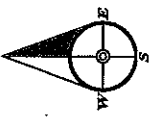




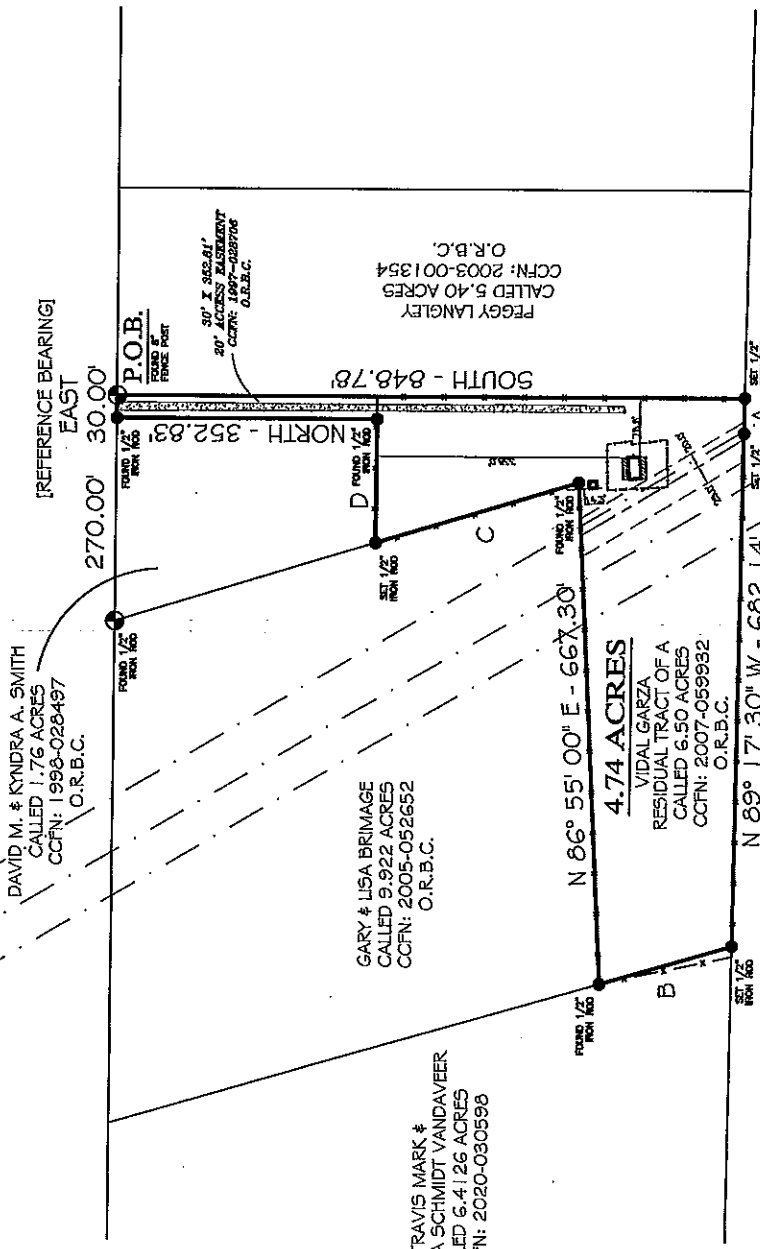
FRM REGISTRATION NO. 1015700
Surveying & Mapping
LLC

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



LINE DATA	
A	N 89° 01' 00" W - 46.68'
B	N 15° 53' 00" W - 185.74'
C	N 16° 38' 00" W - 284.25'
D	S 89° 56' 08" E - 164.65'

COUNTY ROAD 823 (AKA BUSSEL ROAD)



James Alonzo Reynolds
Donna Linette Reynolds

S.F. AUSTIN 7-1/3 LEAGUE GRANT, A-20, DIV. I

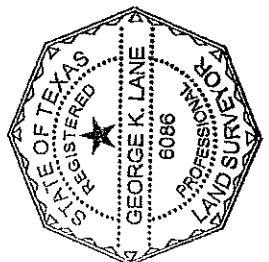
COMMUNITY NO: 85458 PANEL NO: 0580 SURVEYOR: H. ZONE, L. BASE: N/A MAP REVISION: 6/5/09
 I have consulted the TMD-PA Flood Hazard Boundary Map in the above described property and it IS NOT in a designated flood hazard area. The plat herein is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat, the site, location and type of buildings and improvements as so shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or promises, except as shown.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: ALAMO TITLE
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT G.F. NO. [ATTACHED] DATED: 12/05/2020

PREPARED EXCLUSIVELY FOR: ALAMO TITLE
 This is to certify that I have made an on the ground survey of the property located at: COUNTY ROAD 823 NEAR THE CITY OF WEST COLUMBIA, TEXAS.
 Being a 4.74 Acre tract of land situated in the S.F. Austin 7-1/3 League Grant, Abstract No. 20, division 1, Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Drawn by: BWE
 Job No.: 2020-1162
 Request: ALAMO TITLE
 Book No.: PPO164
 Scale: 1" = 200'
 Date: 12/16/2020

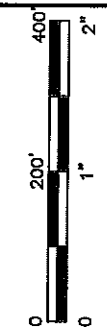
- LEGEND**
- ASBESTOS
 - CEMENTED
 - CONCRETE
 - CONTRIBUTING ENCROACHMENT
 - CURB
 - U.L. UTILITY EASEMENT
 - A.L. AIRIAL EASEMENT
 - B.L. BUILDING LINE
 - R.O.W. RIGHT-OF-WAY
 - I.R. IRON ROD
 - L.P. IRON PIPE
 - P.W. FOUND



Borrower(s):
 JAMES ALONZO REYNOLDS, JR.
 DONNA LINETTE REYNOLDS

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

- NOTES:
- BEARINGS BASED ON THE NORTH LINE OF THE 6.50 ACRE TRACT BEING EXIST.
 - PROPERTY IS SUBJECT TO A BLANET PIPELINE EASEMENT PER VOL. 1546, PG. 221 D.B.E.C.
 - PROPERTY IS SUBJECT TO A BLANET PIPELINE EASEMENT PER VOL. 1671, PG. 123 D.B.E.C.
 - PROPERTY IS SUBJECT TO A PIPELINE EASEMENT PER VOL. 26, PG. 989 D.B.E.C. & VOL. 1511, PG. 216 D.B.E.C.
 - ACCESS EASEMENT PER CCR: 1987-02106 D.B.E.C.
 - ACCESS EASEMENT PER CCR: 2015-03044 D.B.E.C.
 - ALL UTILITIES FOUND ON GROUND ARE AS SHOWN ABOVE.
- ALL EXISTING LINES, EASEMENTS, BUILDING RESTRICTIONS (USED RESTRICTIONS ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SAID PROPERTY SHOULD BE REVERED BY BUYER BEFORE COMMENCING CONSTRUCTION.





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

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

Being a 4.74 acre tract of land situated in the S.F. Austin 7-1/3 League Grant, Abstract No. 20, Division 1, Brazoria County, Texas and being the residual tract of a called 6.50 acre tract conveyed to Vidal Garza recorded in County Clerk's File No. 2007-059932 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the North line of the 6.50 acre tract - being East.)

BEGINNING at an 8" fence post found in the South right-of-way of County Road 823 for the Northwest corner of a called 5.40 acre tract conveyed to Peggy Langley recorded in County Clerk's File No. 2003-001354 of the Official Records of Brazoria County, Texas, for the most northerly Northeast corner of called 6.50 acre tract and being the most northerly Northeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South - 848.78 feet along the East line of called 6.50 acre tract and West line of called 5.40 acre tract to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the North line of a residual of a called 46 acre tract labeled "Tract 1" conveyed to Condra Sherrill Garner recorded in County Clerk's File No. 2020-004693 of the Official Records of Brazoria County, Texas for the Southwest corner of called 5.40 acre tract, the Southeast corner of 6.50 acre tract and being the Southeast corner of the herein described tract;

THENCE North 89° 01' 00" West - 46.68 feet along the North line of said residual of a called 46 acre tract and a South line of called 6.50 acre tract to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for an interior corner of called 6.50 acre tract and being an interior corner of the herein described tract;

THENCE North 89° 17' 30" West - 682.14 feet along the North line of said residual of a called 46 acre tract and a South line of called 6.50 acre tract to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Southeast corner of a called 6.4126 acre tract conveyed to Travis Mark and Patricia Schmidt Vandaveer recorded in County Clerk's File No. 2020-030598 of the Official Records of Brazoria County, Texas, the Southwest corner of called 6.50 acre tract and being the Southwest corner of the herein described tract;

THENCE North 15° 53' 00" West - 185.74 feet along the East line of called 6.4126 acre tract and a West line of called 6.50 acre tract to a 1/2" iron found for the Southwest corner of a called 9.922 acre tract conveyed to Gary and Lisa Brimage recorded in County Clerk's File No. 2005-052652 of the Official Records of Brazoria County, Texas for the most westerly Northwest corner of called 6.50 acre tract and being the most westerly Northwest corner of the herein described tract;

THENCE North 86° 55' 00" East – 667.30 feet along a North line of called 6.50 acre tract and the South line of called 9.922 acre tract to a ½" iron found for the Southeast corner of called 9.922 acre tract, an interior corner of called 6.50 acre tract and being an interior corner of the herein described tract;

THENCE North 16° 38' 00" West – 284.25 feet along a West line of called 6.50 acre tract and the East line of called 9.922 acre tract to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" for the Southwest corner of a called 1.76 acre tract conveyed to David M. and Kyndra A. Smith recorded in County Clerk's File No. 1998-028497 of the Official Records of Brazoria County, Texas and being an interior corner of the herein described tract;

THENCE South 89° 56' 08" East – 164.65 feet along the South line of called 1.76 acre tract to a ½" iron found for the Southeast corner of called 1.76 acre tract and being an interior corner of the herein described tract;

THENCE North – 352.83 feet along the East line of called 1.76 acre tract to a ½" iron rod found in the South R.O.W. of County Road 823 and the North line of called 6.50 acre tract for the Northeast corner of called 1.76 acre tract and being the most northerly Northwest corner of the herein described tract; said iron rod bears East – 270.00 feet from a ½" iron rod found for the Northwest corner of called 1.76 acre tract, the Northeast corner of aforesaid called 9.922 acre tract and the most westerly Northwest corner of called 6.50 acre tract;

THENCE East – 30.00 feet along the South R.O.W. of County Road 823 and the North line of called 6.50 acre tract to the **PLACE OF BEGINNING** and containing 4.74 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 December 16th, 2020.*



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
pinpointsurvey@sbcglobal.net -- email

