



**PIN POINT** Surveying & Mapping, LLC

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

**P.O.B.**

**COUNTY ROAD 321**  
(A.K.A. BOONE ROAD)

**1.03 ACRES**  
RICHARD N. & JUDY L. HOWARD  
CALLED 1.00 ACRE  
VOL. 1514, PG. 912  
D.R.B.C.

**LOT 41**

**LOT 38**  
TERRY D. RAINS  
CALLED 0.998 ACRES  
CCFN 2005-036653  
O.R.B.C.

**LOT 40**  
KEVIN P. & SUSAN REIFEL  
CALLED 1.07 ACRES  
CCFN 1994-010944  
O.R.B.C.

**LOT 37**  
ERIN GLEN KENNEDY  
CALLED 0.93 ACRES  
CCFN 2011-005740  
O.R.B.C.

**LOT 39**  
DENNIS D. MATTHEWS  
CALLED 1.14 ACRES  
(89) VOL. 727, PG. 366  
O.R.B.C.

**1.03 ACRES KNOWN AS LOT 41 (UNRECORDED S/D)**  
**CHARLES BREEN LEAGUE, A-46**

COMMUNITY NO: 485458 PANEL NO: 0565 SURF: H ZONE: X BASE: N/A MAP REVISED: 6/5/09  
I have consulted the HUD-FIA 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 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.

- NOTES: 1) REFERENCE MADE TO VOL. 1310, PG. 17, VOL. 1213, PG. 282, VOL. 1497, PG. 264 AND VOL. 1507, PG. 479, D.R.B.C., DOES NOT CONTAIN ANY EASEMENTS OR SETBACKS.  
 2) EASEMENT PER VOL. 1313, PG. 111, D.R.B.C., DOES NOT APPLY  
 3) 10' COMMUNITY PUBLIC SERVICE COMPANY EASEMENT PER VOL. 1329, PG. 395, D.R.B.C. AS SHOWN ABOVE.  
 4) UTILITY & DRAINAGE EASEMENT PER VOL. 1366, PG. 339, D.R.B.C. AS SHOWN ABOVE.  
 5) SUBJECT TO PIPELINE EASEMENTS PER VOL. 449, PG. 284, D.R.B.C., HOWEVER, THERE WAS NO EVIDENCE OF ANY PIPELINES CROSSING SUBJECT TRACT AT THE TIME OF SURVEY.  
 6) ROAD EASEMENT PER VOL. 1337, PG. 746, D.R.B.C., CONGRUENT WITH COUNTY ROAD 321.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY PROVIDED BY: STEWART TITLE COMPANY  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT, G.F. NO. 18039035013 DATED: 01/15/18

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

PREPARED EXCLUSIVELY FOR: STEWART TITLE  
This is to certify that I have made an on the ground survey of the property located at:  
9761 COUNTY ROAD 321 NEAR THE CITY OF SWEENEY, TEXAS.  
Being a 1.03 acre tract known as Lot 41 of an unrecorded subdivision of a called 42.46 acre tract situated in the Charles Breen League, Abstract 46, Brazoria County, Texas and being more fully described by metes and bounds attached hereto.

Drawn by: FJS  
Job No.: 2018-0086  
Request: STEWART TITLE  
Book No: PP128  
Scale: 1"=50'  
Date: 2/6/2018

LEGEND	
	GRAVEL
	COVERED
	CONCRETE
	60' R.O.W. EASEMENT
	FENCE
	IRON FENCE
	CONTROLLING MONUMENT
	U.E. UTILITY EASEMENT
	A.E. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.R. IRON ROD
	I.P. IRON PIPE
	D.E. DRAINAGE ESM'T



Borrower(s): GARRETT DON ALLEN  
SHELBY LYNNE VICARS

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

