

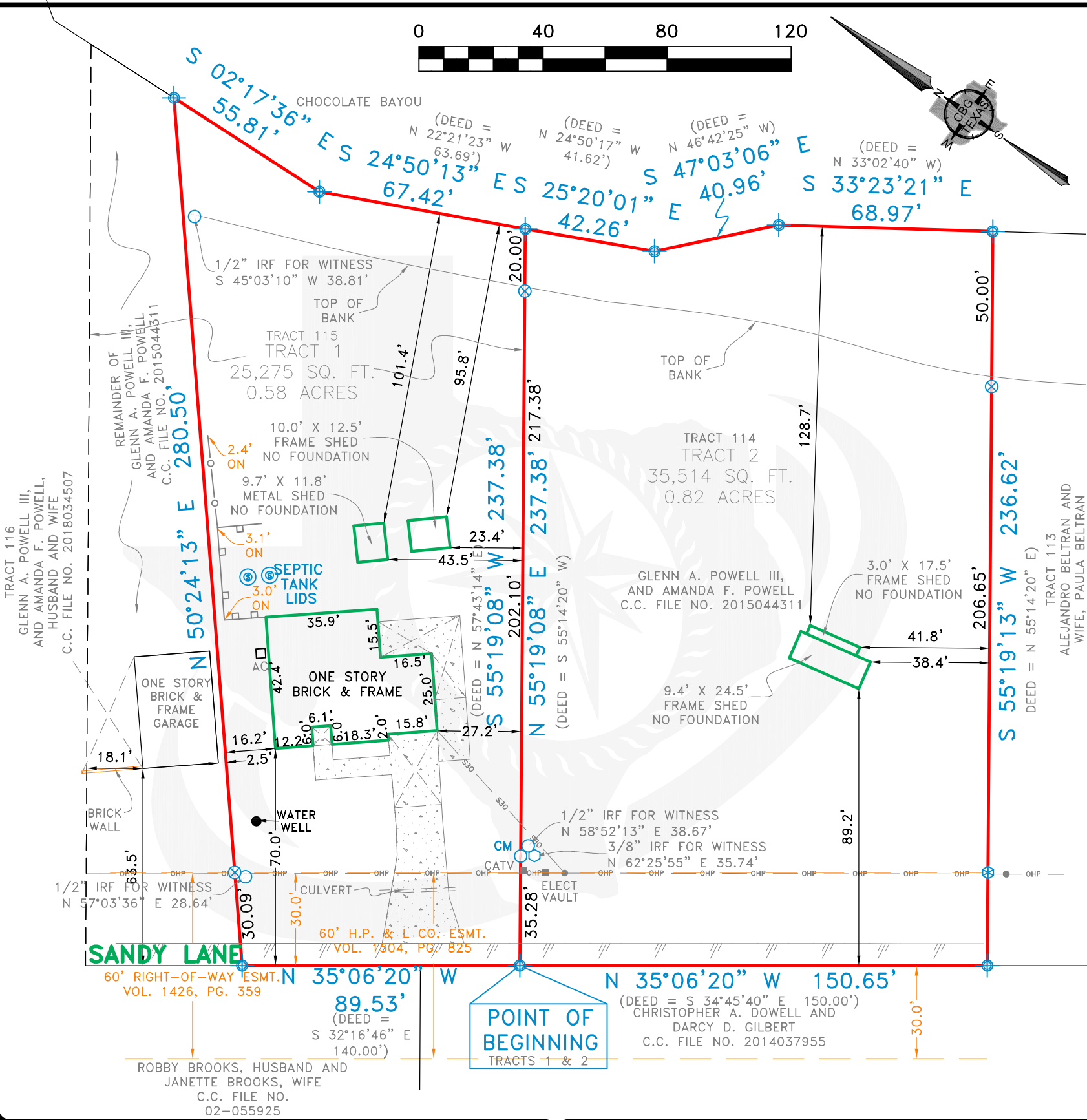
LEGEND

- Legend items: 1/2" ROD FOUND, 1/2" ROD SET, 3/8" ROD FOUND, "X" FOUND/SET, POINT FOR CORNER, 5/8" ROD FOUND, TRANSFORMER PAD, COLUMN, UNDERGROUND ELECTRIC, OVERHEAD ELECTRIC, OHP OVERHEAD ELECTRIC POWER, OES OVERHEAD ELECTRIC SERVICE, CHAIN LINK, WOOD FENCE 0.5' WIDE TYPICAL, DOUBLE SIDED WOOD FENCE, FENCE POST FOR CORNER, CONTROLLING MONUMENT, CM, AC, PE, POWER POLE, OVERHEAD ELECTRIC, IRON FENCE, BARBED WIRE, EDGE OF ASPHALT, EDGE OF GRAVEL, STONE, CONCRETE, COVERED AREA, BRICK

EXCEPTIONS: NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 1472, PG. 675, VOL. 1484, PG. 878, VOL. 1504, PG. 825, VOL. 85138, PG. 913, C.C. FILE NO. 2009028805 EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY VOL. 1561, PG. 530

THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE SECTION 232 AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING CLAIMS NO RESPONSIBILITIES OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

REVISION MADE TO LEGAL & TO ADDRESS EASEMENT DOCUMENT. MARIA-01/05/2021



NOTES: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE. FLOOD NOTE: According to the F.I.R.M. No. 48039C0140H, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Momentum Title Company. 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. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. 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, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: Purchaser Date: Purchaser

9315 Sandy Lane

TRACT 1: Being a tract of land situated in the Amos Pollard Survey, Abstract No. 359, Brazoria County, Texas, same being a portion of that tract of land conveyed to Glenn A. Powell III, and Amanda F. Powell, by deed recorded in County Clerk File No. 2015044311, Real Property Records of Brazoria County, Texas, also known as a portion of Tract 115 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 West corner of that tract of land conveyed to Glenn A. Powell III, and Amanda F. Powell, by deed recorded in County Clerk File No. 2015044311, Real Property Records of Brazoria County, Texas, (Tract 114), same lying along the Northeast line of that tract of land conveyed to Christopher A. Dowell and Darcy D. Gilbert, by deed recorded in County Clerk File No. 2014037955, Real Property Records of Brazoria County, Texas, and lying in the centerline of Sandy Lane (60 foot right-of-way easement, by deed recorded in Volume 1426, Page 359, Deed Records of Brazoria County, Texas), from which a 1/2 inch iron rod found bears North 62 degrees 25 minutes 55 seconds East, a distance of 35.74 feet for witness;

THENCE North 35 degrees 06 minutes 20 seconds West, along the centerline of Sandy Lane, a distance of 89.53 feet to a point for corner, said corner lying along the Northeast line of that 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 being the South corner of the remainder of Powell tract (2015044311), from which a 1/2 inch iron rod found bears North 57 degrees 03 minutes 36 seconds East, a distance of 28.64 feet for witness;

THENCE North 50 degrees 24 minutes 13 seconds East, along the Southeast line of said remainder of Powell tract (2015044311), passing at a distance of 30.09 feet to a 1/2 inch iron rod set on-line with yellow plastic cap stamped "CBG Surveying" for reference, and continuing a total distance of 280.50 feet to a point for corner, said corner being the East corner of said Powell tract (2015044311) and lying along the centerline of Chocolate Bayou, from which a 1/2 inch iron rod found bears South 45 degrees 03 minutes 10 seconds West, a distance of 38.81 feet for witness;

THENCE South 02 degrees 17 minutes 36 seconds East, along the centerline of said Chocolate Bayou, a distance of 55.81 feet to a point for corner;

THENCE South 24 degrees 50 minutes 13 seconds East, along said centerline of said Chocolate Bayou, a distance of 67.42 feet to a point for corner, said corner being the North corner of said Powell tract (Tract 114);

THENCE South 55 degrees 19 minutes 08 seconds West, along the Northwest line of said Powell tract (Tract 114), passing at a distance of 20.00 feet to a 1/2 inch iron rod set on-line with yellow plastic cap stamped "CBG Surveying" for reference, continuing at a distance of 202.10 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 237.38 feet to the POINT OF BEGINNING and containing 25,275 square feet or 0.58 acres of land.

TRACT 2: Being a tract of land situated in the Amos Pollard Survey, Abstract No. 359, Brazoria County, Texas, same being a portion of that tract of land conveyed to Glenn A. Powell III, and Amanda F. Powell, by deed recorded in County Clerk File No. 2015044311, Real Property Records of Brazoria County, Texas, also known as Tract 114 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 Glenn A. Powell III, and Amanda F. Powell, by deed recorded in County Clerk File No. 2015044311, Real Property Records of Brazoria County, Texas, same lying along the Northeast line of that tract of land conveyed to Christopher A. Dowell and Darcy D. Gilbert, by deed recorded in County Clerk File No. 2014037955, Real Property Records of Brazoria County, Texas, and lying in the centerline of Sandy Lane (60 foot right-of-way easement, by deed recorded in Volume 1426, Page 359, Deed Records of Brazoria County, Texas), from which a 1/2 inch iron rod found bears North 62 degrees 25 minutes 55 seconds East, a distance of 35.74 feet for witness;

THENCE North 55 degrees 19 minutes 08 seconds East, along the Southeast line of said Powell tract (portion of Tract 115), passing at a distance of 35.28 feet to a 1/2 inch iron rod found on-line for reference, continuing at a distance of 217.38 feet to a 1/2 inch iron rod set on-line with yellow plastic cap stamped "CBG Surveying" for reference, and continuing a total distance of 237.38 feet to a point for corner, said corner being the East corner of said Powell tract (portion of Tract 115), and lying along the centerline of Chocolate Bayou;

THENCE along said centerline of Chocolate Bayou the following courses and distances:

South 25 degrees 20 minutes 01 seconds East, a distance of 42.26 feet to a point for corner; South 47 degrees 03 minutes 06 seconds East, a distance of 40.96 feet to a point for corner;

South 33 degrees 23 minutes 21 seconds East, a distance of 68.97 feet to a point for corner, said corner being the North corner of that tract of land conveyed to Alejandro Beltran and wife, Paula Beltran, by deed recorded in Volume 87477, Page 123, Deed Records of Brazoria County, Texas;

THENCE South 55 degrees 19 minutes 13 seconds West, along the Northwest line of said Beltran tract, passing at a distance of 50.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for reference, and continuing a total distance of 206.65 feet to a 5/8 inch iron rod found on-line for reference, and continuing a total distance of 236.62 feet to a point for corner, said corner being the West corner of said Beltran tract, same lying along the Northeast line of said Dowell/Gilbert tract, and lying along the centerline of Sandy Lane;

THENCE North 35 degrees 06 minutes 20 seconds West, along said centerline of Sandy Lane, a distance of 150.65 feet to the POINT OF BEGINNING and containing 35,514 square feet or 0.82 acres of land.

Drawn By: MARIA Scale: 1" = 40' Date: 07/22/2020 GF NO.: 20-01-6726 Job No.: 2010411

Professional seal for CBG SURVEYING TEXAS LLC, Registered Professional Surveyor, Todd Fincher, State of Texas, License No. 5673.