

**9307 Sandy Lane**

Being a tract of land situated in the Amos Pollard Survey, Abstract No. 359, Brazoria County, Texas, same being that tract of land conveyed to Herbert J. Follett, Sr., and wife, Faye Follett, by deed recorded in County Clerk File No. 2018034507, Real Property Records of Brazoria County, Texas, also known as Tract 116 of Leedy Estates, Section IV, an unrecorded Subdivision in Brazoria County, Texas, and being more particularly described by metes and bounds as follows:



BEGINNING at a point for corner, said corner being the South corner of that tract of land conveyed to Cristina Duarte Hernandez and Luis Alfredo Luna Hernandez, wife and husband, by deed recorded in County Clerk File No. 2017025716, Real Property Records of Brazoria County, Texas and lying along the Northeast line of a tract of land conveyed to Robby Brooks, husband and Janette Brooks, wife, by deed recorded in County Clerk File No. 02-055925, Real Property Records of Brazoria County, Texas, and lying along the centerline of Sandy Lane (60 foot road easement per deed as recorded in File No. 2018034507);

THENCE North 55 degrees 14 minutes 23 seconds East, along the Southeast line of said Hernandez tract, passing at a distance of 31.05 feet to a 1/2 inch iron rod found online for reference and continuing at a distance of 266.09 feet to a 1 inch iron pipe found online for reference and continuing a total distance of 470.96 feet to a point for corner, said corner lying along the centerline of Chocolate Bayou;

THENCE along the centerline of said Chocolate Bayou, the following three courses & distances:

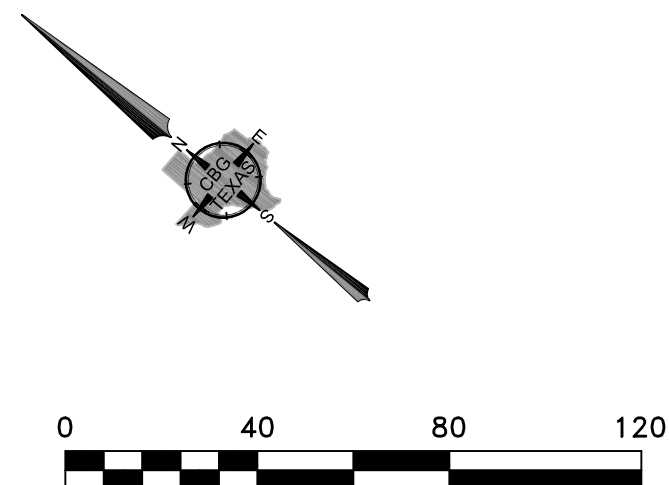
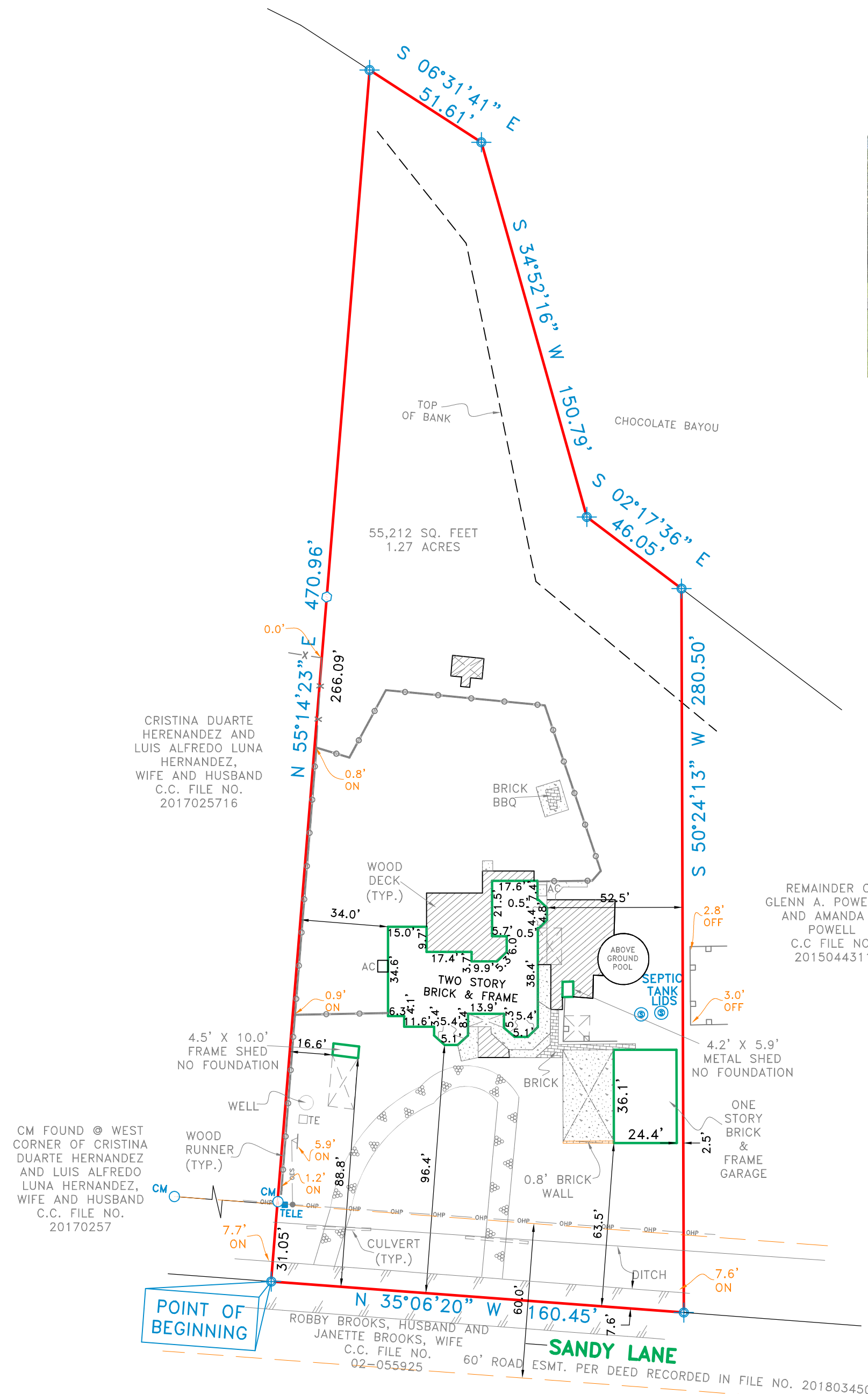
THENCE South 06 degrees 31 minutes 41 seconds East, a distance of 51.61 feet to a point for corner;

THENCE South 34 degrees 52 minutes 16 seconds West, a distance of 150.79 feet to a point for corner;

THENCE South 02 degrees 17 minutes 36 seconds East, a distance of 46.05 feet to a point for corner, said corner being the North corner of the remainder of said Powell tract;

THENCE South 50 degrees 24 minutes 13 seconds West, along the Northwest line of said remainder of Powell tract, a distance of 280.50 feet to a point for corner, said corner being the West corner of said remainder of Powell tract and lying along the Northeast line of said Brooks tract and lying along the centerline of said Sandy Lane;

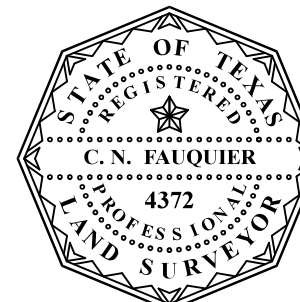
THENCE North 35 degrees 06 minutes 20 seconds West, along the centerline of said Sandy Lane, a distance of 160.45 feet to the POINT OF BEGINNING and containing 55,212 square feet or 1.27 acres of land.



**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor C.N. Fauquier hereby certifies to the Client that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 20th day of February, 2019



*C.N. Fauquier*  
C.N. Fauquier  
Registered Professional Land Surveyor No. 4372

NOTE: According to the F.I.R.M. in Map No. 48039C0140H, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

ACCEPTED BY: \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTES: EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

REVISIONS		
DATE	BY	NOTES

LEGEND	
◯	CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
○	1" IRON PIPE FOUND
⊕	FENCE POST CORNER
⊗	"X" FOUND / SET
⊗	5/8" ROD FOUND
⊗	UNDERGROUND ELECTRIC
⊗	OVERHEAD ELECTRIC
⊗	POWER POLE
⊗	PE - POOL EQUIPMENT
⊗	COLUMN
⊗	AIR CONDITIONING
⊗	FIRE HYDRANT
⊗	ASPHALT PAVING
⊗	CHAIN LINK FENCE
⊗	WOOD FENCE
⊗	0.5' WIDE TYPICAL HOGWIRE
⊗	IRON FENCE
⊗	PIPE FENCE
⊗	COVERED PORCH, DECK OR CARPORT
⊗	OVERHEAD ELECTRIC SERVICE
⊗	OVERHEAD POWER LINE
⊗	CONCRETE PAVING
⊗	DOUBLE SIDED WOOD FENCE
⊗	GRAVEL/ROCK ROAD OR DRIVE

**CBG**  
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 40'	02/20/19	1813372-02	N/A	SN

METES AND BOUNDS

AMOS POLLARD SURVEY, ABSTRACT NO. 359

BRAZORIA COUNTY, TEXAS

9307 SANDY LANE