



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

10.019 Acres  
S.F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Div. 18  
Brazoria County, Texas

Being a 10.019 acre tract of land situated in the S.F. Austin 7-1/3 Leagues Grant, Abstract No. 20, Division 18, Brazoria County, Texas and being the same called 10.019 acre tract labeled "Tract IV" conveyed to Lloyd M. and Marla Ann Noia recorded in County Clerk's File No. 2006-074931 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on the Southwest line of called 10.019 acre tract being - North 62° 59' 09" West.)


**BEGINNING** at a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the Southeast right-of-way of Tone Road for the West corner of a called 10.019 acre tract conveyed to Lloyd M. and Marla Ann Noia recorded in County Clerk's File No. 2010-027518 of the Official Records of Brazoria County, Texas, the North corner of subject called 10.019 acre tract and being the North corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron rod bears South 26° 51' 24" West – 378.41 feet from a ½" iron rod found for the North corner of said north adjoining called 10.019 acre tract and the West corner of a called 3.34 acre tract conveyed to Emily and Vaughn Velasco, Jr. recorded in County Clerk's File No. 2009-014604 of the Official Records of Brazoria County, Texas;

**THENCE** South 62° 59' 09" East – 1152.74 feet along the Southwest line of north adjoining called 10.019 acre tract and the Northeast line of subject called 10.019 acre tract to a ½" iron rod found in the Northwest line of the residual tract of a called 20 acre tract labeled "Tract II" conveyed to Obie Hobbs recorded in Volume 929, Page 908 of the Deed Records of Brazoria County, Texas for the South corner of the north adjoining called 10.019 acre tract, the East corner of the subject called 10.019 acre tract and being the East corner of the herein described tract;

**THENCE** South 27° 00' 51" West – 378.76 feet along the Northwest line of said called 20 acre residual tract and the Southeast line of subject called 10.019 acre tract to a ½" iron rod found for the East corner of a called 10.019 acre tract labeled "Tract V" conveyed to Jason Daniel and Tannis Knighton recorded in County Clerk's File No. 2005-009574 of the Official Records of Brazoria County, Texas, the South corner of subject called 10.019 acre tract and being the South corner of the herein described tract;

**THENCE** North 62° 59' 09" West [Reference Bearing] – 1152.70 feet along the Northeast line of the south adjoining called 10.019 acre tract and the Southwest line of subject called 10.019 acre tract to a ½" iron rod found in the Southeast R.O.W. of said Tone Road for the North corner of the south adjoining called 10.019 acre tract, the West corner of subject called 10.019 acre tract and being the West corner of the herein described tract;

**THENCE** North 26° 51' 24" East – 378.76 feet along the Southeast R.O.W. of Tone Road and the Northwest line of subject called 10.019 acre tract to the **PLACE OF BEGINNING** and containing 10.019 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 13<sup>th</sup>, 2020.*

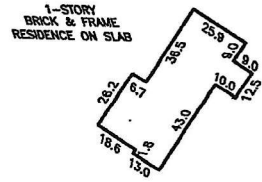
  
George K. Lane, R.P.L.S.  
Registered Professional Land Surveyor No. 6086  
Firm Registration No. 10156700  
P.O. Box 3344 Lake Jackson, TX 77566  
(979) 299-3373 – phone  
pinpointsurvey@sbcglobal.net email





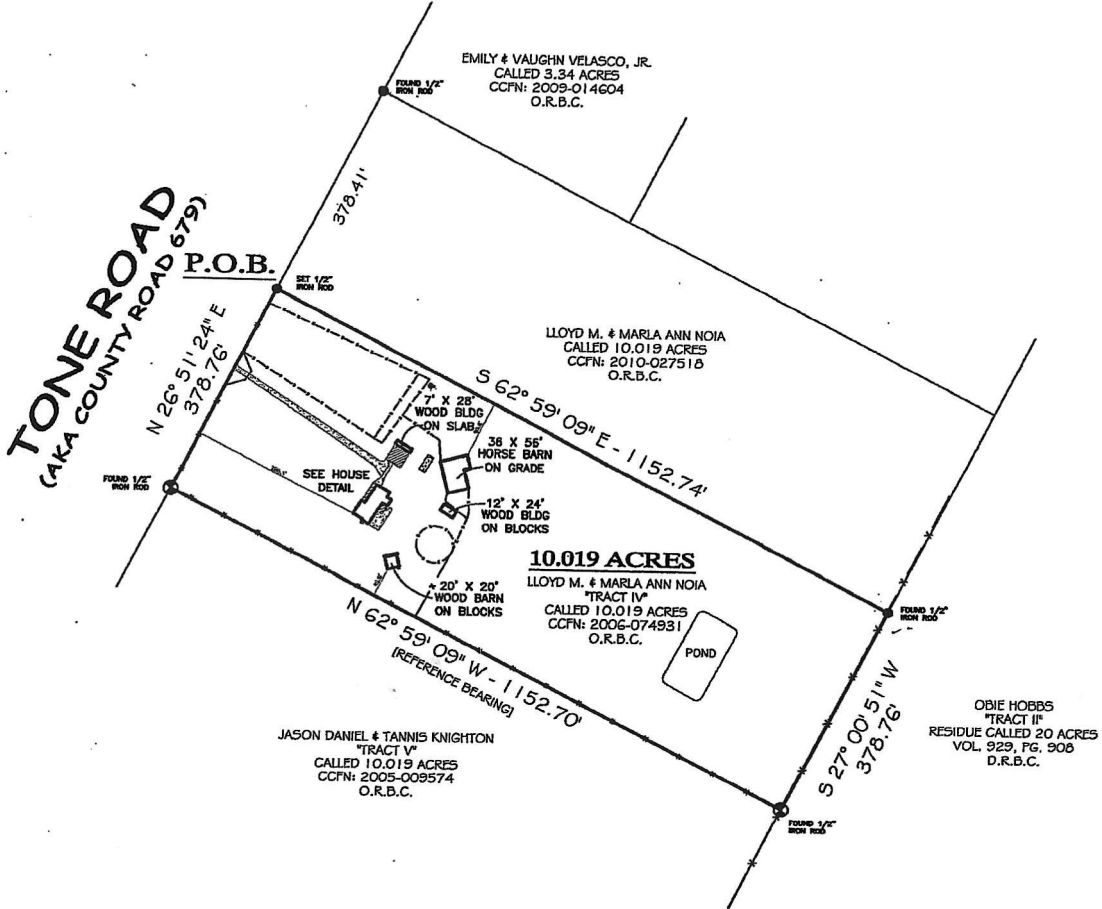
Surveying & Mapping, LLC

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



HOUSE DETAIL

NOT TO SCALE



10.019 ACRES S.F. AUSTIN 7-1/3 LEAGUE GRANT, A-20, DIV. 18

COMMUNITY NO. 485458 PANEL NO. 0755 SURF. H. ZONE: A0 DEPTH: 1" MAP REVISION: 06/05/09  
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 plot 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 plot; 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 projections, except as shown.

NOTES:  
1) BEARINGS BASED ON THE SOUTHWEST CORNER OF CALLED 10.019 ACRE TRACT BEING N 62° 59' 09" W.  
2) THERE WERE NO PIPELINES CROSSING SUBJECT TRACT AT TIME OF SURVEY.  
3) EASEMENTS PER VOL. 361, PG. 130, D.R.B.C., VOL. 1328, PG. 189, D.R.B.C., VOL. 1559, PG. 258, D.R.B.C., CCF# 2004-062516, O.R.B.C., CCF# 2004-062517, O.R.B.C., CCF# 2004-062518, O.R.B.C., CCF# 2004-062519, O.R.B.C. & CCF# 2005-055472, O.R.B.C. DO NOT APPLY TO SUBJECT TRACT.

ABSTRACT AND TITLE INFORMATION WAS PROVIDED BY: STEWART TITLE  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. BEARINGS ARE BASED ON THE RECORDED MAP OR PLAT G.F. NO. 856692 DATED: 07/23/2020

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:  
144 TONE ROAD, (AKA COUNTY ROAD 679), NEAR THE VILLAGE OF JONES CREEK, TEXAS.  
10.019 acres situated in the S. F. Austin 7-1/3 League Grant, Division 18, Abstract 20, Division No. 18 in Brazoria County, Texas and being more fully described by metes and bounds attached hereto.



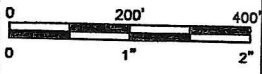
Borrower(s): RONNIE LYNN SHELTON, ANASTACIA SHELTON

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

Drawn by: GKL  
Job No.: 2020-0702  
Request: STEWART  
Book No: PPO159  
Scale: 1" = 200'  
Date: 08/13/2020

LEGEND  
--- x --- FENCE  
\* CONTROLLING EASEMENT  
U.E. UTILITY EASEMENT  
A.E. AERIAL EASEMENT  
B.L. BUILDING LINE  
R.O.W. RIGHT-OF-WAY  
I.E. IRON ROD  
I.P. IRON PIPE  
PND. FOUND

GRAVEL  
COVERED  
CONCRETE



8/31/20