LLC.

CALCS AS AT ACROSS AS ACRO 5 89° 16' 50" E - 140.00" LOT 84 LOT 83 5 00° 58' 00' W 100° 58' 00° E 0.4871 ACRES (60' R.O.W., VOL. 16, PG. 43, P.R.B.C.) POME 1/5 LOT 85 P.O.B. REFERENCE BEARING 20, N 89° 16' 50° W - 140.00' 8' EL 5' 89° 16' 50° E - 140.00' LOT 82 PRINCE 15' B.L. ( - 8- 6- C - A LOT 119 LOT 86 PON NO 5 00° 58' 00° W 151.56' 0.4871 ACRES LOT 87 LOT 118

## ROYAL RIDGE ROAD

(A.K.A. C.R. 769) (70° R.O.W., VOL. 16, PG. 43, P.R.B.C.)

N 89° 16' 50" W - 140.00

	LOTS 84, 85, 86 & 87 ES/D, SEC. IV	A
COMMUNITYNO ASSESS FAMIL NO. 6680 SUPPLY K. 2016. X SASS. MAY REVISED 12/30/20.  I have consulted the IRD-FIX Fixed Historial Branchary likep in the above described properly and 2 XS NOT in a designated fixed heared one. The piet hereon is a true, carrect and counter properly and intertional by street. The fixes and discounter of add properly being as infection by the piet, the size, location and type of haldlage and improvements are on sharm, of improvements being within the boundaries of the property, and best and distances fower properly fixes are an indicated. There are no accordance, coulding, or portunates, except on above.	NOTES:  1) Existing and Bulling Lines per vol. 1468, pc. 438, direct.  2) Reserve beang based on the West right, line of prince court, being — 5 of 56' of "V.	0 40' 80'
ABSTRACT INTRIMATION PROMISED MONETO IS BELLAND TO BE SUPPOSED AND CORNECT OF THE INSCRISCIONS SURVEYOR, THE SUBSTRACT AND SURVEY RESEARCH AND SUR	AL BARING LIPES, FORBERTS, BURING RESTRICTIONS (BIEB RESTRICTIONS, CIC.) AND ZUMPO GROWNICES, F AM, THAT WAY APPECT SUBJECT PROVENTY SHOULD BE VEHICLE BY BURIER BEFORE COMMENCING CONSTRUCTION.	0 1" - 2"
PREPARED EXCLUSIVELY FOR: DON SIMPSON This is to certify that I have made an on the ground survey of the property located at: PRINCE COURT (A.K.A. COUNTY ROAD 79GC). IN THE CITY OF BRAZORIA, TENAS. Being Lots 94, 85, 56 6 87, of ROYAL RIGGE SUBDIVISION, SECTION FOUR (4), a subdivision in Brazonia County, Tenas, according to the may or pist themsof, record in Volume 16, Page 45. Plat Records of Brazonia County, Tenas and being more fully described by rectice and brounds affached hereto.		Borrower(s):
Drawn by: SPP	GEORGE K. LANE	George K. Lane, R.P.L.S. REGISTRED PROFESSIONAL LINO SURREVOR NO. 6006



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 - email



2023042803 Total Pages: 7 AM

## AFFIDAVIT OF REPLAT

THE STATE OF TEXAS

999

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority on this day personally appeared the persons listed, Don Simpson Properties, LLC, who is known to me to be credible persons of lawful age, who first being by me duly sworn and upon their oath depose and state the following:

Don Simpson Properties, LLC is the owner of Lots 84, 85, 86 and 87, Block\_\_, Section 4, Royal Ridge Subdivision, Brazoria County, Texas according to the recorded plat in Volume 16, Page 43, of the Plat Records of Brazoria County, Texas and conveyed to Don Simpson Properties, LLC in County Clerk's File No(s) 2023-034818;

Having complied with all applicable requirements of the Brazoria County Subdivision Regulations and having the final approval of the Brazoria County Engineer by the attached letter dated September 20, 2023, I, Don Simpson Properties, LLC is granted the right to reconfigure the above referenced tracts of land into two tracts of land more particularly described in the plat attached hereto as Exhibit "B."

Don Simpson Properties, LLC is the owner of the newly reconfigured tract more particularly described by metes and bounds attached hereto as Exhibit "C."

Don Simpson Properties, LLC is the owner of the newly reconfigured tract more particularly described by metes and bounds attached hereto as Exhibit "D."

I, Don Simpson Properties, LLC, covenant that no further division of property will occur unless the Brazoria County Subdivision Regulations are complied with.

These restrictions, covenants and conditions are for the purpose of protecting the value and desirability of the property. Consequently, they shall run with the real property and shall be binding on all parties having any right, title, or interest in the property in whole or in part, and their heirs, successors and assigns. These covenants, conditions, and restrictions shall be for the benefit of the property, each lot, and each lot owner.

Signed this A day of

176 , 2023.

Don Simpson Properties, LLC

SUBSCRIBED AND SWORN TO BEFORE ME on Spring 2023 by Don Simpson Properties, LLC.

