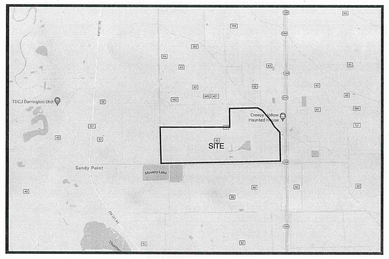
ANNEXATION PART ONE

GRAPHIC SCALE
250 0 125 250 500 1000
(IN FEET)
1 inch = 250 ft.

LINE TABLE		
L#	BEARING	DISTANCE
L1	S 63°15'05" E	411.00'
L2	S 51°21'05" E	166.75'
L3	S 34°58'05" E	170.72'
L4	S 30°45'05" E	473.03'
L5	S 35°54'05" E	80.67'
L6	S 45°46'05" E	364.40'
L7	S 40°41'05" E	119.77'
L8	S 43°42'05" E	201.11'
L9	S 73°46'05" E	52.92'
L10	N 87°38'55" E	332.42'



VICINITY MAP
NOT TO SCALE

LEGEND:
AE – AERIAL EASEMENT
ASPH – ASPHALT LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
IP – IRON PIPE
IR – IRON ROD
"CTS" – STAMPED SOUTH TEXAS SURVEYING
BCCF – BRAZORIA COUNTY CLERKS FILE
BCDR – BRAZORIA COUNTY DEED RECORDS
BCMR – BRAZORIA COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
– BARBED WIRE FENCE
– CHAIN LINK FENCE
– CONCRETE
– COVERED CONCRETE
– OVERHEAD ELECTRIC LINES
– WOOD FENCE
– WROUGHT IRON FENCE
– GUY WIRE
– CATCH BASIN
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– GRATE INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BENCHMARK

SOUTH LINE LAVACA NAV. CO. LEAGUE A-328
NORTH LINE DAVID TALLY GEAGUE A-130
N 87°32'55" E 2651.41'
SET 5/8" CIR STS
REMAINDER OF LOT 41
CALLED 30.235 ACRES BRAZORIA INTERCONNECTOR GAS PIPELINE, LLC VOL. 2020, PG. 078231 B.C.O.P.R.
CALLED 5.71 ACRES VOL. 2020, PG. 078231 B.C.O.P.R.
CALLED 7.29 ACRES VOL. 2020, PG. 078231 B.C.O.P.R.
S 41°48'05" E 1189.21'
REMAINDER OF LOT 42
PORTION OF LOT 42
PORTION OF LOT 41
PORTION OF LOT 40
LOT 39
PORTION OF LOT 38
REMAINDER OF LOT 35 SAVE & EXCEPT CALLED 21.696 ACRES VOL. 674, PG. 138, B.C.D.R.
N 02°42'15" W 1816.24'
CALLED 110.89 ACRES OWNER: ESTRADA ROBERTO JR BEL GRAND ESTATES PROPERTY ID NO. 567777
CALLED 28.1 ACRES OWNER ZAMIGS LLC VOL. 20, PG. 059337
CALLED 93.2 ACRES OWNER: LAWSON LAND COMPANY LTD VOL. 99, PG. 001903
N 87°30'45" E 5823.98'
60' R.O.W. VOL. 2, PG. 126, B.C.P.R.
APPROX. LOCATION ZONE AE
APPROX. LOCATION ZONE X
APPROX. LOCATION ZONE X-SHADED
953.8158 ACRES (41,548,221 SQ. FT.)
AIRLINE ROAD
LOT 47
LOT 48
LOT 49
PORTION OF LOT 50
5 DIRECTOR LOTS EACH LOT IS 50' X 100'
CALLED 20.00 ACRES C/F NO. 2017092743 VOL. 14, PG. 046008
30' PERMANENT ESMT C.F. NO. 2011031554
LOT 43
LOT 44
LOT 45
LOT 46
SANDY POINT ROAD NO. 1
30' PERMANENT ESMT C.F. NO. 2011031554 & 2012017540
30' PERMANENT ESMT C.F. NO. 2020010991 & 2020010992
CALLED 10.00 ACRES C.F. NO. 2017028875
CALLED 107.60 ACRES C.F. NO. 93-046808
3300.00'
LOT 51
LOT 52
LOT 53
LOT 54
LOT 55
LOT 56
LOT 57
LOT 58
LOT 59
LOT 60
LOT 61
LOT 62
VALLEY VISTA DRIVE
S 02°17'11" E 1038.24'
CALLED 2.150 ACRES TEXAS FIREARMS INC PROPERTY ID NO. 165998
POINT IN WATER
CALLED 5.73 ACRES TEXAS FIREARMS PROPERTY ID NO. 165997
SOUTH LINE DAVID TALLY LEAGUE A-130
NORTH LINE CHESTER S. GORBET LEAGUE A-64
S 87°30'45" W 10898.35'
POINT OF BEGINNING
SET 5/8" CIR STS
CALLED 568.1 ACRES THE HAMILL FOUNDATION VOL. 99, PG. 056005
CALLED 152.00 ACRES THE HAMILL FOUNDATION PROPERTY ID NO. 154383
CALLED 514.980 ACRES AA SHARP INVESTMENTS LTD VOL. 07, PG. 068904
CALLED 21.25 ACRES BUI THAO QUANG VOL. 15, PG. 024154
CALLED 514.980 ACRES AA SHARP INVESTMENTS LTD VOL. 07, PG. 068904

ENCROACHMENTS
NONE TO NOTE

NOTES:
1. BEARING BASIS IS THE NORTH LINE OF SUBJECT TRACT BEING NORTH 87 DEGREES 47 MINUTES, 12 SECONDS EAST.
2. SURVEYOR DID NOT ABSTRACT PROPERTY. SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY. EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY OF NO. ATCH-01COM-ATCH2110938MS OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF JUNE 22, 2021.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. SOUTH TEXAS SURVEYING ASSOCIATES, INC. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2021. ALL RIGHTS RESERVED.
7. (TABLE A, ITEM 6) ZONING DATA NOT PROVIDED BY THE CLIENT.
8. (TABLE A ITEM 17) THERE IS NO VISIBLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

FLOOD NOTE:
PROPERTY LIES WITHIN FLOOD ZONE X, X-SHADED & AE, ACCORDING TO F.I.R.M. MAP NO. 48039C 0115K & 0120K , DATE 12-20-2020 BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SCHEDULE "B" ITEMS
10F. EASEMENT GRANTED TO SOUTH TEXAS PIPELINE COMPANY BEING RIGHT-OF-WAY AND EASEMENT AGREEMENT RECORDED IN VOLUME 1403, PAGE 341 (7801829) OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AS SHOWN HEREON;

10G. EASEMENT GRANTED TO HSC PIPELINE PARTNERSHIP, LLC BEING A PIPELINE RIGHT-OF-WAY RECORDED AUGUST 2, 2011 IN CLERK'S FILE NO. 2011031554 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AS SHOWN HEREON;

10H. EASEMENT GRANTED TO HSC PIPELINE PARTNERSHIP, LLC BEING A PIPELINE RIGHT-OF-WAY RECORDED APRIL 24, 2012 IN CLERK'S FILE NO. 2012017540 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AS SHOWN HEREON;

10I. EASEMENT GRANTED TO LANACA PIPE LINE COMPANY BEING A PIPELINE EASEMENT RECORDED OCTOBER 26, 2017 IN CLERK'S FILE NO. 2017052563 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AS SHOWN HEREON;

10K. EASEMENT GRANTED TO SOUTH TEXAS NGL PIPELINE, LLC BEING A PIPELINE RIGHT-OF-WAY RECORDED DECEMBER 3, 2020 IN CLERK'S FILE NO. 2020010991 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AS SHOWN HEREON;

10L. EASEMENT GRANTED TO BAYMARK PIPELINE, LLC BEING A PIPELINE RIGHT-OF-WAY RECORD MARCH 3, 2020 IN CLERK'S FILE NO. 2020010992 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AS SHOWN HEREON;

10N. ROAD RIGHT-OF-WAY EASEMENT 20 FEET IN WIDTH ALONG THE EAST LINE OF LOT 56 AND EASEMENT FOR DRAINAGE DITCHES RECORDED AT VOLUME 119, PAGE 256 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, DOES NOT AFFECT.

AH. EASEMENT FOR PIPELINE AND APPURTENANCES THERETO GRANTED TO SINCLAIR REFINING COMPANY IN INSTRUMENT RECORDED IN VOLUME 287, PAGE 602, DEED RECORDS OF BRAZORIA COUNTY, TEXAS. BLANKET EASEMENT OVER THE EAST 1/2 OF LOTS 38 AND 47.

AI. EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION GRANTED TO HOUSTON LIGHTING & POWER COMPANY IN INSTRUMENT RECORDED IN VOLUME 815, PAGE 696, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AS SHOWN HEREON.

AJ. EASEMENT FOR PIPELINE AND APPURTENANCES THERETO GRANTED TO HUMBLE PIPE LINE COMPANY IN INSTRUMENT RECORDED IN VOLUME 842, PAGES 337 (DOES NOT AFFECT) AND 385 (BLANKET EASEMENT), DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

AS AFFECTED BY INSTRUMENTS RECORDED IN VOLUME 881, PAGES 112 (DOES NOT AFFECT) AND 115 (BLANKET EASEMENT), DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

AK. PIPELINE EASEMENT AND APPURTENANCES THERETO GRANTED TO BRAZORIA INTERCONNECTOR GAS PIPELINE LLC, A DELAWARE LIMITED LIABILITY COMPANY IN INSTRUMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2007007995, AS SHOWN HEREON.

AL. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN EASEMENT BETWEEN VALERIE W. FITE, DENNIS H. FITE, MAYFORD FITE AND JOAN FITE, AS GRANTOR AND WOODSIDE ENERGY (USA) MINERALS, INC., AS GRANTEE, AND MAYFORD FITE AND JOAN FITE, WOODSIDE AND SEAWAY CRUDE PIPELINE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SAID EASEMENT DISCLOSED IN THAT CERTAIN RECORDING MEMORANDUM OF PERMANENT EASEMENT AGREEMENT RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2012008584 (TRACT #: TX-BO-0292.000100), AS SHOWN HEREON.

LEGAL DESCRIPTION - PER GF NO.: ATCH-01COM-ATCH2110938MS

(1) LOTS 38, 39, 40, 41, 42, 46, 49, 50, 53, 54, 55, 56, 57, 58, 59, 60, 61 AND 62 AND THE EAST HALF (E-1/2) OF LOT 45, ALL IN THE ALLISON RICHEY SUBDIVISION IN THE EAST END OF THE D. TALLY LEAGUE, ABSTRACT 130, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 126 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; LESS AND EXCEPT, HOWEVER, 21.696 ACRES OUT OF LOT NO. 38, CONVEYED TO C. C. KIRKPATRICK BY DEED RECORDED IN VOLUME 674, AT PAGE 138 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS; ALSO, LESS AND EXCEPT A 20 FOOT STRIP OFF THE EAST SIDE OF LOTS 42 AND 50 SET OUT AS SECOND TRACT IN A PARTIAL RELEASE RECORDED IN VOLUME 168, AT PAGE 214 OF THE DEED OF TRUST RECORDS OF BRAZORIA COUNTY, TEXAS, SAID PARTIAL RELEASE BEING DATED DECEMBER 3, 1956; LESS AND EXCEPT 51.97 ACRES OUT OF LOTS 42, 50, 40 AND 41,CONVEYED TO NORTH ATLANTIC DEVELOPMENT COMPANY BY DEED RECORDED IN VOL. 752, PAGE 624 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

(2) LOTS 47 AND 48 IN THE ALLISON-RICHEY SUBDIVISION IN THE EAST END OF THE D. TALLY LEAGUE, ABSTRACT 130, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 126 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

(3) LOTS 43 AND 44 AND THE WEST HALF (W-1/2) OF LOT 45, ALL IN THE ALLISON-RICHEY SUBDIVISION IN THE EAST END OF THE D. TALLY LEAGUE, ABSTRACT 130, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 126 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

(4) LOT 51, IN THE ALLISON-RICHEY SUBDIVISION IN THE EAST END OF THE D. TALLY LEAGUE, ABSTRACT 130, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 126 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

(5) LOT 52, OF THE ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION OF A PORTION OF THE DAVID TALLY LEAGUE, ABSTRACT 130, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, AT PAGE 126 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

LEGAL DESCRIPTION - AS SURVEYED

SURVEYORS CERTIFICATION
TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 7A, 7B1, 8, 9, 13, 14 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 24, 2021.

DATE OF PLAT OR MAP: JUNE 25, 2021

Fred W. Lowton Registered Professional Land Surveyor No. 2321
Surveyor's Email Address: fwlowton@stsurvey.com

STATE OF TEXAS REGISTERED FRED W. LOWTON 2321 PROFESSIONAL LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY OF

BEING A 953.8158 ACRE TRACT OF LAND, CONTAINING A PORTION OF LOTS 38, 40, 41, 42, 50AND 62 AND BEING ALL OF LOTS 39, 43, 44, 46, 47, 48, 49, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 AND 61, ALL IN THE ALLISON RICHEY SUBDIVISION IN THE EAST END OF THE DAVID TALLY LEAGUE, ABSTRACT 130, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 126 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

ADDRESS: SANDY POINT ROAD
ROSHARON, TEXAS 77583
SITE:
JOB NO: 1212-21C
DATE: 6-25-21
SCALE: 1" = 250'
SHEET 1 OF 1

REVISIONS:		
NO.:	DATE	DESCRIPTION
1.	8-5-21	COMMENTS
2.	12-3-21	NO PIPELINES
3.	12-16-21	BOUNDARY AND EASEMENT
4.	12-20-21	BOUNDARY
5.	07-05-22	BOUNDARY
6.	07-26-22	BOUNDARY
7.	07-29-22	BOUNDARY

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
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(281) 556-6918 FAX (281) 556-9331
Firm Number: 10045400

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JOB NO: 1212-21