



2.293 Acres
Being all of Lot 30 and a portion of Lot 31, Block 1
Bar X Ranch S/D, Section XVI
Brazoria County, Texas

Being a 2.293 acre tract of land being all of Lot 30, Block 1 of Bar X Ranch Subdivision, Section Sixteen recorded in Volume 17, Page 219 of the Plat Records of Brazoria County, Texas, conveyed to Regina Miles recorded in County Clerk's File No. 2021-059907 of the Official Records of Brazoria County, Texas, together with the same called 1.215 acre tract being a portion of Lot 31, Block 1 of said S/D conveyed to Regina Miles recorded in County Clerk's File No. 2021-059908 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the South line of Lot 30, Block 1 being – North 83° 33' 41" West.)

BEGINNING at a TxDot disc found in the Northeast line of Lot 31, for the Southeast corner of a called 0.250 acre tract conveyed to the State of Texas recorded in County Clerk's File No. 1998-053774 of the Official Records of Brazoria County, Texas, for the most Easterly Northeast corner and **TRUE PLACE OF BEGINNING** of the herein described tract;

THENCE South 13° 41' 32" East – 14.52 feet (Called 14.82 feet) along the Northeast line of Lot 31 to a ½" iron rod found in the Northwest water's edge of Mill Bayou and being the most Easterly Southeast corner of the herein described tract, said iron rod beginning a curve to the left with a radius of 450.00 feet;

THENCE Along the Northwest water's edge of Mill Bayou and said curve to the left with a central angle of 67° 22' 21" having a radius of 450.00 feet (chord bearing South 44° 48' 33" West – 499.18 feet) and an arc length of – 529.14 feet to a ½" iron rod found for the common corner of Lots 29 and 30 and being the most Southerly Southeast corner of the herein described tract;

THENCE North 83° 33' 41" West [Reference Bearing] – 337.44 feet along the common line of Lots 29 and 30 to a 5/8-inch iron rod found in the East R.O.W. of Broken Arrow Trail (60' R.O.W., Vol. 17, Pg. 219, P.R.B.C.) for the common corner of Lots 29 and 30 and being the Southwest corner of the herein described tract, said iron rod beginning a curve to the left with a radius of 50.00 feet;

THENCE Along the East R.O.W. of Broken Arrow Trail and said curve to the left with a central angle of 45° 50' 19" having a radius of 50.00 feet (chord bearing North 43° 54' 15" West – 38.94 feet) and an arc length of – 40.00 feet to a 5/8-inch iron rod found for an interior corner of Lot 30 and being an interior corner of the herein described tract;

THENCE North 13° 41' 32" West – 105.23 feet along the East R.O.W. of Broken Arrow Trail and the West line of Lots 30 and 31 to a TxDot disc found for the Southwest corner of aforesaid called 0.250 acre tract and being the Northwest corner of the herein described tract;

THENCE North 74° 46' 51" East – 762.32 feet (Called North 74° 43' 17" East – 762.34 feet) along the Southeast line of called 0.250 acre tract to the **PLACE OF BEGINNING** and containing 2.293 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 August 19th, 2021.*



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

pinpointsurvey@sbcglobal.net – email





Surveying & Mapping, LLC

FLM REGISTRATION NO. 10156700

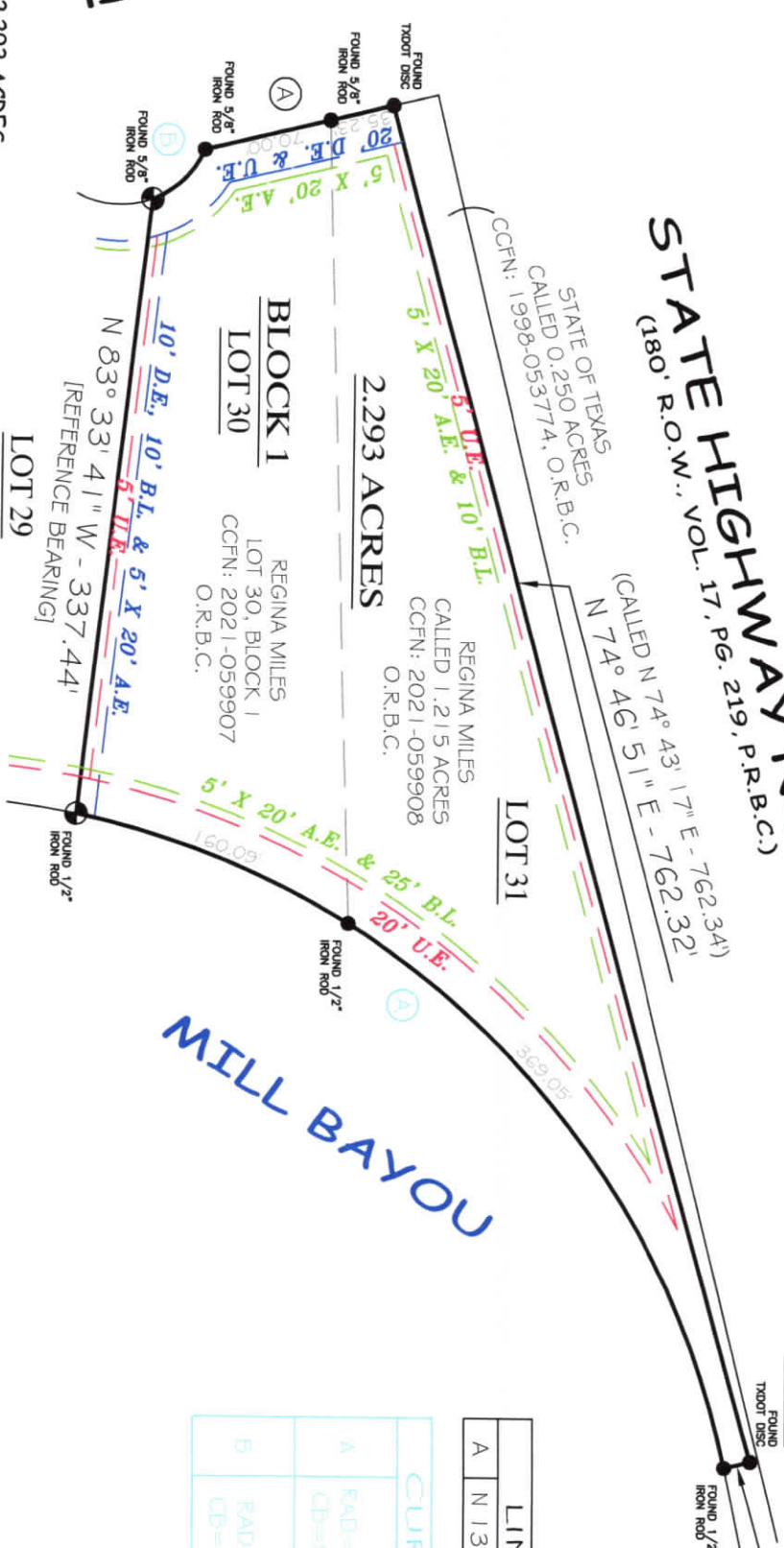
PO BOX 3344 LAKE JACKSON, TEXAS. 77566 (979) 299-3344

BROKEN ARROW TRAIL (60' R.O.W., VOL. 17, PG. 219, P.R.B.C.)

STATE HIGHWAY NO. 35 (180' R.O.W., VOL. 17, PG. 219, P.R.B.C.)

STATE OF TEXAS CALLED 0.250 ACRES CCFN: 1998-053774, O.R.B.C.

REGINA MILES CALLED 1.215 ACRES CCFN: 2021-059908 O.R.B.C.



BAR X RANCH, SEC. 16

2.293 ACRES

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.

ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS, (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUYER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: REGINA MILES

This is to certify that I have made an on the ground survey of the property located at: HIGHWAY 35 NEAR THE CITY OF ANGLETON, TEXAS.

2.293 acres, being all of Lot 30 and a portion of Lot 31, Block 1, Bar X Ranch, Section 16, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 17, Page 219 of the Plat Records of Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Borrower(s):

LINE DATA	
A	N 13° 41' 32" W - 105.23'

CURVE DATA	
A	Δ=67°22'21" RAD=450.00' AL=529.14' CB=544'48.53"W-499.18'
B	Δ=45°50'19" RAD=50.00' AL=40.00' CB=143'54.15"W-36.94'

COMMUNITY NO: 485458 PANEL NO: 0420 SUFFIX: K ZONE: AE BASE: 28.5' MAP REVISED: 12/30/20
I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it is in a designated flood hazard area. The plat hereon 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 size, location and type of buildings and improvements are as 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 protrusions, except as shown.

LEGEND

- ASPHALT
- COVERED
- CONCRETE
- FENCE

- CONTROLLING MONUMENT
- CORNER
- UTILITY EASEMENT
- AIRIAL EASEMENT
- BUILDING LINE
- R.O.W. RIGHT-OF-WAY
- IRON ROD
- IRON PIPE
- FOUND

- NOTES:
- 1) ALL BEARINGS BASED ON THE SOUTH LINE OF LOT 30, BEING - N 85° 33' 41" W.
 - 2) HORSE BARRS MAY NOT BE CLOSER THAN 100' (FRONT) NOR NEARER THAN 25' (REAR/SIDE PROPERTY LINES)
 - 3) BUILDING LINES AND EASEMENTS PER PLAT & VOL. 29, PG. 885, O.R.B.C.



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