.76 feet to a ½ inch iron rod found for corner;

THENCE West, a distance of 495.00 feet to the POINT OF BEGINNING of the herein described tract of land and containing 3.164 acres of land, more or less.



H. T. Weber