

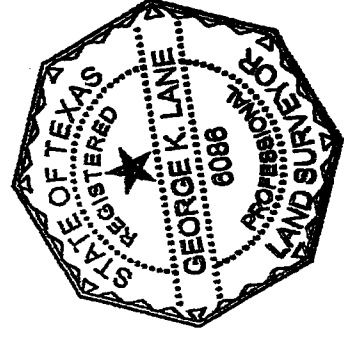
KEBBA LOBBA
CALLED 2.344 ACRES
CCFN 2019-009229
O.R.B.C.

TRACT 13

2.50 ACRES

BETTY L. CLAYTON
CALLED 2.50 ACRES
CCFN 2010-010667
O.R.B.C.

COMMUNITY NO. 480072
CURRENTLY 2.50 ACRES
O.R.B.C. MAP REVISED 8/5/09



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CCFN 20
SETH
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2.50 ACRES OUT (

PART OF THE MRS LUCY HERVEY TRACT SUBDIVISION
S.F. AUSTIN 7-1/3 LEAGUE

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| <p>Borrower(s): <u>JOHN DANIEL SMITH</u></p> | <p>Inventory of the property located at: EK, TEXAS. Mrs Lucy Hervey Tract Subdivision, situated in the in 18, Brazoria County, Texas recorded in Volume 3, and being more fully described by metes and</p> |
| <p>COMMUNITY NO. 480072 PANEL NO. 0755. SUFFIX: H. ZONE: X. PAGE: N/A. MAP REVISED: 8/5/09. I have consulted the HUD-FHA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the</p> | <p>LEGEND</p> <p>CONTOURING</p> |

NOTES:

PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY) INCLUDING
THOSE IN THE VILLAGE OF JONES CREEK.
RECORDING DATE BASED ON THE MOST RECENT TIME OF TRACT 13 BEING SOUTH OF 45' 00" EAST



P.O. Box 3344 Lake Jackson, TX 77566 (979) 299-3373 office (979) 299-3307 fax
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2.50 Acres
Out of Tract 13, Mrs Lucy B. Hervey Tract S/D
S.F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Div. 18
Brazoria County, Texas

Being a 2.50 acre tract of land out of Tract 13, of the Mrs. Lucy B. Hervey Tract Subdivision, situated in the S.F. Austin 7-1/3 Leagues Grant, Abstract 20, Division 18, Brazoria County, Texas recorded in Volume 3, Page 76 of the Deed Records of Brazoria County, Texas, being the same called 2.50 acre tract conveyed to Betty L. Clayton recorded in County Clerk's File No. 2010-010667 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the Northeast line of Tract 13 being - South 19° 45' 00" East.)

BEGINNING at a 1" iron pipe found in the Southeast right-of-way line of Live Oak Drive (60' R.O.W., Vol. 3, Clerk's File No. 2016-042716 of the Official Records of Brazoria County, Texas and the East corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod bears North 19° 45' 03" West - 330.00 feet from a 1/2" iron pipe found for the North corner of a called 1.00 acre tract conveyed to Hector and Silvia Castillo recorded in County Clerk's File No. 2015-012238 of the Official Records of Brazoria County, Texas and the East corner of a called 2.50 acre tract conveyed to Michael and Nancy Noska recorded in County Clerk's File No. 2015-000778 of the Official Records of Brazoria County, Texas;

THENCE South 70° 15' 00" West - 660.00 feet along the Northwest line of the New 2.50 acre tract to a 5/8" iron rod found in the Northeast line of a called portion of Tract 12 conveyed to Michael S. and Courtney L. Mallory recorded in County Clerk's File No. 2013-003055 of the Official Records of Brazoria County, Texas for the West corner of the New 2.50 acre tract and the South corner of the herein described tract;

THENCE North 19° 45' 00" West - 165.00 feet along the Northeast line of the Mallory Tract to a 5/8" iron rod found for the South corner of a called 2.344 acre tract conveyed to Keba Lobba recorded in County Clerk's File No. 2019-009229 of the Official Records of Brazoria County, Texas and the West corner of the herein described tract;

THENCE North 70° 15' 00" East - 660.00 feet along the Southeast line of the 2.344 acre tract and a called 67' y 100' Tract conveyed to James R. and Holly Sanders recorded in County Clerk's File No. 2009-002345 of the Official Records of Brazoria County, Texas to a 1/2" iron rod found in the Southwest R.O.W. line of live Oak Drive for the East corner of the 67' by 100' Tract and the North corner of the herein described tract;

THENCE South 19° 45' 00" East [Reference Bearing] - 165.00 feet along the Southwest R.O.W. line of live Oak Drive same being the Northeast line of Tract 13 to the **PLACE OF BEGINNING** and containing 2.50 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 September 16th, 2019.

George K. Lane, R.P.L.S.

Registered Professional Land Surveyor No. 6086
Firm Registration No. 10156700

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