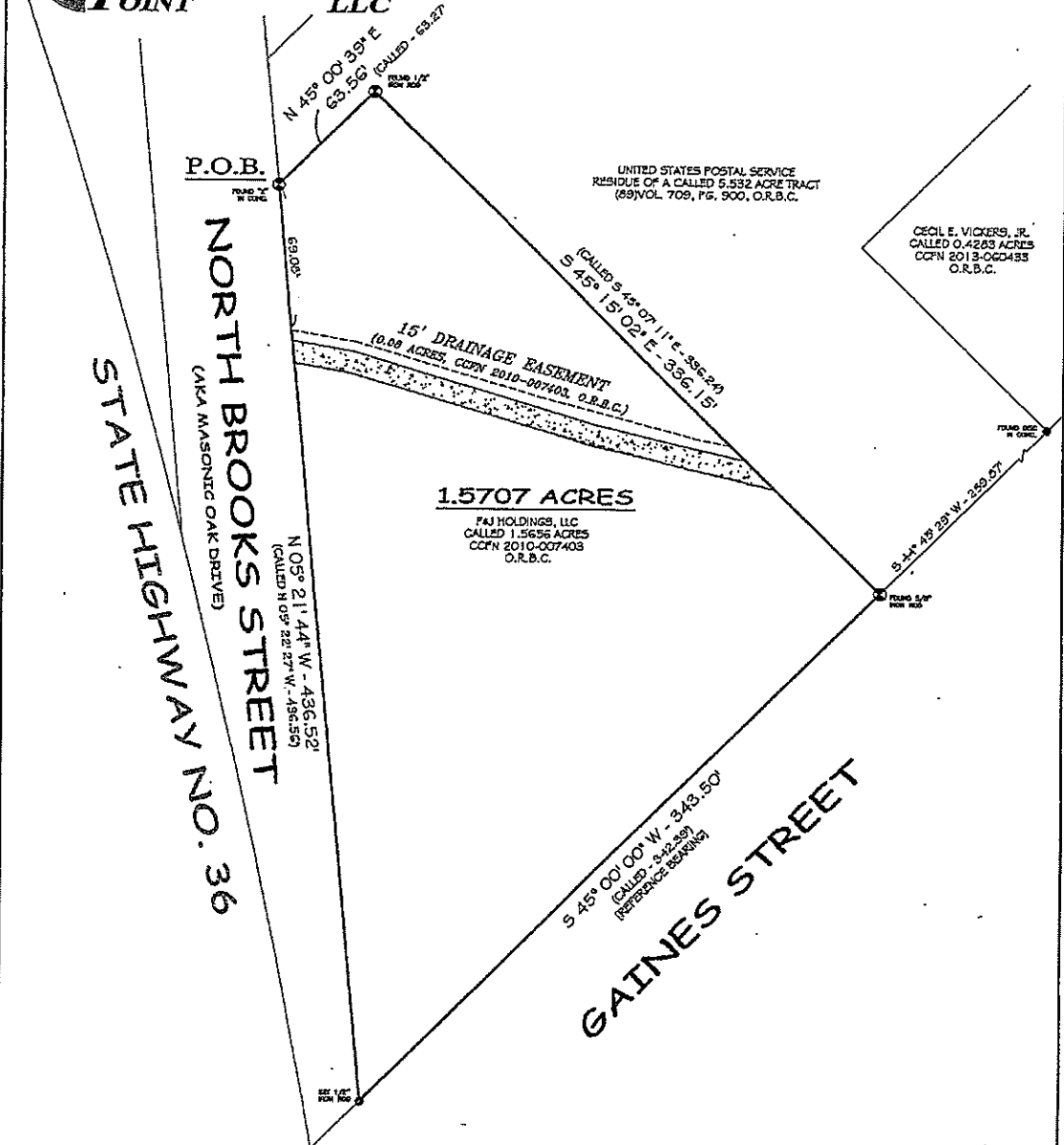




Surveying & Mapping, LLC

PLM REGISTRATION NO. 10154700

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



S.F. AUSTIN 7-1/3 LEAGUES GRANT, A-20

COMMUNITY NO. 4400882, PLAN NO. 0686, OFFER BY JOHN L. BASK, N/A MAP REVISED: 6/5/10

I have examined the RED-TA Flood Hazard Boundary Map in the above described property and a 25' NEET is a designated flood hazard area. The plot lines is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of all property being as indicated by the plot, the site, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, all back and distances from property lines are as indicated. There are no encroachments, conflicts, or prohibitions, except as shown.

NOTE:
1. BEARINGS ARE BASED ON THE SOUTHWEST CORNER OF THE 1.5656 ACRE TRACT BEING S 45° 00' 00" W.
2. 15' DRAINAGE EASEMENT (0.09 ACRES) PER CCFN 2010-007403, O.R.B.C., AS SHOWN ABOVE.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY PREPARER DE BLAND TITLE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE REDHAT MAP OR PLAT, C.F. NO. 37373625 DATED: 10/13/17

ALL BEARING LINES, DIMENSIONS, BOUNDING RESTRICTIONS, DEED RESTRICTIONS, ETC.) AND 2006C GREENWELL, F.A.C. THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE REVIEWED BY OWNER BEFORE COMMENCEMENT OF CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: BOBBY BROWN
This is to certify that I have made an on the ground survey of the property located at GAINES STREET IN THE CITY OF BRAZORIA, TEXAS.
Being a 1.5707 acre tract of land called 1.5656 acres situated in the S.F. Austin 7-1/3 Leagues Grant, Abstract 20, Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Drawn by: F&J

Job No.: 17-1087

Request: BROWN BOBBY

Book No: PP125

Scale: 1"=50'

Date: 10/23/17

LEGEND

- ASPHALT
- WOOD FENCE
- CHAIN LINK
- IRON FENCE
- STEELHEAD POWER
- CONTROLLING NEIGHBORHOODS
- E.E. UTILITY EASEMENT
- A.E. UTILITY EASEMENT
- E.L. BUILDING LINE
- R.L.W. ADJUT-06-WAY
- L.P. IRON ROD
- L.P. IRON PIPE
- P.W.D. POSTING
- P.W.D. POLE

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
GEORGE K. LANE
6086

Owner(s): JULICA K.L.R.V. INVESTMENT, LLC.

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
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1.5707 Acres
S.F. Austin 7-1/3 Leagues Grant, Abstract No. 20
Brazoria County, Texas

Being a 1.5707 acre tract of land situated in the S.F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Brazoria County, Texas and being the same called 1.5656 acre tract conveyed to F&J Holdings, LLC recorded in County Clerk's File No. 2010-007403 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the Southeast line of the 1.5656 acre tract being - South 45° 00' 00" West.)


BEGINNING at an X in concrete found in the East right-of-way line of North Brooks Street (aka Masonic Oak Drive) same being the Southwest line of a called 5.532 acre tract conveyed to United States Postal Service recorded in (89) Volume 709, Page 900 of the Official Records of Brazoria County, Texas for the re-entry corner of the residue of the 5.532 acre tract and the Northwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE North 45° 00' 39" East – 63.56 feet along a Southeast line of the residue of the 5.532 acre tract to a 1/2" iron rod found for the interior corner of the residue of the 5.532 acre tract and the North corner of the herein described tract;

THENCE South 45° 15' 02" East – 336.15 feet (called South 45° 07' 11" East - 336.24 feet) along a Southwest line of the residue of the 5.532 acre tract to a 5/8" iron rod found in the Northwest right-of-way line of Gaines Street for a re-entry corner of the residue of the 5.532 acre tract and the East corner of the herein described tract, said iron rod bears South 44° 45' 29" West – 259.87 feet from an "X" in concrete found for a re-entry corner of the residue of the 5.532 acre tract and the South corner of a called 0.4283 acres conveyed to Cecil E. Vickers, Jr. recorded in County Clerk's File No. 2013-060433 of the Official Records of Brazoria County, Texas;

THENCE South 45° 00' 00" West [Reference Bearing] – 343.50 feet (called 342.39 feet) along the Northwest R.O.W. line of Gaines Street to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" at an intersection of the Northwest R.O.W. line of Gaines Street with the East R.O.W. line of North Brooks Street for the South corner of the herein described tract;

THENCE North 05° 21' 44" West – 436.52 feet, (called North 05° 22' 27" West – 436.56 feet) along the East right-of-way of North Brooks Street to the **PLACE OF BEGINNING** and containing 1.5707 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 October 23rd, 2017.*


George K. Lane, R.P.L.S.
Registered Professional Land Surveyor No. 6086
Firm Registration No. 10156700
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