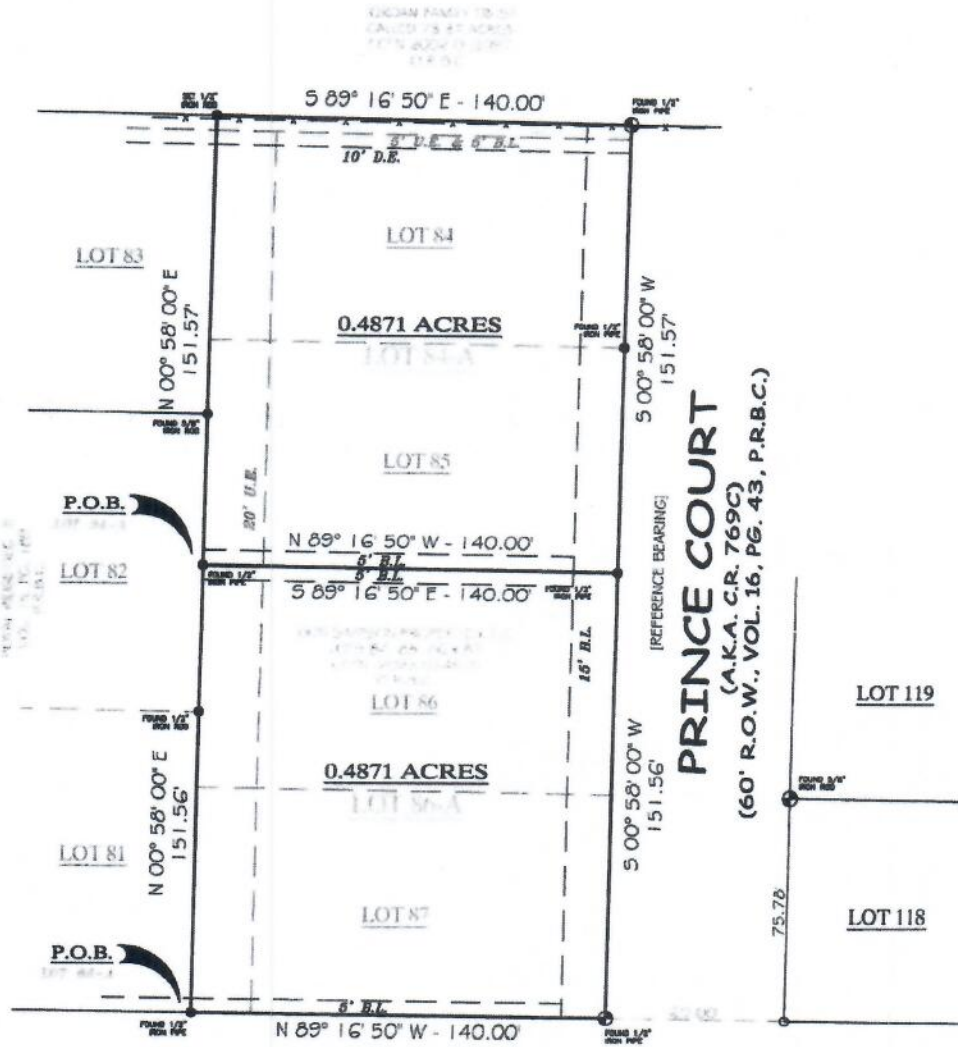




FORM REGISTRATION NO. 10158700

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

**Surveying & Mapping  
LLC.**



**ROYAL RIDGE ROAD**  
(A.K.A. C.R. 769)  
(70' R.O.W., VOL. 16, PG. 43, P.R.B.C.)

TRACT 84-A & 86-A: LOTS 84, 85, 86 & 87  
**ROYAL RIDGE S/D, SEC. IV**

COMMUNITY NO. 085458 PANEL NO. 08580 SURFV. L. ZONE X BASE N/A MAP REVISED 12/30/20

I have consulted the 180-FH Flood Hazard Boundary Map in the above described property and it is shown in a designated flood hazard area. The plat 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 plat, the site, 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) EASEMENTS AND BUILDING LINES PER VOL. 1400, PG. 430, D.A.B.C.
- 2) REFERENCE BEARING BASED ON THE WEST R.O.W. LINE OF PRINCE COURT, BEING - S 00° 58' 00" W.

ADDITIONAL INFORMATION PROVIDED HEREON IS BELIEVED TO BE ACCURATE AND CORRECT BY THE UNDERSIGNED SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TRUE COPY BY THE SURVEYOR. THE ENCLOSURES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND MAY NOT CONSTITUTE ALL ENCLOSURES 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 OWNER BEFORE COMMENCING CONSTRUCTION.

PREPARED EXCLUSIVELY FOR: **DON SIMPSON**  
This is to certify that I have made an on the ground survey of this property located at: **PRINCE COURT (A.K.A. COUNTY ROAD 769C), IN THE CITY OF BRAZORIA, TEXAS.**  
Being Lots 84, 85, 86 & 87, of ROYAL RIDGE SUBDIVISION, SECTION FOUR (4), 2 subdivisions in Brazoria County, Texas, according to the map or plat thereof, record in Volume 16, Page 43, Plat Records of Brazoria County, Texas and being more fully described by notes and bounds attached hereto.

Drawn by: **SPP**  
Job No.: **2023-0726**  
Request: **DON SIMPSON**  
Book No.: **PP201**  
Scale: **1" = 40'**  
Date: **08/22/2023**

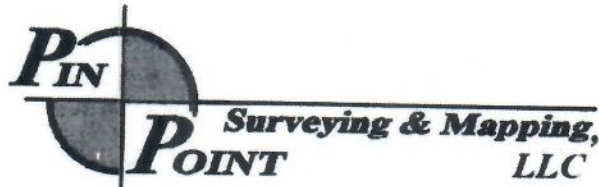
LEGEND	
	GRAVEL
	ASPHALT
	CONCRETE
	CEMENT LINE
	WOOD FENCE
	IRON FENCE
	B.L.
	U.L.
	A.B.
	U.L. UTILITY EASEMENT
	A.B. AERIAL EASEMENT
	B.L. BUILDING LINE
	R.O.W. RIGHT-OF-WAY
	I.P. IRON PIPE
	D.K. DRAINAGE STRIP



Borrower(s):  
\_\_\_\_\_  
\_\_\_\_\_  
  
**George K. Lane, R.P.L.S.**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086







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

Tract 84-A:  
0.4871 Acres - Lots 84 and 85  
Royal Ridge S/D, Sec. IV  
Brazoria County, Texas

Tract 84-A: Being a 0.4871 acre tract of land and being all of Lots 84 and 85 of Royal Ridge S/D, Section Four (IV) recorded in Volume 16, Page 43 of the Plat Records of Brazoria County, Texas and being all of the same tract of land conveyed to Don Simpson Properties, LLC recorded in County Clerk's File No. 2023-034818 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (Bearings based on East line of Lots 84-87 - being South 00° 58' 00" West.)

**BEGINNING** at a ½" iron pipe found in the East line of Lot 82 of Royal Ridge S/D, Sec. III recorded in Volume 15, Page 189 of the Plat Records of Brazoria County, Texas for the common corner of Lots 85 and 86 of Sec. IV and being the Southwest corner and **TRUE PLACE OF BEGINNING** of the herein described tract, said iron pipe bears North 00° 58' 00" East – 151.56 feet from a ½" iron pipe found in the North right-of-way of Royal Ridge Road, (60' R.O.W., Vol. 16, Pg. 43, P.R.B.C.), for the Southwest corner of Lot 87 of Sec. IV and the Southeast corner of Lot 81 of Sec. III;

**THENCE** North 00° 58' 00" East – 151.57 feet along the West line of Lots 85 and 84 of Sec. IV and the East line of Lots 82 and 83 of Sec. III to a ½" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" in the South line of a called 73.37 acre tract conveyed to Jordan Family Trust recorded in County Clerk's File No. 2002-013097 of the Official Records of Brazoria County, Texas for the Northwest corner of Lot 84 of Sec. IV, the Northeast corner of Lot 83 of Sec. III and being the Northwest corner of the herein described tract;

**THENCE** South 89° 16' 50" East – 140.00 feet along the South line of called 73.37 acre tract and the North line of Lot 84 of Sec. IV to a ½" iron pipe found in the West R.O.W. of Prince Court, (60' R.O.W., Vol. 16, Pg. 43, P.R.B.C.), for the Northeast corner of Lot 84 of Sec. IV and being the Northeast corner of the herein described tract;

**THENCE** South 00° 58' 00" West [Reference Bearing] – 151.57 feet along the West R.O.W. of Prince Court and the East line of Lots 84 and 85 of Sec. IV to a ½" iron pipe found for the common corner of Lots 85 and 86 of Sec. IV and being the Southeast corner of the herein described tract;

**THENCE** North 89° 16' 50" West – 140.00 feet along the common line of Lots 85 and 86 of Sec. IV to the **PLACE OF BEGINNING** and containing 0.4871 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 22<sup>nd</sup>, 2023.*

**George K. Lane, R.P.L.S.**  
Registered Professional Land Surveyor No. 6086  
P.O. Box 3344 Lake Jackson, Tx 77566  
(979) 299-3373 – phone (979)  
[pinpointLJ@gmail.com](mailto:pinpointLJ@gmail.com) – email





