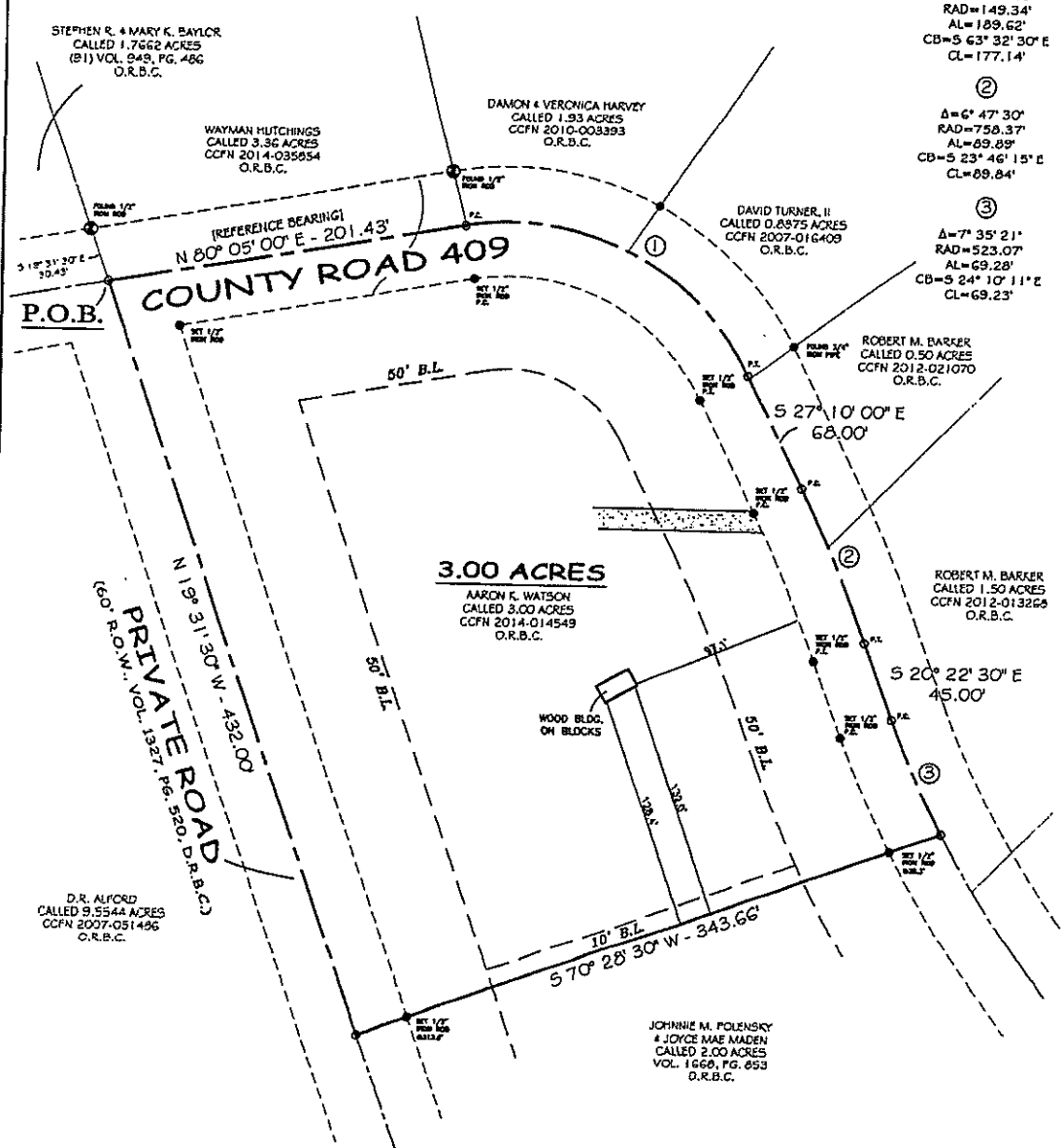




**PIN POINT**  
Surveying & Mapping,  
LLC

FPN RESURVEY NO. 1016700

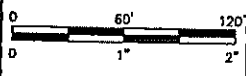
P.O. BOX 3344, LAKE JACKSON, TEXAS, 77566 (979) 299-3373



- ①  
Δ=72° 45' 00"  
RAD=149.34'  
AL=189.62'  
CB=5 3' 32" 30" E  
CL=177.14'
- ②  
Δ=6° 47' 30"  
RAD=758.37'  
AL=89.89'  
CB=5 23' 46" 15" E  
CL=89.84'
- ③  
Δ=7° 35' 21"  
RAD=523.07'  
AL=69.28'  
CB=5 24' 10" 11" E  
CL=69.23'

**CHARLES BREEN LEAGUE, A-46**

<p>COMMUNITY AND BASE MAP NO. 0545 SUPPL. II, ZONE II, DATE 11/11/11 REVISED: 11/11/11</p> <p>I have consulted the FID-TM Flood Hazard Boundary Map in the above described property and it does not appear to be in a designated flood hazard area. The plot herein is a true, correct and accurate representation of the property as determined by survey. The base and dimensions of said property being as indicated by the plot; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, and back-sight distances from property lines are as indicated. There are no encroachments, conflicts, or prohibitions, except as shown.</p>		<p>NOTES:</p> <p>1. SURVEY TO PRODUCE EASEMENTS PER VOL. 654, PG. 387, VOL. 222, PG. 48, VOL. 411, PG. 431, VOL. 1356, PG. 101, VOL. 854, PG. 673 &amp; VOL. 1378, PG. 501, D.R.B.C., TO MOBILE HOMES LOCATED AT THE TIME OF SURVEY.</p> <p>2. BUILDING SETBACK LINES PER VOL. 1328, PG. 303, D.R.B.C. AND AMENDED BY CCFN 2009-02454, D.R.B.C.</p> <p>3. ACCESS &amp; EGRESS EASY, MIN. WIDTH (EMV) PER VOL. 1327, PG. 540, D.R.B.C., CONFORM WITH STATE'S.</p> <p>4. EASEMENTS PER VOL. 1344, PG. 375, D.R.B.C. APPLIES TO THE 101,1637 ACRE TRACT.</p>	
<p>RESTRICT AND TITLE INFORMATION WAS PROVIDED BY PROMOTED BY: GREAT AMERICAN TITLE</p> <p>THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAN, C.F.P. NO. 38296-64781, DATED: 12/29/13</p>		<p>ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (SUCH AS RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VIEWED BY BUILDER BEFORE COMMENCING CONSTRUCTION.</p>	
<p>PREPARED EXCLUSIVELY FOR: GREAT AMERICAN TITLE</p> <p>This is to certify that I have made an on the ground survey of the property located at:  <b>113 COUNTY ROAD 409 NEAR THE CITY OF SWEENEY, TEXAS.</b>          Being a 3.00 acre tract out of a called 101,1637 acre tract situated in the Charles Breen League, Abstract 46, Brazoria County, Texas and being more fully described by metes and bounds attached hereto.</p>			
<p>Drawn by: <b>FJS</b></p> <p>Job No.: <b>2016-0001</b></p> <p>Request: <b>GREAT AMERICAN</b></p> <p>Book No.: <b>15PP093</b></p> <p>Scale: <b>1"=100'</b></p> <p>Date: <b>01/09/16</b></p>		<p><b>LEGEND</b></p> <p>--- X --- ALUM. PIPE</p> <p>--- O --- CHAIN-LINE</p> <p>--- --- FENCELINE</p> <p>--- --- OVERHEAD POWER</p> <p>--- --- CONCRETE</p> <p>⊕ CONTROLLING POINT</p> <p>U.E. UTILITY EASEMENT</p> <p>A.E. AERIAL EASEMENT</p> <p>B.L. BUILDING LINE</p> <p>S.O.V. SETBACK-ON-WAY</p> <p>T.E. TRUCK ROAD</p> <p>I.P. DRAIN PIPE</p> <p>B.K. BRIDGEPAD EASEMENT</p> <p>U. OVERHEAD POWER</p>	
<p>STATE OF TEXAS REGISTERED <b>GEORGE K. LANE</b> 6086 PROFESSIONAL LAND SURVEYOR</p>		<p>Borrower(s): <b>ERNEST MULICH</b> <b>ROSANDRA K. REYNOLDS</b></p> <p><i>George K. Lane, R.P.L.S.</i> REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086</p>	





3.00 Acres  
Charles Breen League, Abstract No. 46  
Brazoria County, Texas

Being a 3.00 acre tract of land situated in the Charles Breen League, Abstract No. 46, Brazoria County, Texas, being the same called 3.00 acre tract conveyed to Aaron K. Watson recorded in County Clerk's File No. 2014-0145149 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: [all Bearings based on the Northwest line of the 3.00 acre being – North 80° 05' 00" East.]

**BEGINNING** at a point at the intersection of the centerline of a Private Road (60' R.O.W., Vol. 1327, Pg. 520, D.R.B.C.) with the centerline of County Road 409 same being the intersection of the Northeast corner of a called 9.5544 acre tract conveyed to D.R. Alford recorded in County Clerk's File No. 2007-051486 of the Official Records of Brazoria County, Texas, the Southeast corner of a called 1.7662 acre tract conveyed to Stephen R. and Mary K. Baylor recorded in (91) Volume 949, Page 486 of the Official Records of Brazoria County, Texas, the Southwest corner of a called 3.36 acre tract conveyed to Wayman Hutchings recorded in County Clerk's File No. 2014-035854 of the Official Records of Brazoria County, Texas and the Northwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said point bears South 19° 31' 30" East – 30.43 feet from a ½" iron rod found in the North R.O.W. line of County Road 409 in the common line of the 1.7662 acre tract and the 3.36 acre tract;

**THENCE** North 80° 05' 00" East [Reference Bearing] – 201.43 feet along the centerline of County Road 409 to a point of curvature for the Southeast corner of the 3.36 acre tract, the Southwest corner of a called 1.93 acre tract conveyed to Damon and Veronica Harvey recorded in County Clerk's File No. 2010-003393 of the Official Records of Brazoria County, Texas and the point of curvature of the herein described tract

**THENCE** along a curve to the right with an angle of 72° 45' 00" having a radius of 149.34 feet (chord bearing South 63° 32' 30" East – 177.14 feet) and an arc length of 189.62 feet to a point of tangency of the centerline of County Road 409, a called 0.8875 acre tract conveyed to David Turner, II recorded in County Clerk's File No. 2007-016409 of the Official Records of Brazoria County, Texas and of the herein described tract;

**THENCE** South 27° 10' 00" East – 68.00 feet along the centerline of County Road 409 same being the Southwest line of the 0.8875 acre tract and a called 0.50 acre tract conveyed to Robert M. Barker recorded in County Clerk's File No. 2012-021070 of the Official Records of Brazoria County, Texas to a point for the point of curvature of the centerline of County Road 409, the 0.50 acre tract and of the herein described tract;

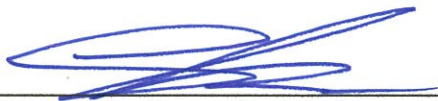
**THENCE** along a curve to the right with an angle of 06° 47' 30" having a radius of 758.37 feet (chord bearing South 23° 46' 15" East – 89.84 feet) and an arc length of 89.89 feet to a point for the point of tangency of the centerline of County Road 409, a called 1.50 acre tract conveyed to Robert M. Barker recorded in County Clerk's File No. 2012-013268 of the Official Records of Brazoria County, Texas and of the herein described tract;

**THENCE** South 20° 22' 30" East – 45.00 feet along the centerline of County Road 409 same being the Southwest line of the 1.50 acre tract to a point for the point of curvature of the centerline of County Road 409, the 1.50 acre tract and of the herein described tract;

**THENCE** along a curve to the left with an angle of 07° 35' 21" having a radius of 523.07 feet (chord bearing South 24° 10' 11" East – 69.23 feet) and an arc length of 69.28 feet to a point in the Southwest line of the 1.50 acre tract for the Northeast corner of a called 2.00 acre tract conveyed to Johnnie M. Polensky and Joyce Mae Maden recorded in Volume 1668, Page 853 of the Deed Records of Brazoria County, Texas and the Southeast corner of the herein described tract;

**THENCE** South 70° 28' 30" West, along the Northwest line of the 2.00 acre tract at 30.3 feet pass a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" on-line where the Southwest R.O.W. line of County Road 409 crosses and continue at 313.6 feet pass a second ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" on-line where the Northeast R.O.W. line of a Private Road crosses and continue for a total distance of – 343.66 feet to a point in the centerline of the Private Road same being the Northeast line of the 9.5544 acre tract for the Northwest corner of the 2.00 acre tract and the Southwest corner of the herein described tract;

**THENCE** North 19° 31' 30" West – 432.00 feet along the centerline of the Private Road same being the Northeast line of the 9.5544 acre tract to the **PLACE OF BEGINNING** and containing 3.00 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 January 09<sup>th</sup>, 2016.*



**George K. Lane, R.P.L.S.**  
Registered Professional Land Surveyor No. 6086  
Firm Registration No. 10156700  
P.O. Box 3344 Lake Jackson, TX 77566  
(979) 299-3373 – phone (979) 299-3307 -- fax  
pinpointsurvey@sbcglobal.net -- email

