



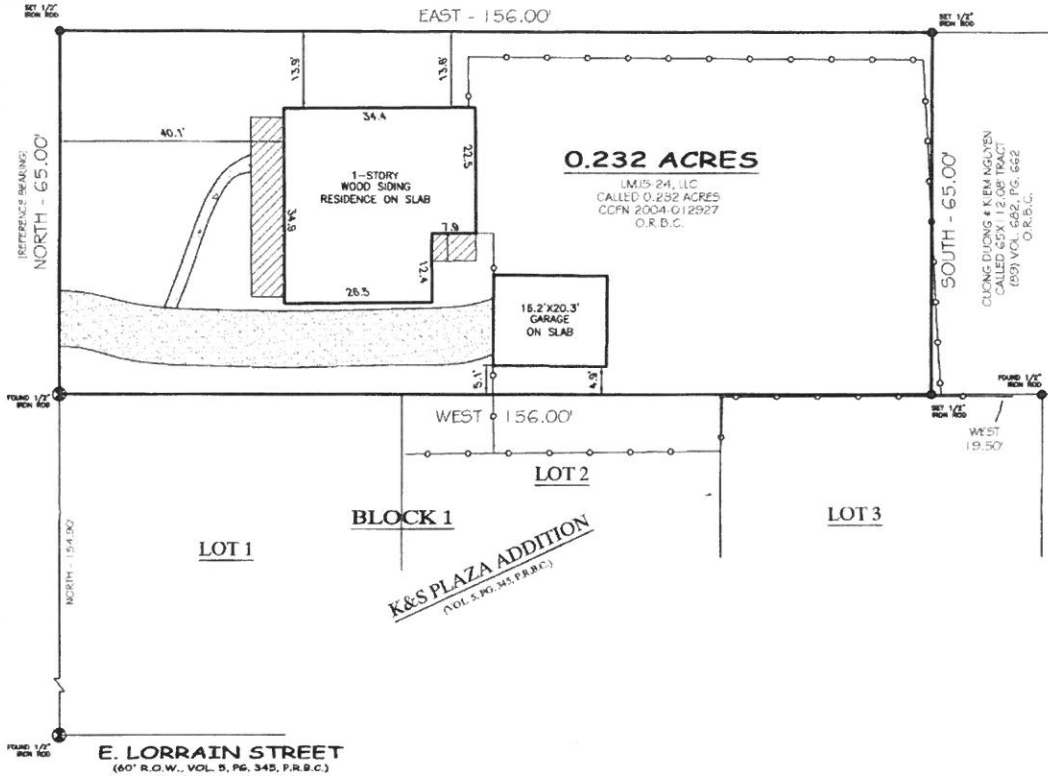
Surveying & Mapping, LLC

P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 293-3373

P.O.B.

HICKMAN LANE

NORTH VALDERAS STREET



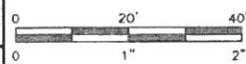
0.232 ACRES

LM15 24, LLC
CALLED 0.232 ACRES
CCFN 2004-012927
O.R.B.C.

CLIPPING ALONG 4 K RM NGUYEN
CALLED 0.5X 1.2 08' TRACT
(89) VOL. 562, PG. 662
O.R.B.C.

E. LORRAIN STREET
(60' R.O.W., VOL. D, PG. 345, P.R.B.C.)

0.232 ACRES
J. DE J. VALDERAS SURVEY, ABSTRACT 380



COMMUNITY NO: 180054 PANEL NO: 0445 SURVY: H. ZONE: J. BASE: N/A MAP REVISED: 10/06/04
I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plot hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distance from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.

NOTES:
PROPERTY SUBJECT TO RECORDS, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY), INCLUDING THOSE IN THE CITY OF ANGLETON.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: GREAT AMERICAN TITLE COMPANY
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. SEARCHES ARE MADE ON THE RECORDED MAP OR PLAN, G.F. NO. 30816-6A1381. DATED: 03/23/15

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

PREPARED EXCLUSIVELY FOR: TDECU & GREAT AMERICAN TITLE
This is to certify that I have made an on the ground survey of the property located at: 1224 N. VALDERAS STREET IN THE CITY OF ANGLETON, TEXAS.
Being a 0.232 acre tract of land situated in the J. De J. Valderas Survey, Abstract 380, in Brazoria County, Texas, and being more fully described by metas and bounds attached hereto.



Borrower(s): JULIE S. McDONALD

Drawn by: EJS
Job No.: 2015-0326
Request: TDECU
Book No.: 15PPO82
Scale: 1"=20'
Date: 04/08/15

LEGEND

- GRAVEL
- WOOD FENCE
- CEMENT-LINE
- IRON FENCE
- COVERED
- CONCRETE
- CONTROLLING INSTRUMENT
- U.E. UTILITY EASEMENT
- A.E. ADJACENT EASEMENT
- B.L. BUILDING LINE
- K.O.W. RIGHT-OF-WAY
- I.R. IRON ROD
- I.P. IRON PIPE
- F.N.D. FOUND

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



P.O. Box 3344 Lake Jackson, Tx 77566 (979) 299-3373 office (979) 299-3307 fax
www.pinpointsurvey.com – pinpointsurvey@sbcglobal.net

0.232 Acres
J. De J. Valderas Survey, Abstract 380
Brazoria County, Texas

Being a 0.232 acre tract of land situated in the J. De J. Valderas Survey, Abstract 380, Brazoria County, Texas and being the same called 0.232 acre tract conveyed to LMJS, LLC recorded in County Clerk's File No. 2004-012927 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the West line of the 0.232 acre tract - being North.)


BEGINNING at a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" at the intersection of the East right-of-way line of North Valderas Street with the South right-of-way line of Hickman Lane for the Northwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE East – 156.00 feet along the South R.O.W. line of Hickman Lane to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Northwest corner of a 65' by 112.08' tract conveyed to Cuong Duong and Kiem Nguyen recorded in (89) Volume 682, Page 662 of the Official Records of Brazoria County, Texas and the Northeast corner of the herein described tract;

THENCE South – 65.00 feet along a West line of the 65' by 112.08 tract to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the North line of Lot 3, Block 1, of K&S Plaza Addition recorded in Volume 5, Page 345 of the Plat records of Brazoria County, Texas for the Southwest corner of the 65' by 112.08' tract and the Southeast corner of the herein described tract, said iron rod bears West – 19.50 feet from a ½" iron rod found for the common corner of Lots 3 and 4 of Block 1 of said addition;

THENCE West – 156.00 feet along a North line of the K&S Plaza Addition to a ½" iron rod found in the East R.O.W. line of North Valderas Street for the Northwest corner of Lot 1, Block 1, of K&S Plaza Addition and the Southwest corner of the herein described tract, said iron rod bears North – 154.90 feet from a ½" iron rod found at the intersection of the East R.O.W. line of North Valderas Street with the North right-of-way line of E. Lorrain Street (60' R.O.W., Vol. 5, Pg. 345, P.R.B.C) for the Southwest corner of Lot 1, Block 1 of said addition;

THENCE North [Reference Bearing] – 65.00 feet along the East R.O.W. line of North Valderas Street to the **PLACE OF BEGINNING** and containing 0.232 acres of land, more or less. *This description is based on an actual survey made on the ground and is accompanied by a plat prepared under the direct supervision of George K. Lane, RPLS No. 6086 on April 08th, 2015.*


George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
P.O. Box 3344 Lake Jackson, TX 77566
(979) 299-3373 – phone (979) 299-3307 – fax
pinpointsurvey@sbcglobal.net – email

