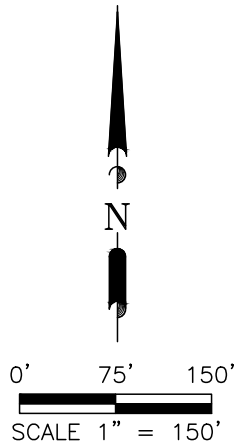


BRAZORIA COUNTY, TEXAS

JAMES CUMMINGS SURVEY
ABSTRACT NO. 56



LEGEND

- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS
BRAZORIA COUNTY, TEXAS
D.R.B.C.T. = DEED RECORDS BRAZORIA
COUNTY, TEXAS
P.R.B.C.T. = PLAT RECORDS BRAZORIA
COUNTY, TEXAS
C.C.F.N. = COUNTY CLERK'S
FILE NUMBER
VOL, PG. = VOLUME, PAGE
○ = 5/8" I.R.C. SET
"BAKER & LAWSON"
● = FOUND MONUMENT
(AS NOTED)
I.R. = IRON ROD
I.R.C. = IRON ROD W/CAP
I.P. = IRON PIPE

CALLLED 10.0118 ACRES
C.C.F.N. 2002045698
O.P.R.B.C.T.

5.512
ACRES
LOT 8D

CALLLED 37.900 ACRES
VOL. 224, PG. 491
D.R.B.C.T.

CALLLED 15.834 ACRES
C.C.F.N. 2020076319
O.P.R.B.C.T.

CALLLED 37.900 ACRES
VOL. 224, PG. 491
D.R.B.C.T.

SURVEYORS NOTES

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CITY PLANNING LETTER WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAYS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THE SURVEYOR, ANY OF THESE ITEMS MAY EXIST THAT ARE NOT SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
3. AN AERIAL EASEMENT MAY EXIST ADJACENT TO ANY EASEMENTS OR OVERHEAD UTILITIES.
4. THIS SURVEY PLAT HAS BEEN PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF THE SUBJECT TRACT.



VICINITY MAP

I, DARREL HEIDRICH, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND.

Darrel Heidrich

12/19/2025

DARREL HEIDRICH
REGISTERED PROFESSIONAL LAND SURVEYOR
LAND SURVEYOR NO. 5378



SURVEY PLAT
LOT 8D - 5.512 ACRES

A PORTION OF
A CALLED 15.834 ACRE TRACT
C.C.F.N. 2020076319
O.P.R.B.C.T.

JAMES CUMMINGS SURVEY
ABSTRACT NO. 56
BRAZORIA COUNTY, TEXAS



Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

DRAWING NO.: 15527 LOT 8D

DRAWN BY: DH DATE: 12/19/2025 CHECKED BY: AH REV. NO. 0



County: Brazoria County
Project: 5.512 Acres
Job No.: 15527

LOT 8D
DESCRIPTION OF 5.512 ACRES

Description of a 5.512 acre tract of land, situated in the James Cummings Survey, Abstract No. 56, being a portion of a called 15.834 acre tract, as recorded in County Clerk's File No. (C.C.F.N.) 2020076319 of the Official Public Records of Brazoria County Texas (O.P.R.B.C.T.), referred to hereinafter at the above referenced tract of land, said 5.512 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for the Northwest corner of the above reference tract, same being on the South right-of-way (R.O.W.) line of County Road 244, same being the Northeast corner of a called 10.0118 acre tract as recorded in C.C.F.N. 2002045698 of the O.P.R.B.C.T.;

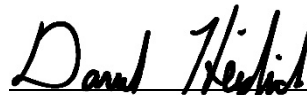
THENCE North $86^{\circ}54'12''$ East, along the North line of the above referenced tract, same being the South R.O.W. line of said County Road 244, a distance of 206.49 feet to the 5/8-inch iron rod with cap stamped "Baker & Lawson" set for corner;

THENCE South $02^{\circ}56'32''$ East, over and across the above referenced tract, a distance of 1,184.36 feet to a 5/8-inch iron rod with cap stamped "Baker & Lawson" set for corner, being on South line of the above referenced tract, same being the North line of a called 37.900 acre tract as recorded in Volume 224, Page 491 of the Deed Records of Brazoria County Texas (D.R.B.C.T.);

THENCE South $86^{\circ}34'02''$ West, along the South line of the above referenced tract of land, same being a North line of said called 37.900 acre tract, a distance of 198.76 feet to a 1/2-inch iron pipe found for the Southwest corner of the above reference tract;

THENCE North $03^{\circ}18'59''$ West, along the West line of the above referenced tract, same being the East line of said called 10.0118 acre tract, a distance of 1185.53 feet to the **POINT OF BEGINNING**, containing 5.512 acres of land, more or less.

A survey plat of the herein described tract has been prepared by Baker & Lawson Inc. and accompanies this metes and bounds description.


12/15/2025
Darrel Heidrich
Registered Professional Land Surveyor
Texas Registration No. 5378



