

PROPERTY DESCRIPTION

OF A 5.000 ACRE TRACT, BEING THE SOUTH 1/2 OF LOT 16, DIVISION "L" OF THE ALLISON-
RICHEY GULF COAST HOME COMPANY SUBURBAN GARDENS SUBDIVISION OF THE E.
LITTLE SURVEY, ABSTRACT 320, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED
IN VOLUME 2, PAGE 91 AND 92 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1-1/4" IRON PIPE FOUND, MARKING THE NORTHEAST CORNER OF HEREIN
DESCRIBED TRACT, THE SOUTHWEST CORNER OF LOT 1 OF MADSEN SUBDIVISION,
RECORDED IN VOLUME 22, PAGE 9-10, B.C.P.R. AND THE NORTHWEST CORNER OF LOT 2 OF
A REPLAT OF MADSEN SUBDIVISION, RECORDED IN VOLUME 23, PAGE 17-18, B.C.P.R.

THENCE S. 00°48'04" E. WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT
AND WEST LINE OF SAID MADSEN SUBDIVISION, A DISTANCE OF 278.75' TO A 5/8" IRON ROD
W/CAP SET IN THE COMMON LINE OF LOTS 16 AND 17, MARKING THE SOUTHEAST CORNER OF
HEREIN DESCRIBED TRACT, THE SOUTHWEST CORNER OF SAID LOT 2 OF MADSEN SUBDIVISION,
THE NORTHWEST CORNER OF THE BEVERLY A. ZAWACKI TRACT (LOT 35), RECORDED IN B.C.C.F.
No. 04-074457 AND THE NORTHEAST CORNER OF THE ROBERT L. LIRA, ET AL TRACT (LOT 17),
RECORDED IN B.C.C.F. No. 03-009453.

THENCE S. 89°30'21" W. WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT
AND SAID LOT 17, AT 751.30' PASS A 5/8" IRON ROD W/CAP SET IN THE EAST LINE OF 60'
DEL BELLO RD. FOR REFERENCE CORNER, AND AT 757.28' PASS A 3/4" IRON PIPE FOUND,
CONTINUING FOR A TOTAL DISTANCE OF 781.30' TO A POINT IN THE CENTERLINE OF SAID
DEL BELLO RD., MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT AND
THE NORTHWEST CORNER OF THE JACK TRUELOVE, JR. TRACT (LOT 17A4), RECORDED IN
B.C.C.F. No. 00-024976.

THENCE N. 00°48'04" W. WITH THE COMMON LINE OF HEREIN DESCRIBED TRACT
AND CENTERLINE OF SAID DEL BELLO RD., A DISTANCE OF 278.75' TO A POINT, MARKING
THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND SOUTHWEST CORNER OF
LOT 2 OF DOBYANSKI ESTATES, RECORDED IN B.C.C.F. No. 05-065260.

THENCE N. 89°30'21" E. PARALLEL TO THE SOUTH LINE OF HEREIN DESCRIBED
TRACT, AT 27.57' PASS A 1-1/4" IRON PIPE FOUND, AND AT 30.00' PASS A 5/8" IRON ROD
W/CAP SET IN THE EAST LINE OF SAID DEL BELLO RD. FOR REFERENCE CORNER,
CONTINUING FOR A TOTAL DISTANCE OF 781.30' TO THE POINT OF BEGINNING OF HEREIN
DESCRIBED TRACT. CONTAINING 5.000 ACRES OF LAND.

GENERAL NOTES

1. THERE ARE NO PIPELINES WITHIN THE BOUNDARIES OF HEREON SHOWN TRACT.
2. IN ADDITION TO BUILDING SET BACK LINES SHOWN HEREON, THERE IS A 5' SET BACK LINE ALONG THE REAR AND SIDE OF ALL LOT'S.
3. BUILDING PERMITS: ELECTRICAL, PLUMBING, CONSTRUCTION, CULVERT, ETC. ARE PURCHASED AT CITY HALL, CITY OF MANVEL, TEXAS.
4. NO STRUCTURES SHALL BE BUILT THAT IMPEDE THE FLOW OF EXISTING DRAINAGE.
5. ANY FURTHER DEVELOPMENT OF HEREON SHOWN TRACT, MAY REQUIRE A DRAINAGE STUDY.
6. ALL CORNERS ARE MARKED WITH 5/8" IRON RODS SET W/CAP (STAMPED RPLS 1718), UNLESS OTHERWISE NOTED.
7. P.R.M.'S ARE 5/8" IRON RODS WITH 3/4" ALUM. CAP SET IN CONC. (1718).

FLOOD STATEMENT

THIS TRACT LIES IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FIRM), MAP No. 48039C PANEL No. 0040, SUFFIX I, DATED SEPTEMBER 22, 1999.

BEARING REFERENCE

BEARING REFERENCE: RECORD PLAT CALL ALONG THE SOUTH LINE OF DOBYANSKI ESTATES

SURVEYORS CERTIFICATE

I, J. RAY LANEY, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OVER OR ACROSS NOR CONFLICTS OF BOUNDARY LINES OTHER THAN SHOWN, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY, AND THAT ALL LOT CORNERS, POINTS OF CURVATURE AND ANGLE POINTS ARE PROPERLY MARKED WITH 5/8" X 36" IRON RODS UNLESS OTHERWISE NOTED.



J. RAY LANEY, REG. PROFESSIONAL LAND SURVEYOR NO. 1718
2018 MUSTANG LANE
ROSHARON, TEXAS 77583 (281) 489-8445



MINOR PLAT
OF
BERZENY SUBDIVISION

BEING A REPLAT OF THE SOUTH 1/2 OF LOT 16, DIVISION "L" OF THE ALLISON-RICHEY
COAST HOME COMPANY SUBURBAN GARDENS SUBDIVISION OF THE E. LITTLE SURVEY,
TRACT 320, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2,
PAGE 91 AND 92 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.

5.000 ACRES
CONTAINING
2 LOTS 1 BLOCK

OWNERS

CHARLES P. BERZENY, JR.
GAIL BERZENY
5923 DEL BELLO RD.
MANVEL, TEXAS 77578
713-594-7791

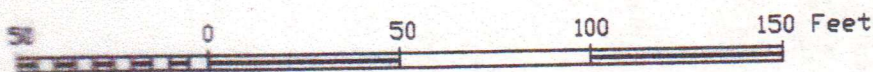
Doc# 2006048549
Pages 1
08/15/2006 1:36PM
Official Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees \$63.00

Joyce Hudman

SURVEYOR

LANEY SURVEYORS
2018 MUSTANG LN.
ROSHARON, TEXAS 77583
281-489-8445

JULY 18, 2006



SCALE: 1" = 50'

15 SOUTH 1/2 JUREK HUBERT R ET UX

5829 ● 5829

5915 ● 5915

42A DEL BELLO EUGENE

5919 ●

1 ✓
BERZENY CHARLES P JR

77578

DEL BELLO RD
FCR 90

5923 ● 5923
5923 ● 5923

5923 DEL 2 ✓
BELLO RD BERZENY
CR 90 CHARLES P JR

43A SANCHEZ ALFONSO ET UX

5990 ● 5990

5927 ● 5927
5927 ● 5927

5985 DEL 17A4 BELLO RD
TRUELOVE CR 90
JACK E JR

17A TRUELOVE JACK E JR
5927 DEL BELLO LN
CR 90

17A3 TRUELOVE KENNETH
5929 ● 5929

17A5 TRUELOVE KENNETH
5955 DEL BELLO RD
CR 90

17 MURRAY BRIAN K & ALISA E

DEL BELLO RD CR 90

6002 ● 6002

43 REFERENCE ONLY

5955 ● 5955
5975 DEL BELLO RD CR 90

17A1 TRUELOVE JACK EDWARD JR & KENNITH WAYNE

Note: This map has been generated for the convenience of the public. It is not intended to be an official depiction of the exact location or extent of any feature shown hereon. Any data depicted, such as a boundary line or an elevation, is for visual reference only and does not exclude obtaining official permits, surveys, or elevation certificates, when required.



MURRAY BRIAN
K & ALISAE
17
RD CR 90
DEL BELLO

TRU LOVE
JACK E JR
5927 DEL
BELL RD
CR 90
17A

TRU LOVE
JACK E JR
5927 DEL
BELL RD
CR 90
17A

6975 DEL
BELLO
RD CR 90

TRU LOVE JACK EDWARD
JR & KENNITH WAYNE
17A1

43
REFERENCE
ONLY

6002

43R
SANCHEZ
ALFONSO ET DX

77578

BERZENY
CHARLES
B JR

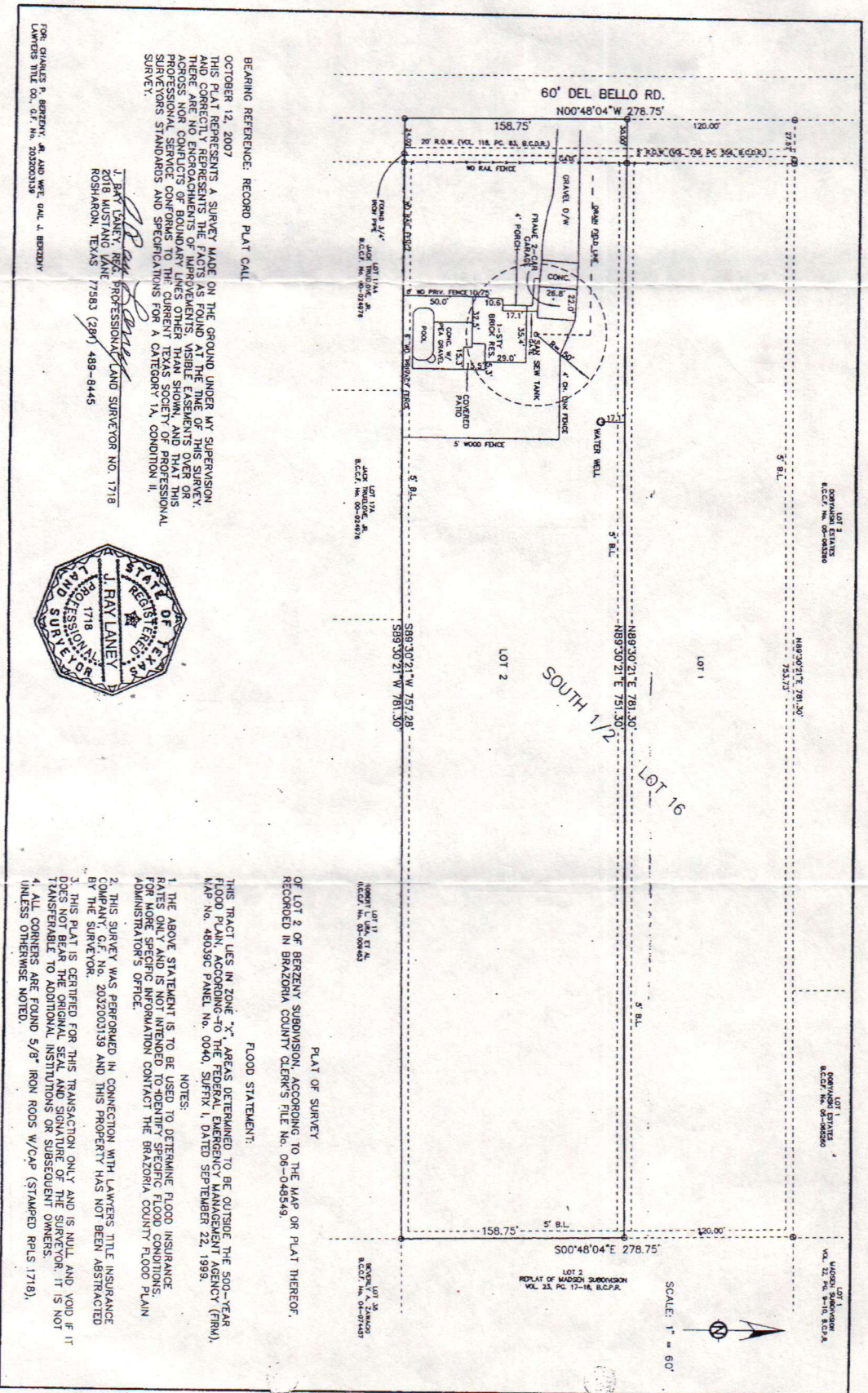
5919

42A
DEL BELLO
EUGENE

5915

5929

1/2 SOUTH 1/2
BLACK HUBERT



BEARING REFERENCE: RECORD PLAT CALL

OCTOBER 12, 2007
 THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS AS FOUND BY ME AT THE TIME OF THIS SURVEY. THERE ARE NO ENCROACHMENTS OF IMPROVEMENTS OR OTHER INTERESTS SHOWN OR ACROSS NOR CONFLICTS OF BOUNDARY LINES OTHER THAN SHOWN AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II, SURVEY.

J. RAYLANE, REG. PROFESSIONAL LAND SURVEYOR NO. 1718
 2018 MUSTANG LANE
 ROSHARON, TEXAS 75083 (289) 489-8445



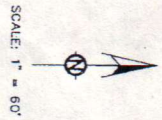
FOR CHANGES P. BERZENY, JR. AND WIFE, GAIL J. BERZENY
 OWNERS THE CO., S.F. No. 2032003139

PLAY OF SURVEY
 OF LOT 2 OF BERZENY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF,
 RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 08-048549.

FLOOD STATEMENT:

THIS TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP NO. 48038C PANEL NO. 0040, SUFFIX I, DATED SEPTEMBER 22, 1999.

- NOTES:
1. THE ABOVE STATEMENT IS TO BE USED TO DETERMINE FLOOD INSURANCE RATES AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS, FOR SOLE PURPOSES OF OBTAINING INFORMATION CONTACT THE BRAZORIA COUNTY FLOOD ADMINISTRATORS' OFFICE.
 2. THIS SURVEY WAS PERFORMED IN CONNECTION WITH LAWYERS TITLE INSURANCE COMPANY, G.F. No. 2032003139 AND THIS PROPERTY HAS NOT BEEN ABSTRACTED BY THE SURVEYOR.
 3. THIS PLAT IS CERTIFIED FOR THIS TRANSACTION ONLY AND IS NULL AND VOID IF IT DOES NOT BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 4. ALL CORNERS ARE FOUND 5/8" IRON RODS W/ CAP (STAMPED RPLS 1718), UNLESS OTHERWISE NOTED.



LOT 2
 REPLAY OF MADDEN SUBDIVISION
 VOL. 22, P. 17-18, B.C.P.R.

LOT 1
 ORIGINAL
 R.C.P. No. 08-048380

LOT 1
 REPLAY
 R.C.P. No. 08-048380

LOT 1
 UNBOUND
 VOL. 22, P. 17-18, B.C.P.R.

LOT 1A
 JUD. PROCEEDING
 R.C.P. No. 08-032879

LOT 1A
 S.F. No.
 R.C.P. No. 08-08445

LOT 2
 S.F. No.
 R.C.P. No. 08-07459